



# WASHOE COUNTY

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Comptroller \_\_\_\_\_

## STAFF REPORT

BOARD MEETING DATE: April 25, 2017

**DATE:** March 28, 2017  
**TO:** Board of County Commissioners  
**FROM:** Roger Pelham, MPA, Senior Planner, Planning and Development Division  
Community Services Department, 328-3622, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)  
**THROUGH:** Bob Webb, Planning Manager, Planning and Development  
Community Services Department, 328-3623, [bwebb@washoecounty.us](mailto:bwebb@washoecounty.us)  
**SUBJECT:** Master Plan Amendment Case No. WMPA17-0002 and Regulatory Zone  
Amendment Case No. WRZA17-0001 (Lemmon Valley Properties) - For  
possible action, hearing, and discussion to affirm the findings of the  
Planning Commission and:

(1) To adopt an amendment to the Washoe County Master Plan, North Valleys Area Plan Master Plan Map that reconfigures the location of Rural (R) and Suburban Residential (SR) Master Plan Categories on six parcels to conform more closely to the topography of the area. If approved, the amendment would change ±25.3 acres of the property currently designated Rural to Suburban Residential and would change ±25.3 acres of the property currently designated Suburban Residential to Rural. The overall amount of acreage on the property designated Rural will remain the same at ±139.816 acres and the amount of acreage designated Suburban Residential will also remain the same at ±68.797 acres, after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission; and;

(2) Subject to final approval of the associated Master Plan change, to adopt an amendment to the North Valleys Regulatory Zone Map that reconfigures the location of General Rural (1 dwelling per 40 acres) and Medium Density Suburban (3 dwellings per acre) regulatory zones on six parcels to conform more closely to the topography of the area. If approved, the amendment would change ±25.3 acres of the property currently zoned General Rural to Medium Density Suburban and would change ±25.3 acres of the property currently zoned Medium Density Suburban to General Rural. However, the overall amount of acreage on the property zoned General Rural will remain the same at ±139.816 acres and the amount of acreage zoned Medium Density Suburban will also remain the same at ±68.797 acres.

JDS, LLC is the applicant and one of the property owners. The additional property owners are Juan and Linda Arevalo, The subject parcels (APNs: 080-730-18, 080-730-19, 080-730-21, 080-635-01, 080-635-02 and 552-210-07) total ± 208.615 acres in size and are located at 1200 Estates Road,

AGENDA ITEM # \_\_\_\_\_

adjacent to, and south of, the intersection of Lemmon Drive and Deodar Way, extending south to Bernoulli Street, in the Lemmon Valley area. They are situated within the North Valleys Area Plan and North Valleys Citizen Advisory Board boundaries and within portions of Section 3, T20N, R19E and Sections 34 and 35, T21N, R19E MDM. (Commission District 5.)

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### **SUMMARY**

This is a request to reconfigure the location of Rural (R) and Suburban Residential (SR) Master Plan Categories on six parcels to conform more closely to the topography of the area. This is also a request to amend the corresponding General Rural (GR, 1 dwelling per 40 acres) and Medium Density Suburban (MDS, 3 dwellings per acre) regulatory zones.

Washoe County Strategic Objective supported by this item: Safe, secure and healthy communities.

### **PREVIOUS ACTION**

On March 7, 2017, the Washoe County Planning Commission held a public hearing to review the proposed requests. On a motion made by Commissioner Chesney and seconded by Commissioner Donschick, the Planning Commission adopted the proposed Master Plan Amendment and recommended approval of the Regulatory Zone Amendment. The Planning Commission further recommended that the County Commission adopt both amendments. Both votes carried unanimously with the four commissioners present (Chesney, Donschick, Horan and Chvilicek).

### **BACKGROUND**

The subject parcels have split Master Plan categories of Rural (R) and Suburban Residential (SR). The regulatory zones correspond exactly with the Master Plan categories and include General Rural (GR) and Medium Density Suburban (MDS). The current regulatory zones allow a total of 207 new dwelling units to be constructed on the six parcels. The applicant has requested that the configuration of the Master Plan categories and regulatory zones be reconfigured. The proposed regulatory zone amendment would not increase the allowable total number of new dwelling units on the six parcels, but rather the residential density would remain constant at 207 dwellings. The reason for the reconfiguration is to move the Master Plan categories and regulatory zones from areas with slopes greater than 15% to areas of slopes of 15% or less.

It is important to note that the reconfiguration proposed for the Master Plan categories and regulatory zones will not result in any additional impacts that were not previously considered with the adoption of the current Master Plan categories and regulatory zones, as no additional dwelling units are proposed with the reconfiguration.

Further details about the proposal are provided in the staff report to the Planning Commission (Attachment D). The Planning Commission made all relevant findings in accordance with Washoe County Code Sections 110.820.15 and 110.821.15.

The findings made by the Planning Commission for the Master Plan Amendment include:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. Response to Changed Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation; and
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
6. Traffic Analysis. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service.
7. Existing Development. There is no existing development in the North Valleys planning area, which is subject to the conditions of a special use permit that will experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

The findings made by the Planning Commission for the Regulatory Zone Amendment include:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the

plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Further justification for the findings can be found in the Planning Commission staff report (Attachment C) and draft minutes of the Planning Commission hearing (Attachment E).

#### **FISCAL IMPACT**

No fiscal impact.

#### **RECOMMENDATION**

It is recommended that the Board of County Commissioners:

(1) Adopt Master Plan Amendment Case Number WMPA17-002 to the Washoe County Master Plan, North Valleys Area Plan that reconfigures the location of Rural (R) and Suburban Residential (SR) Master Plan Categories on six parcels to conform more closely to the topography of the area and change  $\pm 25.3$  acres of the property currently designated Rural to Suburban Residential and change  $\pm 25.3$  acres of the property currently designated Suburban Residential to Rural. The overall amount of acreage on the property of acreage designated Rural will remain the same at  $\pm 139.816$  acres and the amount of acreage designated Suburban Residential will also remain the same at  $\pm 68.797$  acres; and affirm the findings of the Planning Commission including:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. Response to Changed Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the

Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation; and
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
6. Traffic Analysis. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service.
7. Existing Development. There is no existing development in the North Valleys planning area, which is subject to the conditions of a special use permit that will experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

(2) Subject to final approval of the associated Master Plan change, after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission, to adopt Regulatory Zone Amendment Case Number WRZA17-0001 to the North Valleys Area Plan Regulatory Zone Map, to reconfigure the location of General Rural (1 dwelling per 40 acres) and Medium Density Suburban (3 dwellings per acre) regulatory zones on six parcels to conform more closely to the topography of the area. The amendment will change  $\pm 25.3$  acres of the property currently zoned General Rural to Medium Density Suburban and would change  $\pm 25.3$  acres of the property currently zoned Medium Density Suburban to General Rural. The overall amount of acreage on the property zoned General Rural will remain the same at  $\pm 139.816$  acres and the amount of acreage zoned Medium Density Suburban will also remain the same at  $\pm 68.797$  acres; and affirm the findings of the Planning Commission including:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

(3) Authorize the Chair to sign the two resolutions to adopt the amendments to the North Valleys Master Plan Map and Regulatory Zone Map, after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission.

### **POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be:

"I move to:

(1) Adopt Master Plan Amendment Case Number WMPA17-002 to the Washoe County Master Plan, North Valleys Area Plan that reconfigures the location of Rural (R) and Suburban Residential (SR) Master Plan Categories on six parcels to conform more closely to the topography of the area and change  $\pm 25.3$  acres of the property currently designated Rural to Suburban Residential and change  $\pm 25.3$  acres of the property currently designated Suburban Residential to Rural. The overall amount of acreage on the property of acreage designated Rural will remain the same at  $\pm 139.816$  acres and the amount of acreage designated Suburban Residential will also remain the same at  $\pm 68.797$  acres; and affirm the findings of the Planning Commission including:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. Response to Changed Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation; and
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
6. Traffic Analysis. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service.
7. Existing Development. There is no existing development in the North Valleys planning area, which is subject to the conditions of a special use permit that will experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

(2) Subject to final approval of the associated Master Plan change, after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission, to adopt Regulatory Zone Amendment Case Number WRZA17-0001 to the North Valleys Area Plan Regulatory Zone Map, to reconfigure the location of General Rural (1 dwelling per 40 acres) and Medium Density Suburban (3 dwellings per acre) regulatory zones on six parcels to conform more closely to the topography of the area. The amendment will change  $\pm 25.3$  acres of the property currently zoned General Rural to Medium Density Suburban and would change  $\pm 25.3$  acres of the property currently zoned Medium Density Suburban to General Rural. The overall amount of acreage on the property zoned General Rural will remain the same at  $\pm 139.816$  acres and the amount of acreage zoned Medium Density Suburban will also remain the same at  $\pm 68.797$  acres; and affirm the findings of the Planning Commission including:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

(3) Authorize the Chair to sign the two resolutions to adopt the amendments to the North Valleys Master Plan Map and Regulatory Zone Map, after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission.”

Attachments:

- A. Master Plan Amendment Resolution
- B. Regulatory Zone Amendment Resolution
- C. Planning Commission Staff Report and original attachments, dated February 17, 2017
- D. Planning Commission Resolutions (signed)
- E. Planning Commission Draft Minutes for March 7, 2017 meeting

xc:

Applicant: JDS, LLC. Attn.: Derek Larson, 7500 Rough Rock Road, Reno, NV 89502

Property Owner: Juan and Linda Arevalo, 6012 Valley Flower Street, North Las Vegas, NV 89081

Consultant: Manhard Consulting, Attn: Chris Baker, 9850 Double R Boulevard, Suite 101, Reno, NV 89521



WASHOE COUNTY COMMISSION

1001 E. 9th Street  
P.O. Box 11130  
Reno, Nevada 89520  
(775) 328-2005

RESOLUTION

ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN, NORTH VALLEYS MASTER PLAN MAP (WMPA17-0002)

WHEREAS, JDS, LLC and Juan and Linda Arevalo applied to the Washoe County Planning Commission to reconfigure the location of Rural and Suburban Residential Master Plan Categories on six parcels of land (APNs: 080-730-18, 080-730-19, 080-730-21, 080-635-01, 080-635-02 and 552-210-07) to conform more closely to the topography of the area, and change  $\pm 25.3$  acres of the property currently designated Rural to Suburban Residential and would change  $\pm 25.3$  acres of the property currently designated Suburban Residential to Rural.;

WHEREAS, On March 7, 2017, the Washoe County Planning Commission held a public hearing on the proposal, adopted Master Plan Amendment Case No. WMPA17-0002 by Resolution Number 17-01, and recommended that the Board of County Commissioners also adopt the proposed amendment;

WHEREAS, upon holding a subsequent public hearing on January 24, 2017, this Board voted \_\_\_\_\_ to adopt the proposed amendment, having affirmed the following findings made by the Planning Commission in accordance with Washoe County Code Section 110.820.15:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions. The proposed amendment identifies and responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource.  
And;

WHEREAS, Under NRS 278.0282, before this adoption can become effective, this Board must submit this proposed amendment to the Regional Planning Commission and receive a final determination that the proposed amendment conforms with the Truckee Meadows Regional Plan;

**NOW THEREFORE BE IT RESOLVED,**

That this Board of County Commissioners does hereby ADOPT the amendment to the North Valleys Master Plan Map (Case No. WMPA17-0002), as set forth in Exhibit A-1 attached hereto, to become effective if and when the County has received a final determination that the amendment conforms to the Truckee Meadows Regional Plan.

ADOPTED this 25th day of April 2017, to be effective only as stated above.

WASHOE COUNTY COMMISSION

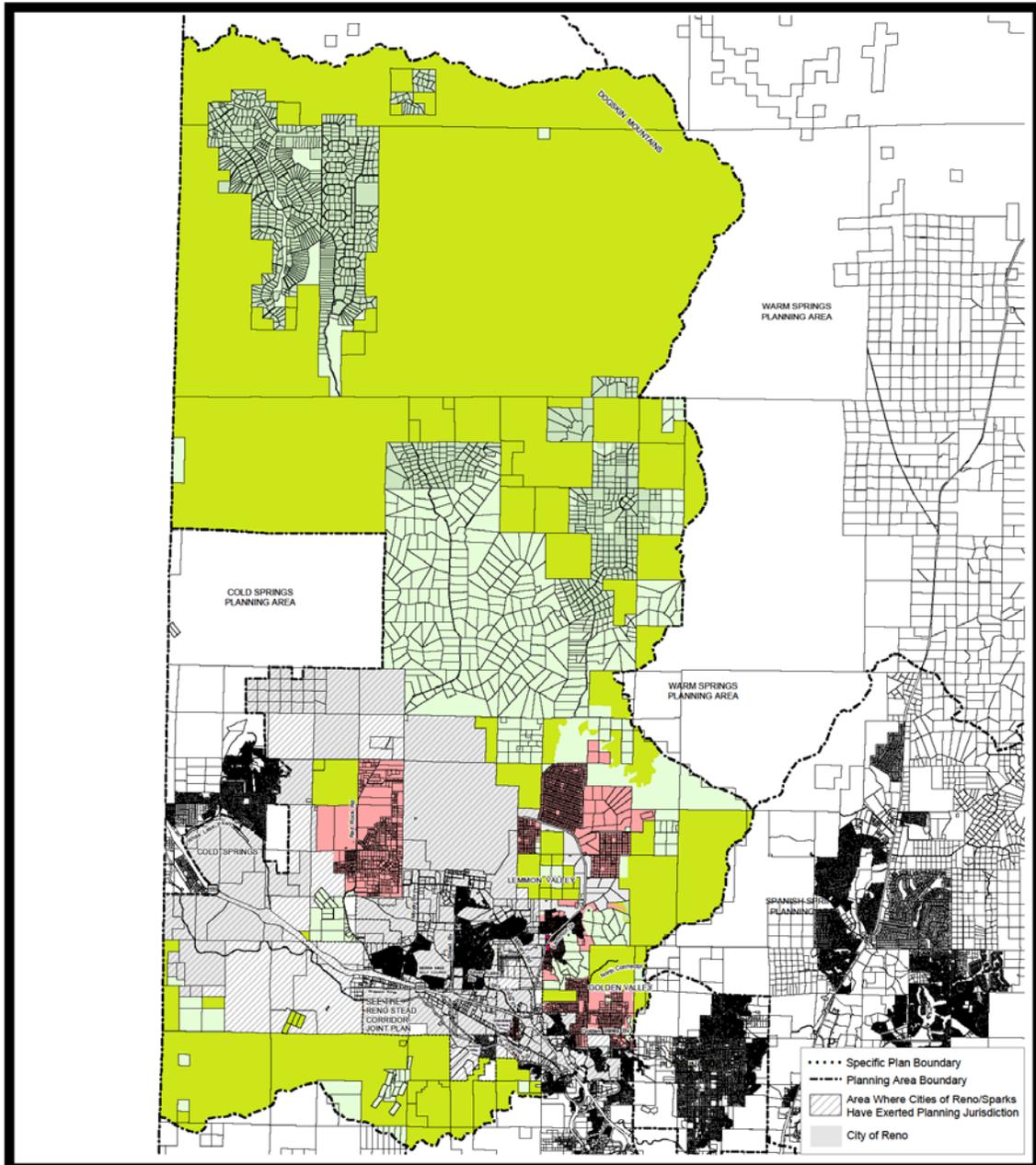
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Chair

