March 14, 2022

To: Granite Place Owners Association

C/A: Justin Townsend

At: jtownsend@allisonmackenzie.com

Re: Board of County Commissioners, Appeal Hearing Process WSUP21-0035

Dear Washoe County Resort at Tahoe Residences Applicant and Appellants,

Washoe County Board of County Commissioners tentatively scheduled a public hearing for Resort at Tahoe Residences, Special Use Permit for Major Grading (WSUP21-0035). The public hearing date is **March 22, 2022**. The intent of this letter is to provide the applicant and appellants with the process and initial logistical information to guide their preparations for the public hearing.

The public hearing process is coordinated by the Washoe County Office of the County Manager, upon direction from the Washoe County Board of County Commissioners (BCC). The process adheres to Washoe County Code section 110.912.20.

In preparation for the hearing, please note the following to include:

* Support materials from staff, presenter, applicants, and appellants are due by March 15 at 3 p.m. by email to [development@washoecounty.gov](mailto:development@washoecounty.gov)and copied to[**tloyd@washoecounty.gov**](mailto:tloyd@washoecounty.gov)to be included in the online packet and early physical distribution. If you need more time, you may also provide support materials and presentation by Monday, March 20 in preparation for the March 22 meeting to the same addresses.
* The final agenda and submitted support documents will be provided [online three working days prior to the meeting](https://www.washoecounty.gov/bcc/board_committees/index.php). The item is considered tentatively agenized until official posting.
* The public hearing is requested to be agenized for a time certain at 1:00 p.m. If approved, the item will not be heard prior to 1:00 p.m.
* The anticipated public hearing process will include:
  1. Staff presentation (10 minutes allotted):
     + Articulating parameters to consider for determining standing as defined by Washoe County Code section 110.910.02.
     + Local review process specifically to the Resort at Tahoe Residences Special Use Permit – Major Grading.
     + Summary of the three appeals to the Board of Adjustment February 3, 2022 approval of the major grading permit (WSUP21-0035).
  2. Presentation by appellants to the Board of County Commissioners (10 minutes allotted): Appellants’ presentations regarding standing and concerns directly related to the Resort at Tahoe Residences Major Grading Permit (WSUP21-0035).
  3. Presentation by applicant (10 minutes allotted): Applicant’s opportunity to present regarding the Resort at Tahoe Residences Major Grading Permit (WSUP21-0035).
  4. BCC decision: Standing for three appeals (Action Item) \*.
  5. BCC decision: The Board of County Commissioners may affirm, reverse, or modify the decision of the Board of Adjustment. The Board’s analysis may also include a finding on the issue of standing to bring the appeal in the first place. It may remand the matter back to the Board of Adjustment with instructions.

*Please Note: the public hearing will include public comment specific to this agenda item and may include a question-and-answer session.*

Additional information on the Board of County Commissioners meeting is available online at the following website: [www.washoecounty.gov/bcc](http://www.washoecounty.gov/bcc) including links to live video, final agenda posting and minutes of previous meetings. The Board of County Commissioners meeting coordinator is Erick Willrich, Assistant to the County Manager.

**Public comment** is accepted through multiple platforms to include (among others) **direct submission** for consideration at the Board of County Commissioners meeting by emailing [washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) or calling (775) 328-2003 (3-1-1). The County will make reasonable efforts to include all comments received by 4:00pm on March 21, 2022, by email and voicemail into the record. Public presentations may also be completed during the Washoe County Board of County Commissioners meeting.

Thank you for taking the time to review the information thoroughly. If you have any process questions, please feel free to email [development@washoecounty.gov](mailto:development@washoecounty.gov). We appreciate the opportunity to serve you and our community.

Sincerely,

Sarah Tone

Washoe County Community Services Department

Business Facilitator

\**In deciding the standing issue, the Board may consider 1) the distance of the appellants’ properties from the proposed project 2) the type of harm alleged in the appeal itself 3) likelihood of harm occurring based on the evidence and 4) the Board may also consider the record before it and before the Board of Adjustment.*