

From: [Planning Counter](#)
To: [Olander, Julee](#)
Subject: FW: Development Code Amendment Case Number WDCA24-0001 (Articles 438, 810, & 902)
Date: Friday, May 31, 2024 1:50:13 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Julee,

Public comment for you.



Courtney Weiche
Senior Planner, Planning & Building Division | Community Services Department
cweiche@washoecounty.gov | Direct Line: 775.328.3608
Planning Division: 775.328.6100 | Planning@washoecounty.gov
Visit us first online: www.washoecounty.gov/csd



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From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Friday, May 31, 2024 8:47 AM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW: Development Code Amendment Case Number WDCA24-0001 (Articles 438, 810, & 902)

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512



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From: Nathan Robison <nathan@robisoneng.com>
Sent: Thursday, May 30, 2024 8:22 AM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: Development Code Amendment Case Number WDCA24-0001 (Articles 438, 810, & 902)

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Good morning, Planning Commission

This email is in support of the proposed amendments, which were rigorously debated and publicly vetted in an extraordinary effort by Julee Olander and other Planning Department staff to engage the design and development community, and other public stakeholders.

On behalf of Robison Engineering, I request your approval of the Amendments.

[ROBISON ENGINEERING COMPANY, Inc](#)

Nathan Earl Robison, PE, WRS
Treasurer, Principal Engineer



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775-852-9736 f
775-240-7652 m

From: [Mark Nelson \(Home Gmail\)](#)
To: [Roman, Brandon](#)
Cc: [Emerson, Kathy](#)
Subject: Re: Public Comment for WDCA24-0001 (Articles 438, 810 & 902)
Date: Tuesday, June 4, 2024 11:56:16 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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Public Comment - WDCA24-0001

I was not involved in this modification, however, I have many years of large project experience and site preparation. I see no references to dust suppression and only one reference to fugitive dust. If thorough requirements for dust suppression do not exist elsewhere in your codes, then I believe they must be added.

Mark Nelson
Retired development executive

On Tue, Jun 4, 2024 at 11:35 AM Roman, Brandon <BRoman@washoecounty.gov> wrote:

Interested Parties,

Here is a public comment for WDCA24-0001.

Sincerely,



Brandon Roman

Senior Office Specialist, Planning & Building Division | Community Services Department

broman@washoecounty.gov | Direct Line: 775.328.3606

My working hours: Monday-Friday 7:00am to 3:30pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



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June 4, 2024

Dear Washoe County Planning Commissioners:

On behalf of NAIOP Northern Nevada, the largest commercial real estate advocacy group in our region, I want to commend you for your service to our community and your willingness to listen to our concerns.

NAIOP would like to thank your staff and your consultants for all the time spent on this, specifically as it relates to adding clarity to the permitting process. However, our members and several of our community partner organizations have strong concerns about a proposed change in [Development Code Amendment Case Number WDCA24-0001](#).

Specifically, section 110.438.28, "Major Grading Permit Thresholds." Section (a)(2) calls for the new requirement of a Special Use Permit (SUP) for any rock crushing activity (page 14). Given the broad definition of "rock crushing" outlined on page 54, we believe that the updates to this code will impact all construction projects within the permit jurisdiction of Washoe County.

As most know, portions of Northern Nevada have underlying rock that is difficult to determine prior to construction. Even with significant investment to engage a qualified geotechnical firm to perform field exploration, it is often difficult to determine if rock will be encountered. Furthermore, it is difficult to determine the method for removal of the rock and whether blasting will be required. We are concerned with any code restrictions being enforced on something like this, since this restriction would occur at the time of permit, when it is likely that the extent of crushing and blasting will not be known.

It also must be clarified if rock is encountered on a site that previously was not anticipated to require it, what steps must be taken, if any, to permit this requirement? We would like written confirmation that a special use permit will not be required while a project is already under construction. This would require a delay and would have disastrous impacts to all parties, including the owner and the construction firm, and would increase the costs of construction which would have to be passed on to the end user.

Crushing of rock on site has the following benefits:

- Reduces construction traffic that would be required to haul rock off-site if not it is not being re-used on site. Not allowing this will increase traffic and noise during construction hours (which may be outside normal business hours depending on agency traffic control restrictions).
- Allows for the re-use of materials on site and reduces the requirement for the hauling of new gravel or rock material to a job site. This will reduce construction traffic and is in the spirit of sustainable building practices such as LEED requirements for diverting construction waste from disposal, which is met only by being able to reuse materials on site.

NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

NORTHERN NEVADA CHAPTER

We would instead request that flexibility be brought into the Code in order to allow for rock crushing and blasting, if necessary, to be done but within certain parameters and determined on a project-by-project basis. Examples could be the following:

- Any rock crushing can only be performed on site from 8AM-5PM Monday - Friday (excluding holidays) or within the allowable hours of construction, whichever is more stringent.
- Noise from any crushing would have to follow similar noise requirements as it relates to construction.

We do not need to reiterate that adding requirements that will reduce flexibility to a development project comes at a cost. It is our strong belief that any further restrictions on construction will increase the cost of projects and thus increase the cost of the end product, whether that is commercial development, roadways, or, more importantly, housing. Land for residential projects is in short supply and many sites being evaluated for development are in topographically constrained areas. It is critical that these projects have the flexibility to efficiently deliver infrastructure, both from a time and cost standpoint.

Again, thank you for your service and for your willingness to listen to our concerns and work with us to address these important issues.

Please do not hesitate to reach out to us with any questions.

Sincerely,

Ben Harris

Ben Harris
President, NAIOP Northern Nevada

Tray Abney

Tray Abney
Government Affairs, NAIOP Northern Nevada