ATTEST:

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Nancy Parent, County Clerk



### NORTH VALLEYS MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

PC Date: March 7, 2017  
BCC Date:  
RPC Adoption Date:

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

CERTIFICATION:  
THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

DATE: \_\_\_\_\_ DIRECTOR: \_\_\_\_\_

**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**

Post Office Box 11130  
Reno, Nevada 89520 (775) 328-3600



WASHOE COUNTY COMMISSION

1001 E. 9th Street  
P.O. Box 11130  
Reno, Nevada 89520  
(775) 328-2005

**RESOLUTION  
ADOPTING AN AMENDMENT TO THE NORTH VALLEYS  
REGULATORY ZONE MAP (WRZA17-0001)**

WHEREAS, JDS, LLC and Juan and Linda Arevalo applied to the Washoe County Planning Commission to amend the regulatory zone on six parcels of land (APNs: 080-730-18, 080-730-19, 080-730-21, 080-635-01, 080-635-02 and 552-210-07) to reconfigure the location of General Rural (1 dwelling per 40 acres) and Medium Density Suburban (3 dwellings per acre) regulatory zones to conform more closely to the topography of the area. The amendment would change  $\pm 25.3$  acres of the property currently zoned General Rural to Medium Density Suburban and would change  $\pm 25.3$  acres of the property currently zoned Medium Density Suburban to General Rural;

WHEREAS, On March 7, 2017, the Washoe County Planning Commission held a public hearing on the proposal and recommended adoption of Regulatory Zone Amendment Case No. WRZA17-0001 by adopting Resolution Number 17-02;

WHEREAS, Upon holding a subsequent public hearing on April 25, 2017, this Board voted \_\_\_\_\_ to adopt the proposed amendment, having affirmed the following findings as made by the Planning Commission, pursuant to Washoe County Code Section 110.821.35:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will not result in land uses which are incompatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions; more desirable use. The proposed amendment identifies and responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services. And;

WHEREAS, This action will become effective after the adoption of Master Plan Amendment Case No. WMPA17-0002 by the Board of County Commissioners and a subsequent favorable conformance review of that amendment with the Truckee Meadows Regional Plan;

**NOW THEREFORE BE IT RESOLVED,**

That this Board of County Commissioners does hereby ADOPT the amendment to the North Valleys Regulatory Zone Map (Case No. WRZA17-0001), as set forth in Exhibit B-1 attached hereto, to become effective if and when the County has received a final determination that Master Plan Amendment Case No. WMPA17-0002 conforms to the Truckee Meadows Regional Plan.

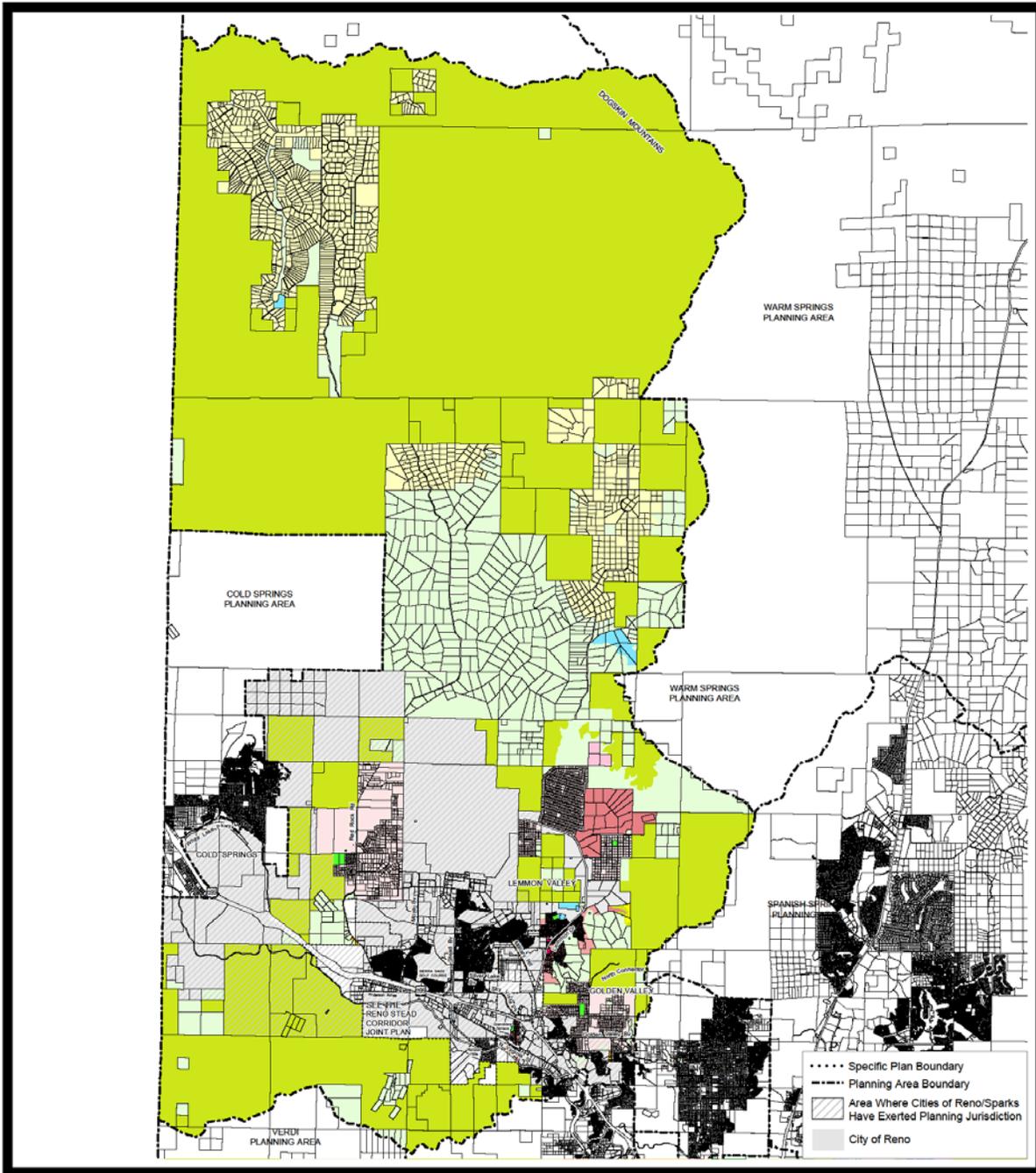
ADOPTED this 25th day of April 2017, to be effective only as stated above.

WASHOE COUNTY COMMISSION

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Nancy Parent, County Clerk



### NORTH VALLEYS REGULATORY ZONE MAP

- |  |                           |  |                                 |  |                                   |
|--|---------------------------|--|---------------------------------|--|-----------------------------------|
|  | LOW DENSITY RURAL         |  | HIGH DENSITY SUBURBAN           |  | INDUSTRIAL                        |
|  | MEDIUM DENSITY RURAL      |  | LOW DENSITY URBAN               |  | PUBLIC AND SEMI-PUBLIC FACILITIES |
|  | HIGH DENSITY RURAL        |  | MEDIUM DENSITY URBAN            |  | PARKS AND RECREATION              |
|  | LOW DENSITY SUBURBAN      |  | HIGH DENSITY URBAN              |  | OPEN SPACE                        |
|  | LOW DENSITY SUBURBAN 2    |  | GENERAL COMMERCIAL              |  | GENERAL RURAL                     |
|  | MEDIUM DENSITY SUBURBAN   |  | NEIGHBORHOOD COMMERCIAL/ OFFICE |  | GENERAL RURAL AGRICULTURAL        |
|  | MEDIUM DENSITY SUBURBAN 4 |  | TOURIST COMMERCIAL              |  | DRY LAKE/ WATER BODY              |

Planning and Development Division

PC Date: March 7, 2017  
BCC Date:

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

CERTIFICATION:  
THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

DATE: \_\_\_\_\_ DIRECTOR: \_\_\_\_\_

**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**

Post Office Box 11130  
Reno, Nevada 89520 (775) 328-3600



# Planning Commission Staff Report

**Meeting Date: March 7, 2017**

**Subject:** Master Plan Amendment Case Number WMPA17-0002 and Regulatory Zone Amendment Case Number WRZA17-0001

**Applicant(s):** JDS, LLC

**Agenda Item Numbers:** 9B

**Summary:** An amendment to the North Valleys Master Plan Map and Regulatory Zone Map to reconfigure Master Plan Categories and Regulatory Zones to conform more closely to the topography of the area.

**Recommendation:** **Adopt Master Plan Amendment Case Number WMPA17-0002, recommend adoption of Regulatory Zone Amendment Case Number WRZA17-0001, and authorize the Chair to sign the attached resolutions.**

**Prepared by:** Roger Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division

**Phone:** 775.328.3622

**E-Mail:** [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

## Description

**Master Plan Amendment Case Number WMPA17-0002 and Regulatory Zone Amendment Case Number WRZA17-0001 (Lemmon Valley Properties)** – Hearing, discussion, and possible action to approve:

- 1) An amendment to the North Valleys Area Plan Master Plan Map that reconfigures the location of Rural (R) and Suburban Residential (SR) Master Plan Categories on six parcels to conform more closely to the topography of the area. If approved, the amendment would change ±25.3 acres of the property currently designated Rural to Suburban Residential and would change ±25.3 acres of the property currently designated Suburban Residential to Rural. The overall amount of acreage on the property of acreage designated Rural will remain the same at ±139.816 acres and the amount of acreage designated Suburban Residential will also remain the same at ±68.797 acres; and
- 2) An amendment to the North Valleys Regulatory Zone Map that reconfigures the location of General Rural (GR, 1 dwelling per 40 acres) and Medium Density Suburban (MDS, 3

dwelling per acre) regulatory zones on six parcels to conform more closely to the topography of the area. If approved, the amendment would change  $\pm 25.3$  acres of the property currently zoned GR to MDS and would change  $\pm 25.3$  acres of the property currently zoned MDS to GR. However, the overall amount of acreage on the property zoned General Rural will remain the same at  $\pm 139.816$  acres and the amount of acreage zoned Medium Density Suburban will also remain the same at  $\pm 68.797$  acres.

- Applicant/Property Owner: JDS, LLC, Attn: Derek Larson, 7500 Rough Rock Road, Reno, NV 89502
- Property Owner: Juan and Linda Arevalo, 6012 Valley Flower Street, North Las Vegas, NV 89081
- Location: 1200 Estates Road, adjacent to, and south of, the intersection of Lemmon Drive and Deodar Way, extending south to Bernoulli Street, in the Lemmon Valley area
- Assessor's Parcel Numbers: 080-730-18, 080-730-19, 080-730-21, 080-635-01, 080-635-02 and 552-210-07
- Parcel Size:  $\pm 208.615$  acres total
- Master Plan Category: Rural (R) and Suburban Residential (SR)
- Regulatory Zones: General Rural (GR) and Medium Density Suburban (MDS)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Portions of Section 3, T20N, R19E and Sections 34 and 35, T21N, R19E, MDM, Washoe County, NV

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**Exhibits**

Master Plan Amendment Resolution .....Exhibit A

Regulatory Zone Amendment Resolution .....Exhibit B

Application ..... Exhibit C

## **Explanation of a Master Plan Amendment**

The purpose of a Master Plan Amendment application is to provide a method of review for requests to amend the Master Plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County, and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master Plan amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County website at <http://www.washoecounty.us>, select Departments, Planning and Development, then Planning Documents (Master Plan, Regulatory Zone) - or it may be obtained at the front desk of the Washoe County Planning and Development Division.

**Volume One** of the Master Plan outlines six countywide priorities through the year 2025. These priorities are known as Elements and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a Master Plan Amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element.** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e. water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- **Housing Element.** Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- **Open Space and Natural Resource Management Plan Element.** Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

**Volume Two** of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

**Volume Three** of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of County Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

Requests to amend the Master Plan may affect text and/or maps within one of the six Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master Plan Amendments require a change to the Master Plan and are processed in accordance with Washoe County Chapter 110 (Development Code), Article 820, Amendment of Master Plan.

When making a recommendation to the Washoe County Board of County Commission to adopt a Master Plan amendment, the Planning Commission must make at least three of the findings as set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is required to be noticed, then an additional finding of fact pursuant to WCC Section 110.820.15(d)(6) is required. If there are findings relating to Master Plan amendments contained in the Area Plan in which the subject property is located, then the Planning Commission must also make all of those findings. A recommendation to adopt the Master Plan amendment requires a 2/3 vote of the Planning Commission's membership.

### **Explanation and Processing of a Regulatory Zone Amendment**

The following explains a Regulatory Zone Amendment, including its purpose and the review and evaluation process involved for an application with such a request.

The purpose of a Regulatory Zone Amendment (RZA) is to provide a method for amending the Regulatory Zone Maps of Washoe County. The Regulatory Zone Maps depict the Regulatory Zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The Regulatory Zones establish the uses and development standards applied to each property.

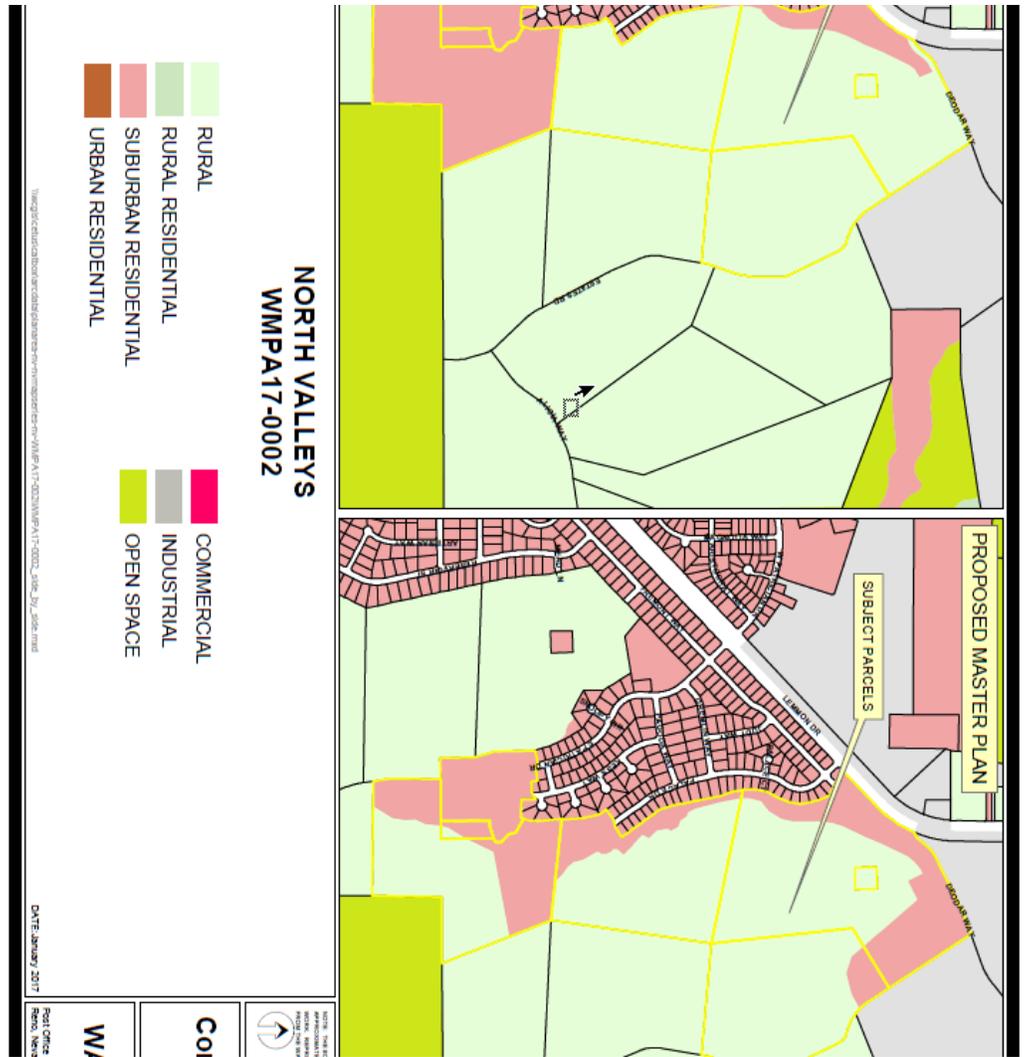
Regulatory zones are designed to implement and be consistent with the Master Plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the County. A regulatory zone cannot be changed if it conflicts with the objectives or policies of the Master Plan, including area plans that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS 278, any action of the County relating to zoning must conform to the Washoe County Master Plan.

Evaluation of the proposed Regulatory Zone Amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a Specific Plan, Joint Plan or Community Plan found in Volume Three of the Master Plan, then supplemental review shall be required to ensure compliance with the applicable plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Article 821 of the Washoe County Development Code and any findings as set forth in the appropriate Area Plan.

Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one Regulatory Zone to another requires action by both the Planning Commission and the Board of County Commissioners.

The Planning Commission may deny a Regulatory Zone Amendment or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to WCC 110.821.20. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment





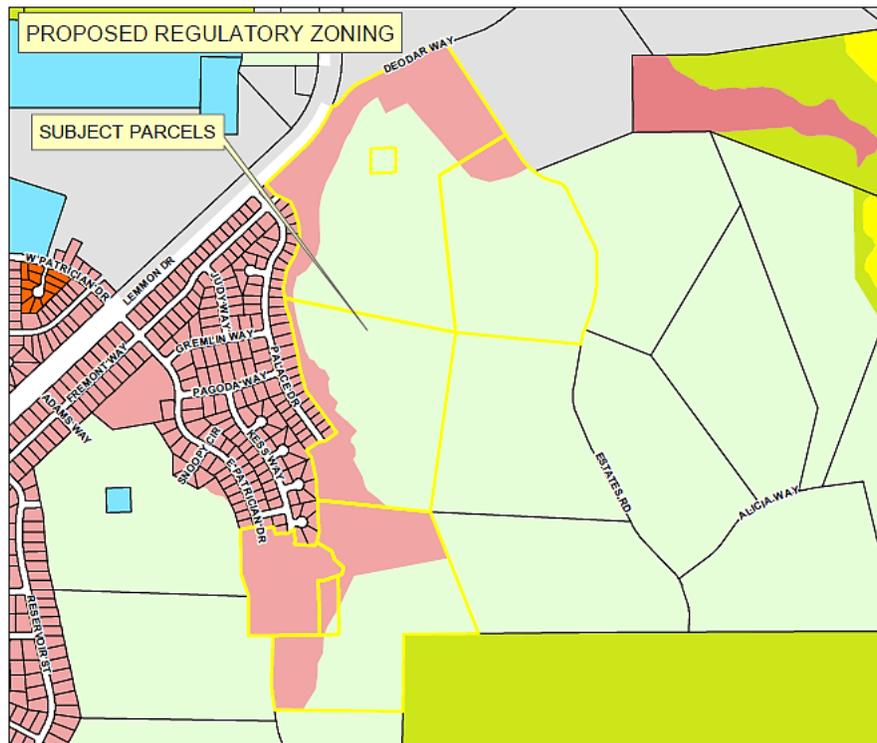
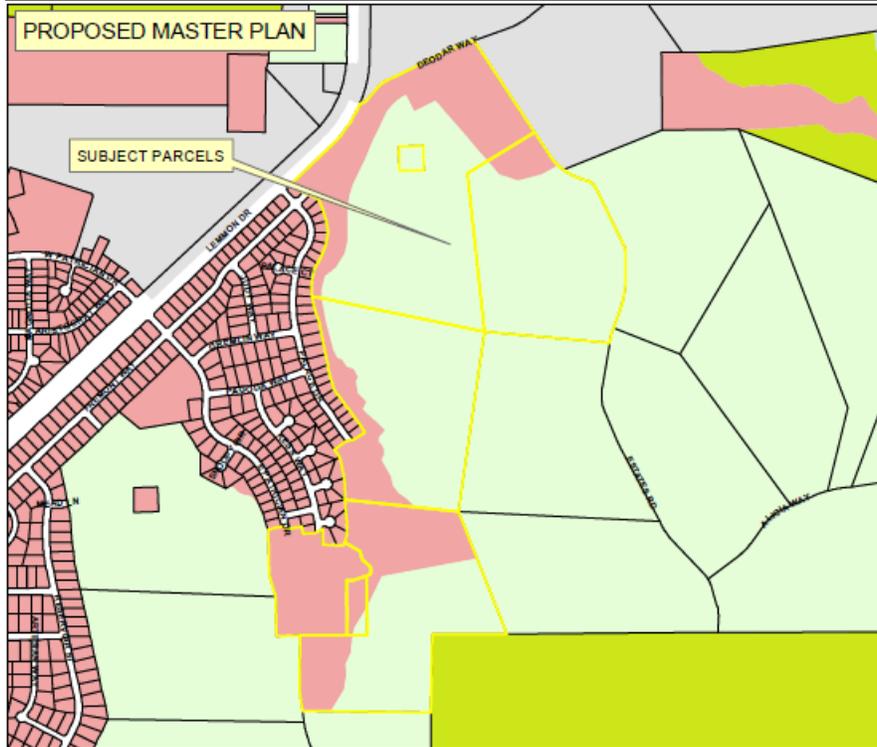
**Existing and Proposed Master Plan Maps**



**Background**

The subject parcels have split Master Plan categories of Rural (R) and Suburban Residential (SR). The regulatory zones correspond exactly with the Master Plan categories and include General Rural (GR) and Medium Density Suburban (MDS). The current regulatory zones allow a total of 207 new dwelling units to be constructed on the six parcels. The applicant has requested that the configuration of the Master Plan categories and regulatory zones be reconfigured. The proposed regulatory zone amendment would not increase the allowable total number of new dwelling units on the six parcels, but rather the residential density would remain constant at 207 dwellings. The reason for the reconfiguration is to move the Master Plan categories and Zoning designations from areas with slopes greater than 15% to areas of slopes of 15% or less.

It is important to note that the reconfiguration proposed for the Master Plan categories and regulatory zones will not result in any additional impacts that were not previously considered with the adoption of the current Master Plan categories and regulatory zones, as no additional dwelling units are proposed with the reconfiguration.



**Proposed Master Plan and Zoning Comparison**

## **ANALYSIS**

Evaluation of Master Plan and Regulatory Zone Amendment requires that a number of factors be considered. Each of those factors, which correspond to required findings of fact for approval of those amendments are addressed in the following sections.

### **Current Conditions**

The subject site is adjacent to areas that are developed at a similar density to the proposed density, which is three dwellings to the acre (MDS). The number of dwellings allowed by the proposed Master Plan and Regulatory Zone Amendments will not increase the total number of dwelling units on the six parcels that are currently allowed. The topography of the area varies from relatively flat, being easily developable, to areas with very steep slopes (see the "existing Slope" map). The request is to "move" the allowable development to the more suitable (those areas with slopes less than 15%) areas.

### **Change of Conditions**

Subsequent to original adoption of the Master Plan and regulatory zones in this area the available data regarding slopes and topography has improved. The current request is to "move" the allowable development to the more suitable (flatter, less than 15% slopes) areas. The Existing Slope map (following page) clearly shows that the area proposed to be designated for development (SR/MDS) encompass primarily those areas of slopes of 15% or less, although a few areas up to 25% are included, it is clear that the primary intent is to allow development on the more suitable (flatter) areas.

### **Consistency with Master Plan and Regulatory Zone Map**

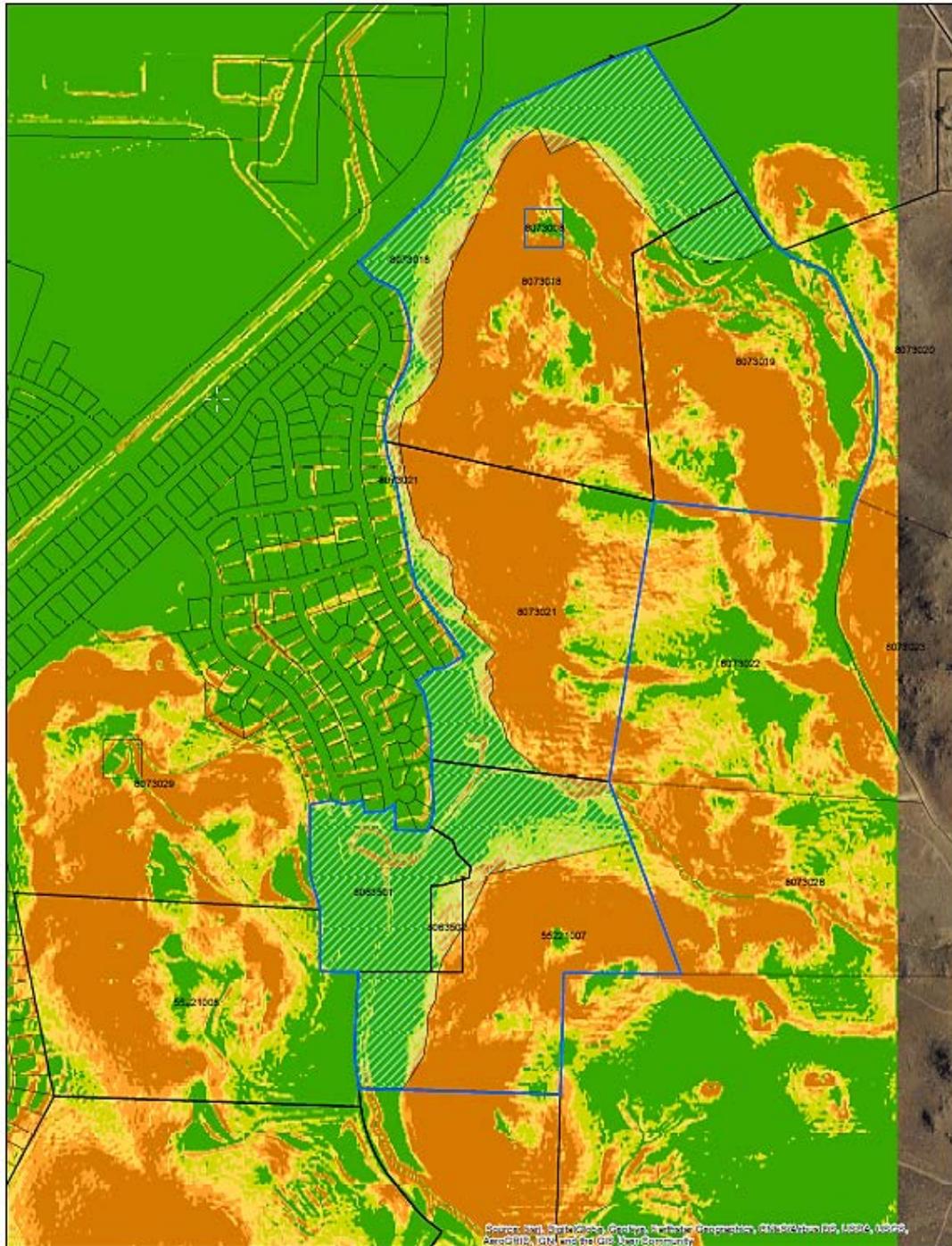
Both the existing and proposed Master Plan Categories and Regulatory Zones will remain the same. There is no change to the compatibility with the surrounding area.

### **Desired Pattern of Growth**

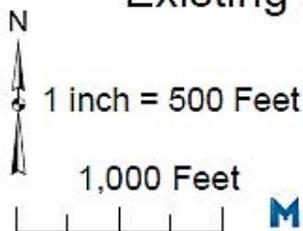
The proposed amendment promotes the desired pattern for the orderly physical growth of the County by allowing development to take place on more suitable (flatter) areas.

### **Compatible Land Uses**

In determining compatibility with surrounding land uses, staff reviewed the Land Use Compatibility Matrix with the proposed Regulatory Zone. The compatibility matrix is found in the Land Use and Transportation Element in Volume One of the Washoe County Master Plan. The compatibility between the proposed and existing adjacent regulatory zones will remain unchanged overall, as the Master Plan and zoning are proposed to remain unchanged, but simply be reconfigured to allow development on the more suitable (flatter) areas.



### Existing Slope



Legend	
	Project Boundary
	Existing Parcels & APN#
	Proposed SRUMDS 68.79 Acres
Slope%	
	0-15%
	15-20%
	20-25%
	25-30%
	>30%

*Availability of Facilities*

No additional facilities are necessitated to provide adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities proposed by this amendment, as the allowable total number of dwelling units is not proposed to increase.

Future development will primarily be served by existing infrastructure, community water and sewer services will be required at the time of development.

*North Valleys Area Plan Assessment*

Approval of the proposed change is supported by the North Valleys Area Plan. The following policy is included in that plan.

NV.2.2 When feasible, given utility access constraints, grading in subdivisions established after the date of final adoption of this plan will:

- a. Minimize disruption to natural topography.
- b. Utilize natural contours and slopes.
- c. Complement the natural characteristics of the landscape.
- d. Preserve existing vegetation and ground coverage to minimize erosion.
- e. Minimize cuts and fills.

The changes proposed will help to minimize disruption to the natural topography, by allowing development on flatter, rather than steeper areas; it will also help to minimize cuts and fills for development of subdivisions.

**Development Suitability within the North Valleys Area Plan**



NORTH VALLEYS  
DEVELOPMENT SUITABILITY

- |                             |  |
|-----------------------------|--|
| RIDGE LINES TO BE PROTECTED | POTENTIAL WETLANDS                                 |
| SLOPES GREATER THAN 15%     | BOTH POTENTIAL FLOOD HAZARD AND POTENTIAL WETLANDS |
| SLOPES GREATER THAN 30%     | PUBLIC LAND  |
| FLOODWAY AREA               | MOST SUITABLE                                      |
| 100-YEAR FLOOD HAZARD       | WATER BODIES                                       |
|                             | DITCHES  |

The portion of the North Valleys Development Suitability Map, a part of the North Valleys Area Plan, shown above, indicates the general area of the request in the red oval. Again, it is clear that the intent of the Master Plan and Regulatory Zone Amendments are to allow development on the more suitable (flatter) areas and clearly shows that the area proposed to be designated for development (SR/MDS) encompass primarily those areas shown on the map as “most suitable”.

**Citizen Advisory Board (CAB) and Neighborhood Meeting**

NRS 278.210(2) and Washoe County Code Section 110.820.20 require a neighborhood meeting for the proposed Master Plan amendments. The North Valleys Citizen Advisory Board held a meeting on February 13, 2017 at 6PM at the North Valleys Regional Park. Notices to all affected property owners were sent out prior to that meeting.

The CAB took action to forward all comments made by the public to the Planning Commission without a recommendation. The minutes of that meeting will be provided to the Planning Commission prior to the public hearing. Most comments pertained to flooding in the Lemmon Valley area. General questions regarding impact upon existing residential wells and impact upon traffic were expressed. A preference that the area be zoned open space was also expressed.

**Public Notice**

Notice for Master Plan Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210, as amended.

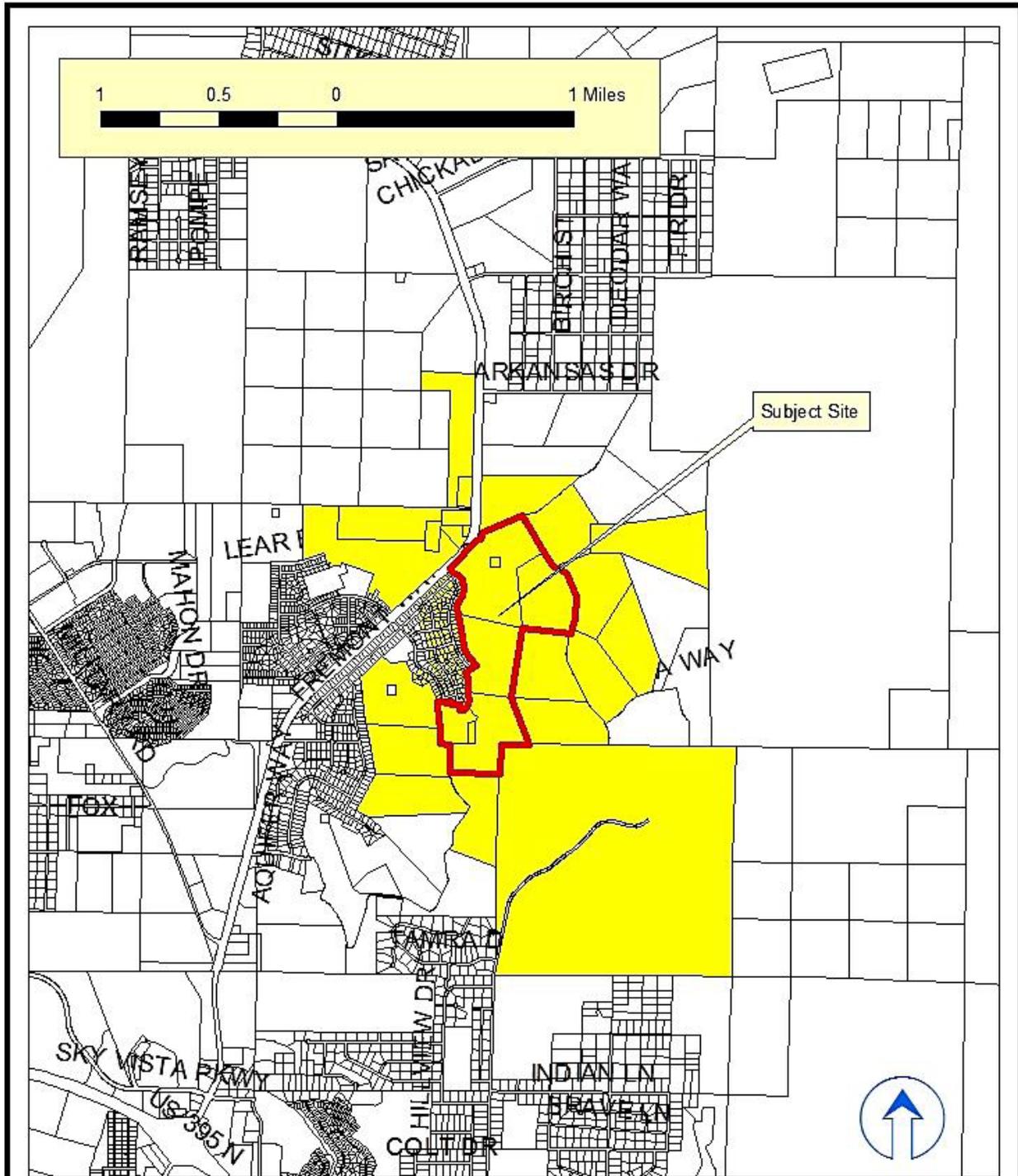
Notice for Regulatory Zone amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260, as amended.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendments pertain are required to be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date

Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date. A legal ad was placed with the Reno Gazette Journal for February 24, 2017.

Notice was mailed to the owners of 185 parcels of land within 750 feet of the affected properties. A map showing the location of those parcels is included on the following page of this report.

Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor's records. Any person who attends the public hearing is considered to be legally noticed unless those persons can provide evidence that they were not notified according to the provisions of WCC 110.821.20.



Mailing Label Map

Master Plan Amendment Case Number WMPA17-0001  
 and Regulatory Zone Amendment Case Number WRZA17-0001  
 (Lemmon Valley Properties)

185 Parcels selected at 750 feet.

Source: Planning and Development Division

Date: January 2017

Community Services  
 Department  
 Planning and  
 Development Division  
 WASHOE COUNTY  
 NEVADA

Post Office Box 11130  
 Reno, Nevada 89520  
 (775) 328-2600

## **Agency Comments**

The proposed amendment was submitted to the following agencies for review and comment.

- State of Nevada
  - Department of Transportation
  - Department of Water Resources
  - Department of Wildlife
  - Historic Preservation Office
- Washoe County
  - District Attorney
  - Technology Services Department, Geographic Information Systems Division
  - Community Services Department, Planning and Development Division
  - Community Services Department, Engineering and Capital Projects Division
  - Sheriff's Office
- Washoe County Health District
  - Air Quality Management Division
  - Vector-Borne Diseases Program
  - Emergency Medical Services
- Washoe County School District
- Truckee Meadows Fire Protection District
- Regional Transportation Commission

Comments were received from the following agencies:

- The Regional Transportation Commission (RTC) indicated that, based on the traffic analysis provided, the "intersections of Lemmon Drive / Patrician drive and Lemon Drive / Deodar Drive are shown to meet level of service standards for the 2026 plus project traffic volumes."
- The Vector-Borne Diseases Program of the Health District commented that their department will require conditions related to storm water runoff when development is proposed.

### **Staff Comment on Required Master Plan Amendment Findings**

Washoe County Code Section 110.820.15(d) requires the Planning Commission to make at least three of the six findings of fact to recommend approval of the amendments to the Washoe County Board of County Commissioners. The following findings are presented for consideration by the Planning Commission:

1. Consistency with Master Plan The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan

*Staff Comment:* The compatibility between the proposed and existing adjacent master plan categories will remain unchanged overall, as the Master Plan is proposed to remain unchanged, but simply be reconfigured to allow development on the more suitable (flatter) areas. The proposed change will help to minimize disruption to the natural topography, by allowing development on flatter, rather than steeper areas; it will also help to minimize cuts and fills for development of subdivisions, thus implementing policy NV.2.2 of the North Valleys Area Plan.

2. Compatible Land Uses The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

*Staff Comment:* The compatibility between the proposed and existing adjacent master plan categories will remain unchanged overall, as the Master Plan is proposed to remain unchanged, but simply be reconfigured to allow development on the more suitable (flatter) areas.

3. Response to Change Conditions The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

*Staff Comment:* Subsequent to approval of the Master Plan and Zoning in this area the available data regarding slopes and topography has improved. Information available through the Washoe County Geographic Information System supports this evaluation.

4. Availability of Facilities There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.

*Staff Comment:* Future development will primarily be served by existing infrastructure, community water and sewer services will be required at the time of development. Development is planned to occur adjacent to existing developed areas that include housing at a density of three dwellings to the acre.

5. Desired Pattern of Growth The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Staff Comment: The proposed amendment promotes the desired pattern for the orderly physical growth of the County by allowing development to take place on more suitable (flatter) areas.

6. Effect on a Military Installation The proposed amendment will not affect the location, purpose and mission of the military installation

Staff Comment: There is no military installation within the area required to be noticed for this amendment. This finding is not required to be made.

Further, the North Valleys Area Plan includes the following applicable policy:

NV.20.3 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.

Staff Comment: This is not applicable as the request does not intensify the use of the land.

- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.

Staff Comment: The traffic analysis (included with the project application at Exhibit C to this report) indicates that the current Level of Service will be maintained.

- c. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.

Staff Comment: This is not applicable as the request does not propose new or intensified commercial land use.

- d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys Area Plan, as established under Goal One.

Staff Comment: This is not applicable as the request does request any increase in residential units in the North Valleys Area Plan.

- e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the North Valleys planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.

Staff Comment: This is not applicable as the request does not intensify the use of the land.

- f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.

Staff Comment: This is not applicable as the request does not intensify the use of the land.

- g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2. h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.

Staff Comment: This is not applicable as the request does not intensify the use of the land.

- h. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

Staff Comment: There is no approved special use permit that will experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities, if this amendment is approved.

### **Staff Comment on Required Regulatory Zone Amendment Findings**

Washoe County Code Section 110.821.15 of Article 821(d), requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. Staff has completed an

analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

Staff Comment: The subject site is adjacent to areas that are developed at a similar density to the proposed density, three dwellings to the acre. The number of dwellings allowed by the proposed Zoning Amendment will not increase the number that is currently allowed. The topography of the area varies from relatively flat, being easily developable, to areas with very steep slopes. The request is to “move” the allowable development to the more suitable areas.

2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

Staff Comment: The subject site is adjacent to areas that are developed at a similar density to the proposed density, three dwellings to the acre.

3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

Staff Comment: Subsequent to approval of the Master Plan and Zoning in this area the available data regarding slopes and topography has improved.

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

Staff Comment: The number of dwellings allowed by the proposed Master Plan and Zoning Amendments will not increase the number that is currently allowed.

5. No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan.

Staff Comment: The proposed amendment will help to implement the policies and action programs of the Washoe County Master Plan, particularly policy NV.2.2 of the North Valleys Area Plan.

6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Staff Comment: The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment by allowing development on the more suitable (flatter) areas at a density of three dwellings to the acre.

7. Effect on a Military Installation When a Military Installation is Required to be Noticed.  
The proposed amendment will not affect the location, purpose and mission of a military installation.

Staff Comment: There is no military installation within the area required to be noticed for this amendment. This finding is not required to be made.

### **Recommendations**

It is recommended that the Washoe County Planning Commission adopt the resolution contained at Exhibit A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA17-0002. It is further recommended that the Planning Commission recommend adoption of the Master Plan Amendment to the Washoe County Board of County Commissioners.

Those agencies which reviewed the application provided commentary in support of approval of the regulatory zone amendment. Therefore, after a thorough analysis and review, it is recommended that the Washoe County Planning Commission adopt the resolution contained at Exhibit B to this staff report recommending the proposed Regulatory Zone Amendment for adoption to the Board of County Commissioners.

The following motions are provided for your consideration:

### **Master Plan Amendment Recommended Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA17-0002 having made the following four findings in accordance with Washoe County Code Section 110.820.15(d) and two further findings required by the North Valleys Area Plan at Policy NV.20.3 (included as number 6 and 7, below).

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;

3. Response to Changed Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation; and
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
6. Traffic Analysis. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service.
7. Existing Development. There is no existing development in the North Valleys planning area, which is subject to the conditions of a special use permit that will experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

I further move to certify the resolution and the proposed Master Plan Amendments in WMPA17-0002 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

### **Regulatory Zone Amendment Recommended Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit B to recommend adoption of Regulatory Zone Amendment Case Number WRZA17-0001 to the Washoe County Board of Commissioners having made all of the following findings in accordance with Washoe County Code Section 110.821.15:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

### **Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.

xc: Applicant: JDS, LLC, Attn.: Derek Larson, 7500 Rough Rock Road, Reno, NV 89502

Property Owner: Juan and Linda Arevalo, 6012 Valley Flower Street, North Las Vegas, NV 89081

Consultant: Manhard Consulting, Attn: Chris Baker, 9850 Double R Boulevard, Suite 101, Reno, NV 89521



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN, NORTH VALLEYS MASTER PLAN MAP (WMPA17-0002), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 17-01

Whereas, Master Plan Amendment Case Number WMPA17-0002 (Lemmon Valley Properties) came before the Washoe County Planning Commission for a duly noticed public hearing on March 7, 2017; and,

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and applicant representatives regarding the proposed master plan amendment; and,

Whereas, the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed master plan amendment; and,

Whereas, the Washoe County Planning Commission has made the findings necessary to support adoption of the proposed Master plan Amendment Case Number WMPA17-0002 as set forth in NRS Chapter 278, Washoe County Code Chapter 110, Article 820, and the North Valleys Area Plan Policy NV.20.3 as follows:

#### Washoe County Code Section 110.820.15 (d) Master Plan Amendment and North Valleys Area Plan Policy NV.20.3 Findings

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. Response to Changed Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation;
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services;

6. Traffic Analysis. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service; and
7. Existing Development. There is no existing development in the North Valleys planning area, which is subject to the conditions of a special use permit that will experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities;

NOW, THEREFORE, BE IT RESOLVED pursuant to NRS 278.210(3) that (1) the Washoe County Planning Commission does hereby adopt the proposed master plan amendment in Master Plan Amendment Case Number WMPA17-0002, comprised of the maps, descriptive matter and other matter intended to constitute the amendment as submitted at public hearing noted above and included as Exhibit A; and (2) to the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

ADOPTED on March 7, 2017

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

---

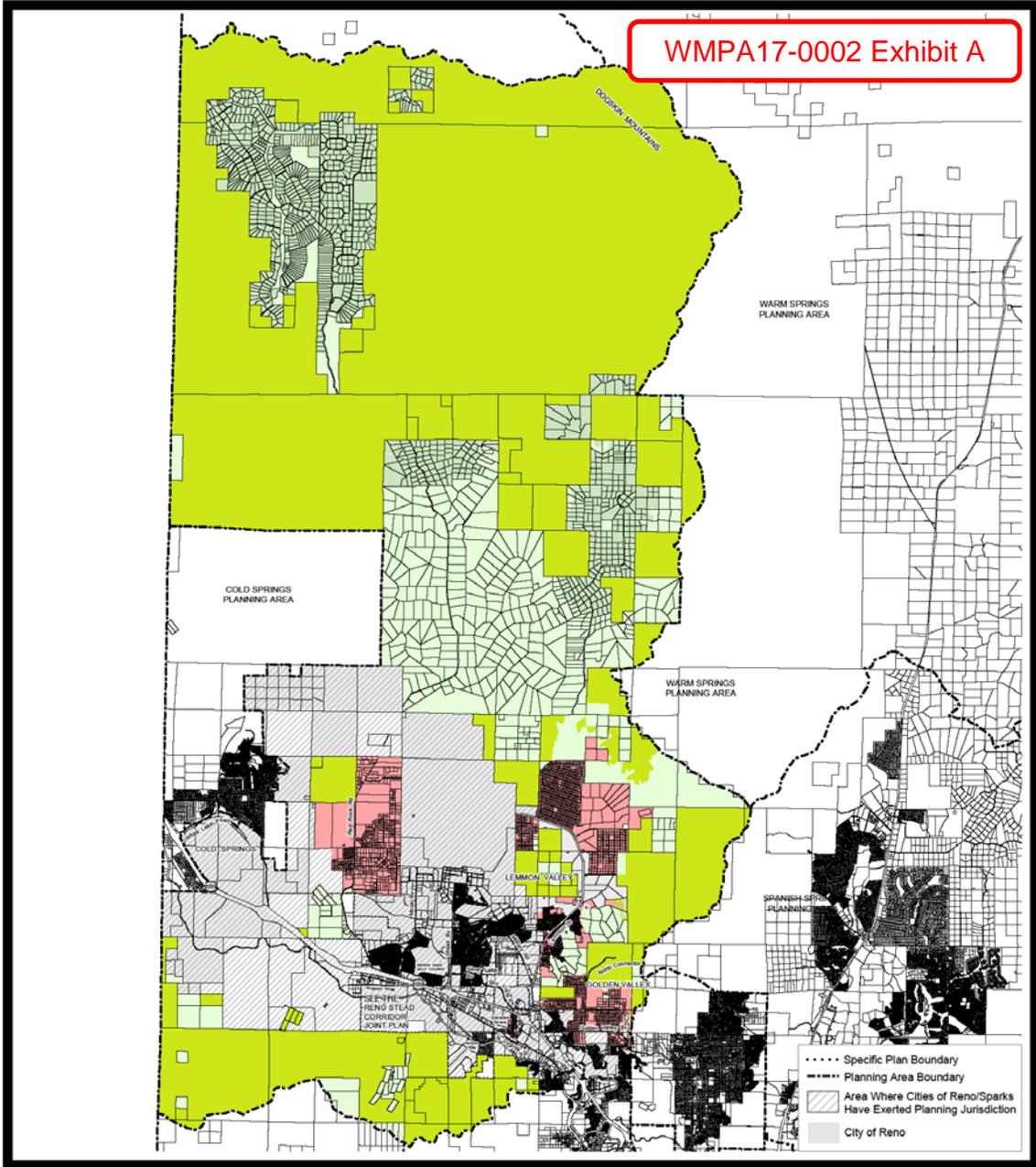
Carl R. Webb, Jr., AICP, Secretary

---

James Barnes, Chair

Attachment: Exhibit A – North Valleys Master Plan Map

WMPA17-0002 Exhibit A



NORTH VALLEYS  
MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

Planning and Development Division

PC Date: March 7, 2017  
BCC Date:  
RPC Adoption Date:

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

CERTIFICATION:  
THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

DATE: \_\_\_\_\_ DIRECTOR: \_\_\_\_\_

**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**

Post Office Box 11130  
Reno, Nevada 89520 (775) 328-3600



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA17-0001 AND THE AMENDED NORTH VALLEYS REGULATORY ZONE MAP

Resolution Number 17-02

Whereas, Regulatory Zone Amendment Case Number WRZA17-0001 came before the Washoe County Planning Commission for a duly noticed public hearing on March 7, 2017; and,

Whereas, the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and,

Whereas, the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Regulatory Zone Amendment; and,

Whereas, the proposed Regulatory Zone Amendment shall be recommended for adoption pending adoption of proposed Master Plan Amendment Case Number WMPA17-0002 by the Washoe County Board of Commissioners and a finding of conformance with the Truckee Meadows Regional Plan; and,

Whereas, the Washoe County Planning Commission has made the findings, pursuant to NRS Chapter 278 and WCC110.821.15 (d), necessary to support adoption of this proposed Regulatory Zone Amendment as follows:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. Master Plan Policies and Action Programs. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

7. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of a military installation.

NOW, THEREFORE, BE IT RESOLVED that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA17-0001 and the amended North Valleys Regulatory Zone Map as included as Exhibit A to this Resolution to the Washoe County Board of Commissioners.

ADOPTED on March 7, 2017.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

---

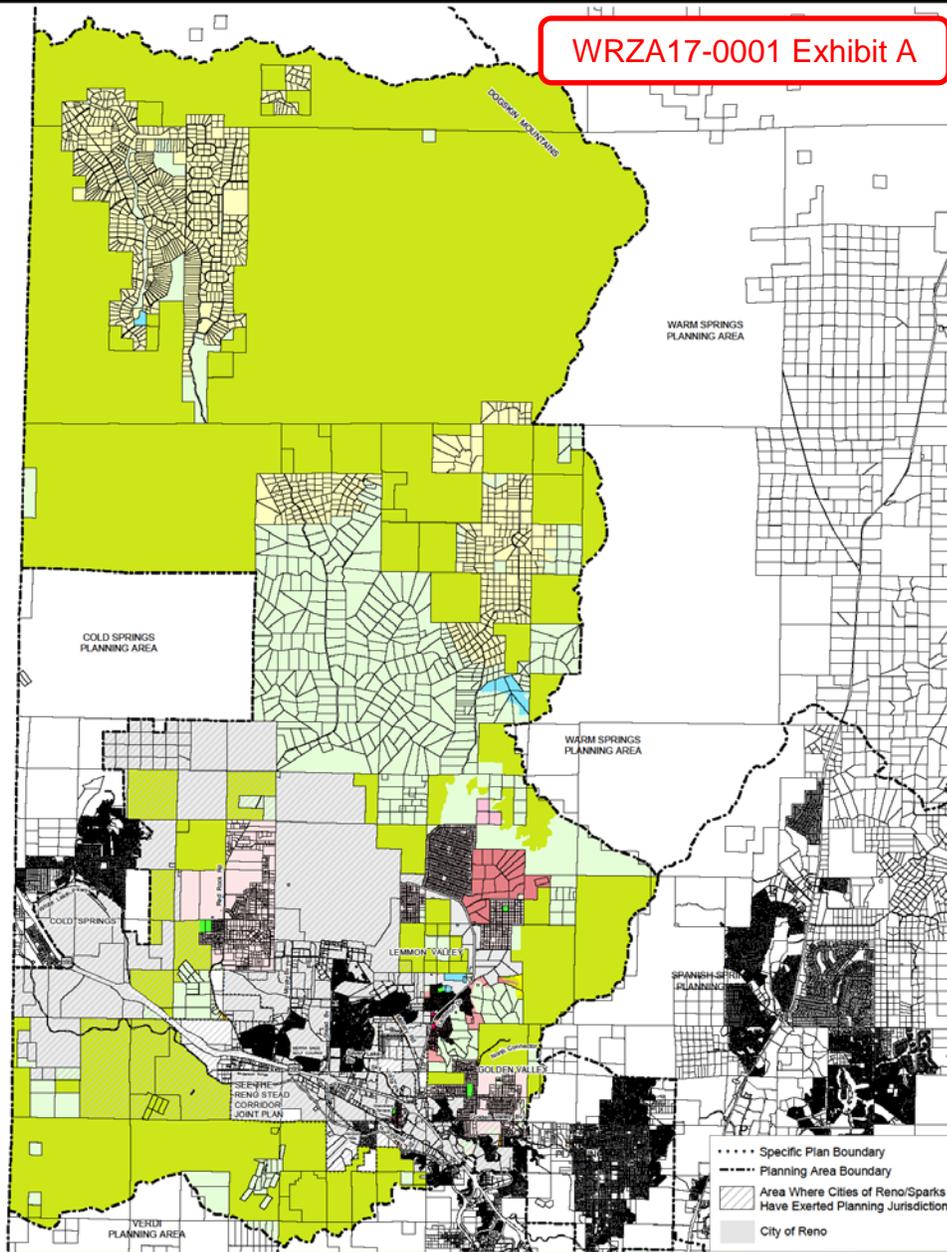
Carl R. Webb, Jr., AICP, Secretary

---

James Barnes, Chair

Attachment: Exhibit A – North Valleys Regulatory Zone Map

WRZA17-0001 Exhibit A



### NORTH VALLEYS REGULATORY ZONE MAP

- |                           |                                |                                   |
|---------------------------|--------------------------------|-----------------------------------|
| LOW DENSITY RURAL         | HIGH DENSITY SUBURBAN          | INDUSTRIAL                        |
| MEDIUM DENSITY RURAL      | LOW DENSITY URBAN              | PUBLIC AND SEMI-PUBLIC FACILITIES |
| HIGH DENSITY RURAL        | MEDIUM DENSITY URBAN           | PARKS AND RECREATION              |
| LOW DENSITY SUBURBAN      | HIGH DENSITY URBAN             | OPEN SPACE                        |
| LOW DENSITY SUBURBAN 2    | GENERAL COMMERCIAL             | GENERAL RURAL                     |
| MEDIUM DENSITY SUBURBAN   | NEIGHBORHOOD COMMERCIAL/OFFICE | GENERAL RURAL AGRICULTURAL        |
| MEDIUM DENSITY SUBURBAN 4 | TOURIST COMMERCIAL             | DRY LAKE/WATER BODY               |

Planning and Development Division

PC Date: March 7, 2017  
BCC Date:

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

DATE: \_\_\_\_\_ DIRECTOR: \_\_\_\_\_

**Community Services Department**

**WASHOE COUNTY NEVADA**

Post Office Box 11130  
Reno, Nevada 89520 (775) 328-3600

# Lemmon Valley Properties MPA & RZA Application

WASHOE COUNTY, NV

January 17, 2017



Prepared For:

## JDS LLC

7500 Rough Rock Drive Reno, NV 89502

Prepared By:



**Manhard**  
CONSULTING

9850 Double R Blvd, Ste 101, Reno, NV 89521

**WMPA17-0002 & WRZA17-0001  
EXHIBIT C**



Civil Engineering  
Surveying  
Water Resources Management  
Water & Wastewater Engineering  
Supply Chain Logistics  
Construction Management  
Environmental Sciences  
Landscape Architecture  
Land Planning

January 17, 2017

Mr. Bill Whitney  
Planning and Development Division Director  
PO Box 11130  
Reno, NV 89520-0027

**Re: Lemmon Valley Properties; Master Plan Amendment and Regulatory Zone Amendment Application**

Dear Mr. Whitney,

On behalf of JDS LLC, Manhard Consulting appreciates your consideration of the enclosed applications for a Master Plan Amendment and Regulatory Zoning Amendment. The project is located in Lemmon Valley (APNs 080-730-18, 080-730-19, 080-730-21, 080-635-01, 080-635-02, and 552-210-07) and is within the North Valleys Area Plan, Lemmon Valley Suburban Character Management Area. The parcels have Master Plan designations of Suburban Residential (SR) and Rural (R) and are zoned a mix of Medium Density Suburban (MDS) and General Rural (GR).

This application packet includes the following:

- Application Fees
- Property Owner affidavits
- Proof of Property Tax Payments
- Title Report
- MPA Application Form
- RZA Application Form
- Application Map (Proposed Master Plan and Zoning Maps)
- Application attachments (Existing Master Plan and Zoning Maps, Slope Map)
- Traffic Impact Report
- Compliance with North Valleys Area Plan

#### **Existing Conditions**

The parcels have a mix of Master Plan designations SR and R and are zoned a mix of MDS and GR. The Washoe County Development Code, Development Standards permits 3 units per acre in the MDS zoning designation and 1 unit per 40 acres in the GR zoning Designation. The parcels are

currently undeveloped. Existing Zoning and Master Plan designations, permitted density, and permitted units are detailed in following table:

APN	Total Acreage*	Master Plan	Zoning	SR/MDS Split Acreage	R/GR Split Acreage	Density/Intensity	Permitted Units
080-730-18	65.869	SR	MDS	9.88		3 du/ac	29.64
		R	GR		55.988	1 du/40 ac	1
080-730-19	41.05	R	GR		41.05	1 du/40 ac	1
080-730-21	43.211	SR	MDS	.432		3 du/ac	1.29
		R	GR		42.778	1 du/40 ac	1
080-635-01	13.59	SR	MDS	13.59		3 du/ac	40.77
080-635-02	1.89	SR	MDS	1.89		3 du/ac	5.67
552-210-07	43.005	SR	MDS	43.005		3 du/ac	129
	<b>208.615</b>	<b>TOTAL SPLIT ACREAGE</b>		<b>68.797</b>	<b>139.816</b>		
<b>TOTAL PERMITTED UNITS</b>							<b>209</b>

\* Total Acreage provided by Washoe County GIS Quick Map and is assumed to be correct.

### Surrounding Area

The Lemmon Valley neighborhood surrounding the project site is characterized by a mix of land uses, including developed single family residential, open space, and undeveloped land zoned for single family residential use.

Direction	Master Plan	Zoning	Current Land Use
North	Suburban Residential	SF15 (City of Reno)/ Medium Density Suburban (Washoe County)	Vacant, Single Family (unimproved)
South	Open Space Rural	N/A General Rural	Open Space (USA) Vacant, Single family (unimproved)
East	Rural	General Rural	Vacant, single family (unimproved)
West	Suburban Residential	Medium Density Suburban	Single Family Residential

## Project Request

The MPA and RZA applications include a proposal to alter the split Master Plan designations of SR and R to an alternate mix of SR/R (with the same total acreage or SR/R) and will alter the split zoning designations of GR and MDS to an alternate mix of GR/MDS (with the same total acreage of GR/MDS) to allow for residential development in appropriate areas based on slope of the +/- 208.615 acre project site. The overall density of the project area will not change; the current zoning designations allow for 207 units to be developed and 207 are proposed to be developed if the MPA/RZA are approved. As proposed, this MPA/RZA will allow for the 207 housing units to be distributed in a more logical configuration that accommodates the natural slope of the site and has less impact to the existing neighborhood.

The attached map shows the proposed mix of SR and R Master Plan designations and MDS and GR zoning designations. The total acreage of each designation remains unchanged; the existing and proposed split acres remains 68.797 acres SR/MDS and 139.816 acres R/GR.

### Proposed Master Plan and Zoning Designations

APN	Total Acreage *	Existing SR/MDS Split Acreage	Existing R/GR Split Acreage	Proposed SR/MDS Split Acreage	Proposed R/GR Split Acreage	Density/ Intensity	Permitted Units
080-730-18	65.869	9.88		23.99		3 du/ac	29.64
			55.988		41.879	1 du/40 ac	1.00
080-730-19	41.05		41.05	3.06		1 du/40 ac	1.00
					37.99		
080-730-21	43.211	.432		8.59		3 du/ac	1.29
			42.778		34.621	1 du/40 ac	1.00
080-635-01	13.59	13.59		13.59		3 du/ac	40.77
080-635-02	1.89	1.89		1.50		3 du/ac	5.67
					.39		
552-210-07	43.005	43.005		18.067		3 du/ac	129.00
					24.938		
	<b>208.615</b>	<b>68.797</b>	<b>139.816</b>	<b>68.797</b>	<b>139.816</b>		
						<b>TOTAL PERMITTED UNITS</b>	<b>209</b>
						<b>(LESS TWO EXISTING UNITS) =</b>	<b>207</b>

\* Total Acreage provided by Washoe County GIS Quick Map and is assumed to be correct.

The project is consistent with the goals and policies of the Washoe County Master Plan and North Valleys Area Plan.

If you have any questions or require any additional information, please contact me at 775-746-3500 ext. 4821 or [kdowns@manhard.com](mailto:kdowns@manhard.com).

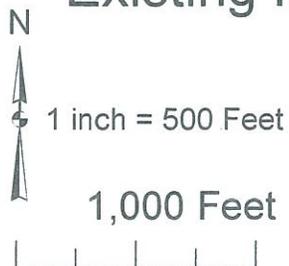
Sincerely,

A handwritten signature in black ink, appearing to read "Karen Downs". The signature is fluid and cursive, with the first name "Karen" being more prominent than the last name "Downs".

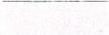
Karen Downs  
Land Planner  
Manhard Consulting



## Existing Master Plan

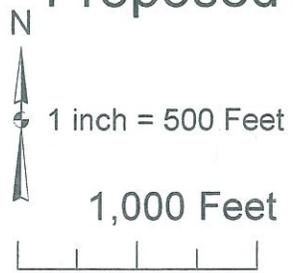


### Legend

-  Project Boundary
-  Existing Parcels & APN#
-  Suburban Residential 68.79 Acres
-  Rural 139.81 Acres



# Proposed Master Plan

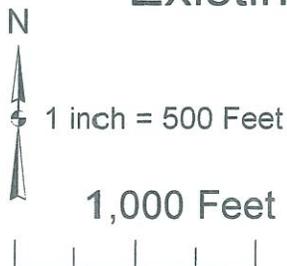


Legend	
	Project Boundary
	Existing Parcels & APN#
	Suburban Residential 68.79 Acres
	Rural 139.81 Acres



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

## Existing Zoning

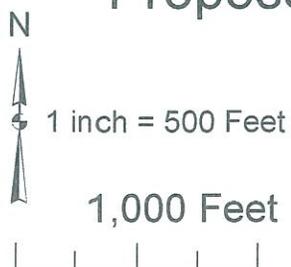


### Legend

- Project Boundary
- Existing Parcels & APN#
- Medium Density Suburban 68.79 Acres
- General Rural 139.81 Acres



## Proposed Zoning



### Legend

- Project Boundary
- Existing Parcels & APN#
- Medium Density Suburban 68.79 Acres
- General Rural 139.81 Acres



## Existing Slope

N



1 inch = 500 Feet

1,000 Feet



### Legend

- Project Boundary
- Existing Parcels & APN#
- Proposed SR/MDS 68.79 Acres

### Slope%

- 0-15%
- 15-20%
- 20-25%
- 25-30%
- >30%

# JDS LLC Lemmon Valley MPA/RZA

## COMPLIANCE WITH NORTH VALLEYS AREA PLAN



The proposed MPA/RZA complies with the intent of the North Valleys Area Plan, establishing a land use pattern and site development that will implement and preserve the Lemmon Valley community character.

The following relevant policies have been reviewed and incorporated into the MPA/RZA Applications:

### **NV.1.1, NV.1.2, NV.1.7, NV.2.1, NV.2.2, NV.2.3, NV.2.4, NV.2.5, NV.2.6, NV.6.1**

*Per North Valleys Area Plan requirements, the standards established in policies NV.2.1-NV.2.6 and NV 6.1 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.*

**NV 7.1** Washoe County's policy level of service (LOS) for local transportation facilities in the North Valleys planning area is LOS "C". All development proposals must demonstrate how the established level of service on local transportation facilities will be maintained.

*A Traffic Study has been prepared for this project. Approval of the MPA and RZA will provide for an improved circulation pattern (than the currently approved development pattern) because the units will be more dispersed through the project area and there will be more access points to and from the development. At the time of Tentative Map submittal, specific implementation measures will be included to ensure LOS "C" or better at all intersections, pursuant to the requirement in NV 7.1.*

### **NV 8.1, NV 8.2, NV 8.3**

*These requirements will be incorporated into the Tentative Map at the time of submittal.*

**NV 9.1** Prior to the approval of master plan amendments, tentative maps, or public-initiated capital improvements in the North Valleys planning area, the Nevada Department of Conservation and Natural Resources will be contacted and, if the department requires, an appropriate archaeological investigation will be conducted.

*The Washoe County Master Plan Cultural Resources and Sensitive Landscapes Map does not indicate a high "Cultural Resources Value" of this area. However, contact with the Nevada Department of Conservation and Natural Resources will be contacted and, if the department requires, an appropriate archaeological investigation will be conducted.*

Washoe County Treasurer  
Tammi Davis

WASHOE COUNTY  
TREASURER'S OFFICE  
1001 E. NINTH ST., STE D140  
RENO, NV 89502-3039  
775.328.2510

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**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845

Parcel ID	Status	Last Update
08073018	Active	12/30/2016 2:09:55 AM
<b>Current Owner:</b> LARSON, DEREK V  7500 ROUGH ROCK DR RENO, NV 89502		<b>SITUS:</b> 1200 ESTATES RD WCTY NV
<b>Taxing District:</b> 4000	<b>Geo CD:</b>	
<b>Legal Description</b>		
Township 21 Section Lot 50 Block Range 19 SubdivisionName _UNSPECIFIED		

Table 1: Tax History (Click on a year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$619.60	\$641.29	\$0.00	\$0.00	\$0.00
2015	\$1,819.92	\$1,838.12	\$0.00	\$0.00	\$0.00
2014	\$1,780.10	\$1,780.10	\$0.00	\$0.00	\$0.00
2013	\$1,783.66	\$1,783.66	\$0.00	\$0.00	\$0.00
2012	\$2,017.04	\$2,017.04	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

- [Payment Information](#)
- [Special Assessment District](#)
- [Installment Date Information](#)
- [Assessment Information](#)

**Important Payment Information**

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

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Washoe County Treasurer  
Tammi Davis

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Overnight Address:  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845

Parcel ID	Status	Last Update
08073019	Active	12/30/2016 2:09:55 AM
<b>Current Owner:</b> LARSON, DEREK V  7500 ROUGH ROCK DR RENO, NV 89502		<b>SITUS:</b> 1200 ESTATES RD WCTY NV
<b>Taxing District</b> 4000	<b>Geo CD:</b>	
<b>Legal Description</b>		
Section Lot 49 Block Range 19 Township 21 SubdivisionName _UNSPECIFIED		

[Tap Here to view the year for the data and for further details.](#)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<b>2016</b>	\$2,063.78	\$2,136.02	\$0.00	\$0.00	\$0.00
<b>2015</b>	\$408.27	\$412.35	\$0.00	\$0.00	\$0.00
<b>2014</b>	\$408.28	\$412.36	\$0.00	\$0.00	\$0.00
<b>2013</b>	\$408.28	\$408.28	\$0.00	\$0.00	\$0.00
<b>2012</b>	\$567.06	\$567.06	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

- [View Land Payment Information](#)
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
  - For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

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Washoe County Treasurer  
Tammi Davis

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Reno, NV 89520-3039

**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845

**Payment Information**

**Special Assessment District**

**Installment Date Information**

**Assessment Information**

Parcel ID	Status	Last Update
08073021	Active	12/30/2016 2:09:55 AM

**Current Owner:**  
AREVALO, JUAN D & LINDA C  
  
6012 VALLEY FLOWER ST  
NORTH LAS VEGAS, NV 89081

**SITUS:**  
505 PALACE DR  
WCTY NV

**Taxing District:** 4000      **Geo CD:**

#### Legal Description

Range 19 Lot 51 SubdivisionName \_UNSPECIFIED Township 21

Table 3: Historical property tax information for the previous five years and further details.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$409.09	\$423.41	\$0.00	\$0.00	\$0.00
2015	\$408.27	\$421.73	\$0.00	\$0.00	\$0.00
2014	\$408.28	\$447.37	\$0.00	\$0.00	\$0.00
2013	\$408.28	\$424.52	\$0.00	\$0.00	\$0.00
2012	\$567.06	\$596.64	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

#### Important Payment Information

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Washoe County Treasurer  
Tammi Davis

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#### Washoe County Parcel Information

Parcel ID	Status	Last Update
08063501	Active	1/16/2017 2:09:50 AM
<b>Current Owner:</b> JDS LLC  7500 ROUGH ROCK DR RENO, NV 89502		<b>SITUS:</b> 0 E PATRICIAN DR WASHOE COUNTY NV
<b>Taxing District</b> 4000	<b>Geo CD:</b>	

#### Legal Description

Township 21 Section 34 Lot Block Range 19 SubdivisionName \_UNSPECIFIED

#### Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<b>2016</b>	\$289.56	\$144.78	\$4.58	\$0.00	\$159.02
<b>2015</b>	\$288.98	\$288.98	\$0.00	\$0.00	\$0.00
<b>2014</b>	\$288.98	\$288.98	\$0.00	\$0.00	\$0.00
<b>2013</b>	\$288.98	\$288.98	\$0.00	\$0.00	\$0.00
<b>2012</b>	\$385.28	\$385.28	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$159.02</b>

#### Important Payment Information

- ALERTS.** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

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This item has been paid.  
**\$0.00**

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**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845

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[Installment Date Information](#)

[Assessment Information](#)

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or [tax@washoecounty.us](mailto:tax@washoecounty.us)

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer  
Tammi Davis

Washoe County Treasurer  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845  
775.328.2510

### Account Detail

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**\$0.00**

[Pay By Check](#)

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
P.O. Box 30039  
Reno, NV 89520-3039

**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845

#### Washoe County Parcel Information

Parcel ID	Status	Last Update
08063502	Active	1/16/2017 2:09:50 AM

#### Current Owner:

JDS LLC  
  
7500 ROUGH ROCK DR  
RENO, NV 89502

#### SITUS:

0 E PATRICIAN DR  
WASHOE COUNTY NV

**Taxing District**  
4000

**Geo CD:**

#### Legal Description

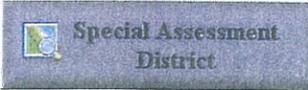
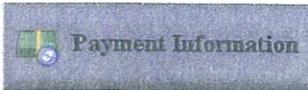
Township 21 Section 34 Lot Block Range 19 SubdivisionName \_UNSPECIFIED

#### Tax Bill (Click on designation year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<b>2016</b>	\$143.18	\$71.60	\$2.27	\$0.00	\$78.62
<b>2015</b>	\$142.89	\$142.89	\$0.00	\$0.00	\$0.00
<b>2014</b>	\$142.90	\$142.90	\$0.00	\$0.00	\$0.00
<b>2013</b>	\$142.90	\$142.90	\$0.00	\$0.00	\$0.00
<b>2012</b>	\$198.50	\$230.27	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$78.62</b>

#### Important Payment Information

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.



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Washoe County Treasurer  
Tammi Davis

Washoe County Treasurer  
Tammi Davis  
3150 S. Virginia St.  
Reno, NV 89511  
775.335.2200

Account Detail

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**\$0.00**

[Pay By Check](#)

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
P.O. Box 30039  
Reno, NV 89520-3039

**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845

**Payment Information**

**Special Assessment District**

**Installment Date Information**

**Assessment Information**

Washoe County Parcel Information

Parcel ID	Status	Last Update
55221007	Active	1/16/2017 2:09:50 AM

**Current Owner:**  
LARSON, DEREK

**SITUS:**  
0 E PATRICIAN DR  
WASHOE COUNTY NV

5355 KIETZKE LN STE 200  
RENO, NV 89511

**Taxing District**  
4000

**Geo CD:**

**Legal Description**

Township 21 Section Lot 52 Block Range 19 SubdivisionName \_UNSPECIFIED

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$916.39	\$0.00	\$73.32	\$0.00	\$989.71
2015	\$914.56	\$914.56	\$0.00	\$0.00	\$0.00
2014	\$914.56	\$914.86	\$0.00	\$0.00	\$0.00
2013	\$914.56	\$914.56	\$0.00	\$0.00	\$0.00
2012	\$1,105.50	\$1,105.52	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$989.71</b>

Important Payment Information

- ALERTS.** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

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Community Services Department  
Planning and Development  
MASTER PLAN AMENDMENT  
APPLICATION



Community Services Department  
Planning and Development  
1001 E. Ninth St., Bldg. A  
Reno, NV 89520

Telephone: 775.328.3600

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>JDS LLC Lemmon Valley Properties MPA/RZA</b>			
Project Description: Request for a Master Plan Amendment and Regulatory Zone Amendment to allow for a single family residential subdivision.			
Project Address: 1200 Estates Road, Washoe County, NV 89506			
Project Area (acres or square feet): 208.615 acres			
Project Location (with point of reference to major cross streets AND area locator): <b>Lemmon Drive/Deodar Way/Estates Road; Lemmon Valley</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
see cover letter (6 parcels)			
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b> (multiple- 6 parcels)		<b>Professional Consultant:</b>	
Name: Derek Larson; JDS LLC; Juan and Linda Arevalo		Name: Manhard Consulting	
Address: 7500 Rough Rock Road, Reno NV		Address: 9850 Double R Boulevard, Suite 101, Reno NV	
Zip: 89502		Zip: 89521	
Phone: 775-544-5482	Fax:	Phone: 775-746-3500	Fax:
Email: dvlarson03@gmail.com		Email: cbaker@manhard.com	
Cell:	Other:	Cell:	Other:
Contact Person: Derek Larson		Contact Person: Chris Baker	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Derek Larson; JDS LLC		Name:	
Address: 7500 Rough Rock Road, Reno NV		Address:	
Zip: 89502		Zip:	
Phone: 775-544-5482	Fax:	Phone:	Fax:
Email: dvlarson03@gmail.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Derek Larson		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Derek V. Larson

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )  
COUNTY OF WASHOE )

I, Derek V. Larson  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 552-210-06 + 552-210-07  
080-730-18 + 080-730-19

Printed Name Derek V. Larson

Signed [Signature]

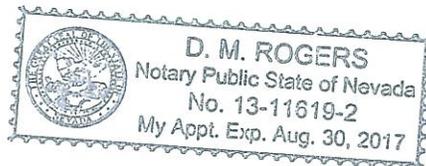
Address 7500 Rough Rock Dr  
Reno NV 89502

Subscribed and sworn to before me this 12 day of Jan, 2017.

[Signature]  
Notary Public in and for said county and state

My commission expires: 8/30/17

(Notary Stamp)



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: JDS LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )  
COUNTY OF WASHOE )

I, Derek Larson  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 080 635 01 + 080 635 02

Printed Name JDS LLC

Signed [Signature]

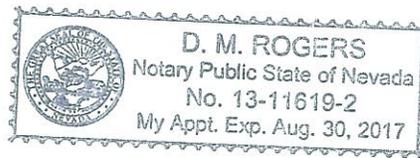
Address 7500 Rough Rock Dr  
Reno NV 89502

Subscribed and sworn to before me this 12 day of Jan, 2017.

[Signature]  
Notary Public in and for said county and state

My commission expires: 8/30/17

(Notary Stamp)



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: Juan Arevalo

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA  
Clark  
COUNTY OF WASHOE (2)

Juan Arevalo  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 08073021

Printed Name Juan Arevalo

Signed Juan Arevalo

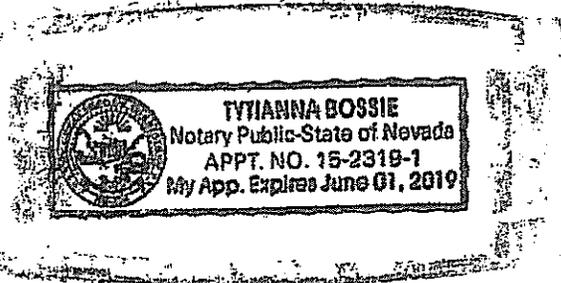
Address 6012 Valley Flower St  
N. Las Vegas, NV. 89081

Subscribed and sworn to before me this  
16 day of JANUARY, 2017

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: 06/01/2019



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: Linda Arevalo

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )  
                  Clark )  
COUNTY OF WASHOE (16)

Linda Arevalo  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 08073021

Printed Name Linda Arevalo

Signed [Signature]

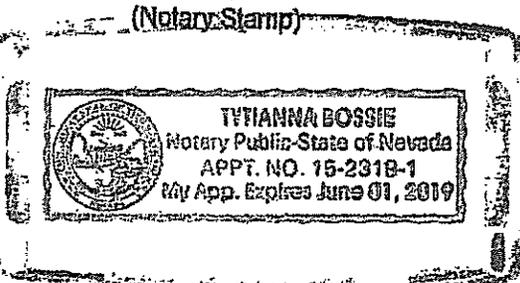
Address 6012 Valley Flower St  
N. Las Vegas, NV 89081

Subscribed and sworn to before me this 16 day of JANUARY, 2017.

[Signature]

Notary Public in and for said county and state

My commission expires: 06/01/2019



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

## Master Plan Amendment Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to Master Plan amendments may be found in Article 820, Amendment of Master Plan.

The Washoe County Master Plan describes how the physical character of the County exists today and is planned for the future. The plan is adopted by the community and contains information, policies and a series of land use maps. The Master Plan provides the essential framework for creating a healthy community system and helps guide decisions about growth and development in the County. The following are general types of requests the County receives to amend the Master Plan. Please identify which type of amendment you are requesting:

<input checked="" type="checkbox"/> A request to change a master plan designation(s) from the adopted master plan and/or area plan maps
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies found in the elements of the Master Plan
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies in the area plans
<input type="checkbox"/> A request to add, amend, modify or delete specific language found in the area plans
<input type="checkbox"/> Other (please identify):

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Master Plan. Staff will review the application to determine if the amendment request is in conformance with the policies and language within the elements and area plans of the Master Plan or if the information provided supports a change to the plan. Please provide a brief explanation to all questions.

1. What is the Master Plan amendment being requested at this time?

If approved, this request will alter the split Master Plan designations of Suburban Residential (SR) and Rural (R) to an alternate mix of SR/R and will alter the split zoning designations of General Rural (GR) and Medium Density Suburban (MDS) to an alternate mix of GR/MDS to allow for residential development in appropriate areas of the project site. The overall density of the project area will not change; the current zoning designations allow for 207 units to be developed and 207 units are proposed to be developed if the MPA/RZA are approved. As proposed, this MPA/RZA will allow for the 207 housing units to be distributed in a more logical configuration that accommodates the natural slope of the site and has less impact to the existing neighborhood. The circulation pattern will also be better if the MPA/RZA is approved because there will be more access points to the development which will distribute traffic throughout the project site.

2. What conditions have changed and/or new studies have occurred since the adoption of the Washoe County Master Plan that supports the need for the amendment request?

There is available infrastructure at the site that will adequately accommodate residential development. Also, current mapping technology allows for the master plan and zoning designations to allow for a more accurate configuration of the site that is appropriate for development. As proposed, generally the slope area greater than 15% slope would be designated R/GR, and the project area able to be developed (less than 15% slope) would be designated SR/MDS. Please see the attached Slope Map. Better, more accurate slope data now shows for the site to be master planned and zoned accordingly.

There is a demand for housing in the area and the proposed area for development is well-suited for residential development because of the availability of infrastructure and minimal slope.

3. Please provide the following specific information.  
 a. What is the location (address or distance and direction from nearest intersection)? Please attach a legal description.

1200 Estates Road. The project is located in the area around Lemmon Drive, Deodar Way, and Estates Road. The area continues in a southeast direction behind the existing residential subdivision.

A legal description is attached in the Preliminary Title Report which is part of this application.

- b. Please list the following (attach additional sheet if necessary):

APN of Parcel	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
080-730-18	SR/R	65.869	SR/R	23.99 SR, 41.879 R
080-730-19	R	41.05	SR/R	3.06 SR, 37.99 R
080-730-21	SR/R	43.211	SR/R	8.59 SR, 34.621 R
080-635-01	SR	13.59	SR	13.59 SR
080-635-02	SR	1.89	SR/R	1.5 SR, .39 R
552-210-07	SR	43.005	SR/R	18.067 SR, 24.938 R

c. What are the adopted land use designations of adjacent parcels?

North	SF15 (City of Reno) MDS (Washoe County)
South	GR
East	SF15/GR
West	MDS

4. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, buildings, etc.):

The existing site is vacant land, with direct access from Deodar Way and Estates Road. A portion of the project is adjacent to Lemmon Drive, Deodar Way (unpaved), and Estates Road (unpaved). A portion of the project area is adjacent to an existing single family development.

5. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

The proposed area for development does not exceed 15% in slope and is suitable for residential development. There are steeper grades on the site that are not proposed to be developed and will be designated as R/GR. Based on review of the Washoe County Master Plan, the vegetative community/landcover is sagebrush. There are no known minerals or metals present on the site, no bodies of water, and no wildlife habitat.

6. Describe whether any of the following natural resources or systems are related to the proposed amendment:

a. Is property located in the 100-year floodplain? (If yes, please attach documentation of the extent of the floodplain and any proposed floodplain map revisions in compliance with Washoe County Development Code, Article 416, Flood Hazards, and consultation with the Washoe County Engineering.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

The property is not located in the 100-year floodplain.
---

b. Does property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

There are no wetlands on the site.
------------------------------------

c. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, please note the slope analysis requirements contained in Article 424, Hillside Development of the Washoe County Development Code.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

Explanation:

None of the site affected by hillsides in excess of 15% are proposed to be developed. Any development would be subject to the requirements of Article 424, Hillside Development of the Washoe County Development Code. The MPA and RZA will correctly designate property with slopes in excess of 15% as GR and R and appropriately designate slopes less than 15% MDS and SR.
--

- d. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is subject to avalanches, landslides, or flash floods; is near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

After review of the Washoe County Master Plan Geologic Hazards map, it was determined that there are no active faults on the site. The hillside area is depicted on the slope map. The site is not subject to flash floods as it is not located near a stream or riparian area.

- e. Does property contain prime farmland; is within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

After review of appropriate Washoe County Master Plan maps, it was determined that there is no prime farmland, there are no geothermal sources, and there are no wildlife migration routes on the site. It is not within a wildfire hazard area given the northern Nevada sagebrush vegetative cover and no trees.

7. Please describe whether any archaeological, historic, cultural, or scenic resources are in the vicinity or associated with the proposed amendment:

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

After review of the appropriate Washoe County Master Plan maps, it was determined that there are no archaeological, historic, cultural, or scenic resources on the site or in the vicinity of the proposed amendment area.

8. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

- e. Please attach a copy(s) of the water rights title (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

- f. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

No intensification of land use is proposed. However, additional rights would be purchased from the water purveyor at the time of development if required.

9. Please describe the source and timing of the water facilities necessary to serve the amendment:

a. System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	TMWA

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

<p>TMWA is a not-for-profit, community-owned water provider of the potable water service for this property. The area is not listed in the CIP for any public facility improvements. Therefore, water service to the site will be privately funded with development of the project. Water service is currently available to the west of the site, along Lemmon Drive in the existing residential development. Infrastructure will be connected to the site when a project is proposed. This property will need to be annexed into the TMWA service area.</p>
---

10. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

a. System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Washoe County

b. Available:

<input checked="" type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	---	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

The City of Reno and Washoe County have entered into an Interlocal Agreement for the Stead/Lemmon Valley Sanitary Sewer Capacity Analysis and Master Plan. The Stead/Lemmon Valley Sanitary Sewer Capacity Analysis and Master Plan was identified and recommended for approval by the Washoe County Board of County Commissioners in the 2015-16 Capital Improvement Program. County staff has indicated that these actions will enhance capacity at the facility and allow for increased development.

11. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

Lemmon Drive

12. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required. See attached Traffic Impact Report Guidelines.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

13. Community Services (provided and nearest facility):

a. Fire Station	Lemmon Valley Volunteer Fire Department (Lemmon Drive/Nectar Street)
b. Health Care Facility	Renown Medical Group (Golden Valley Road and North Hills Boulevard)
c. Elementary School	Lemmon Valley Elementary School (255 W. Patrician Drive)
d. Middle School	O'Brien Middle School (10500 Stead Boulevard)
e. High School	North Valleys High School (1470 Golden Valley Road)
f. Parks	Golden Valley Park (estates Road and Hillview Drive)
g. Library	North Valleys Library (Golden Valley Road and North Hills Boulevard)
h. Citifare Bus Stop	Lemmon Drive/Fleetwood Drive

14. Describe how the proposed amendment fosters, promotes or complies with the policies of the adopted area plans and elements of the Washoe County Master Plan:

a. Population Element:

The proposed amendment appears to be neutral with respect to population policies and the Population Element. The population policies are geared at ensuring that there is adequate housing available for the anticipated growth and that land use, public services and facilities, and infrastructure needs are based on the most current population information. The proposed amendment would allow for a redistribution of the approved amount of housing units by 207 (207 units are permitted under the existing master plan and zoning designations); it is within the 2,000 units of land use capacity through 2025 allocated to the North Valleys area (North Valleys Area Plan NV.1.2).

b. Conservation Element:

The Conservation Element of the Washoe County Master Plan serves as the conservation plan for unincorporated Washoe County and outlines policies and action programs for the conservation and preservation of natural resources. The proposed amendment is positive with respect to many of the conservation policies and framework. The impact on natural resources from this type of change is favorable when the conditions produce little or no impact on topography, trees, vegetative cover, view sheds and scenic corridors, wetlands, wildlife habitat, etc. The proposed amendment will allow for new housing in more appropriate locations of Lemmon Valley.

c. Housing Element:

The Housing Element is primarily focused on providing affordable housing which is further encouraged in higher density and affordable housing. Goal One within the Housing Element encourages the availability of affordable housing and Goal 7 is to promote homeownership opportunities. In addition one of the underlying NRS requirements of the housing policy is an analysis of the characteristics of the land that is suitable for residential development including a determination of whether the existing infrastructure is sufficient to sustain the current needs and projected growth of the community. With respect to these goals and policies, the subject property is suited for residential development and is being proposed at a density that is appropriate for the area and in consideration of the adjacent properties. Appendix A (Housing Needs Assessment) states that commercial development are not considered appropriate in Lemmon Valley. Appendix B illustrates that Lemmon Valley is an area for affordable housing opportunities (MDS in Lemmon Valley).

d. Land Use and Transportation Element:

The Land Use and Transportation Element (LUTE) focuses on providing for future population and employment in Washoe County, encouraging sustainable growth practices while discouraging sprawled communities. The proposed amendment, which will allow for logical residential development in appropriate areas and the preservation of open space, and will promote Land Use and Transportation policies (specifically, LUT 1.1, 1.4, 3.1, 3.2, 3.4, 4.1, 4.3, 5.1, 5.2, 5.3, 5.4, 9.1, 10.3, 10.4, 14.1, and 14.4). The Lemmon Valley Suburban Character Management Area (SCMA) is identified as an area for residential development. The proposed amendment promotes LUT goals 3.1-3.3 as responsible growth in the SCMA. The site is physically well-suited for residential use because of its gentle topography and access to an arterial roadway and is in proximity to retail/commercial land uses (north valleys) and areas that facilitate walking and cycling (LUT 1.4). The area is not suited to mixed use or commercial development (Housing Element Appendix A). With respect to employment and residential balance, the amendment will provide housing to support commercial and industrial employment development in the north valleys. This should have a positive impact on reverse commute and capturing some vehicle trips within the north valleys.

e. Public Services and Facilities Element:

The proposed amendment will promote policies of the public services and facilities element where applicable. The basic policy framework for the public services and facilities plan of the North Valleys area is to provide for community water and sewer for those areas with the Suburban Character Management Area (SCMA). This property falls within the Lemmon Valley SCMA and in an area where public services are planned for development and will adequately serve this project.

f. Adopted area plan(s):

North Valleys Area Plan  
Goal Six: Lemmon Valley Suburban Character Management Area. This project meets (or will meet) the policies NV.6.1 and NV.6.4 related to single family subdivisions and tentative maps.

15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

No amendment to the North Valleys Area Plan is proposed.

## Applicant Comments

This page can be used by the applicant to support the regulatory zone amendment request and should address, at a minimum, how one or more of the findings for an amendment are satisfied. (Please refer to Article 820 of the Washoe County Development Code for the list of Findings.)

**Consistency with Master Plan:** The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan, as detailed in this application. Approval of the amendment will not increase the total number of housing units approved for this project area.

**Compatible Land Uses:** The proposed amendment will provide for land uses compatible with adjacent land uses, and will not adversely impact the public health, safety, or welfare. The proposed development is of similar density and configuration as the existing, adjacent residential neighborhood.

**Response to Changed Conditions:** The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land. Technology depicting the slope pattern of the site allows for more accurate mapping and more desirable utilization of land. The proposed amendment responds to a demand for residential housing in the area. The timing and location of public services and facilities also encourages this residential development in a more logical configuration.

**Availability of Facilities:** There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation. The proposed development will ensure that all facilities are adequate for the site. The MPA/RZA does not change the facilities needed for development, as the amount of development is already approved under the existing master plan and zoning designations.

**Desired Pattern of Growth:** The proposed amendment will promote the desired pattern for the orderly physical growth of the county and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services. This MPA/RZA will result in the same level of development already permitted under the existing designations but will be able to be designed in a more logical configuration. The Master Plan, Housing Element, and North Valleys Plan Area (Lemmon Valley SCMA ) anticipate this pattern of growth.

Community Services Department  
Planning and Development  
REGULATORY ZONE AMENDMENT  
APPLICATION



---

Community Services Department  
Planning and Development  
1001 E. Ninth St., Bldg. A  
Reno, NV 89520

Telephone: 775.328.3600

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>JDS LLC Lemmon Valley Properties MPA/RZA</b>			
Project Description: Request for a Master Plan Amendment and Regulatory Zone Amendment to allow for a single family residential subdivision.			
Project Address: 1200 Estates Road, Washoe County, NV 89506			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator): <b>Lemmon Drive/Deodar Way/Estates Road; Lemmon Valley</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
see cover letter (6 parcels)			
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b> (multiple- 6 parcels)		<b>Professional Consultant:</b>	
Name: Derek Larson; JDS LLC, Juan and Linda Arevalo		Name: Manhard Consulting	
Address: 7500 Rough Rock Road, Reno NV		Address: 9850 Double R Boulevard, Suite 101, Reno NV	
Zip: 89502		Zip: 89521	
Phone: 775-544-5482	Fax:	Phone: 775-746-3500	Fax:
Email: dvlarson03@gmail.com		Email: cbaker@manhard.com	
Cell:	Other:	Cell:	Other:
Contact Person: Derek Larson		Contact Person: Chris Baker	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Derek Larson; JDS LLC		Name:	
Address: 7500 Rough Rock Road, Reno NV		Address:	
Zip: 89502		Zip:	
Phone: 775-544-5482	Fax:	Phone:	Fax:
Email : dvlarson03@gmail.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Derek Larson		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Derek V Larson

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )  
COUNTY OF WASHOE )

I, Derek V Larson  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 552-210-06 + 552-210-07  
080-730-18 + 080-730-19

Printed Name Derek V Larson

Signed [Signature]

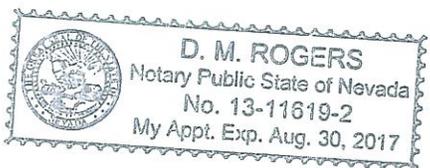
Address 7500 Rough Rock Dr  
Reno NV 89502

Subscribed and sworn to before me this 12 day of Jan, 2017.

[Signature]  
Notary Public in and for said county and state

My commission expires: 8/30/17

(Notary Stamp)



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: JDS LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )  
COUNTY OF WASHOE )

I, Derek Larson  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 080 635 01 + 080 635 02

Printed Name JDS LLC

Signed [Signature]

Address 7500 Rough Rock Dr  
Reno NV 89502

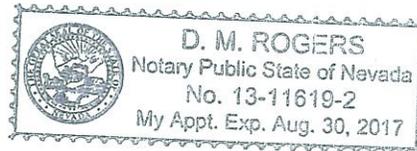
Subscribed and sworn to before me this 12 day of Jan, 2017.

(Notary Stamp)

[Signature]

Notary Public in and for said county and state

My commission expires: 8/30/17



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: Juan Arevalo

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA  
Clark  
COUNTY OF WASHOE 6

Juan Arevalo  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 08073021

Printed Name Juan Arevalo

Signed Juan Arevalo

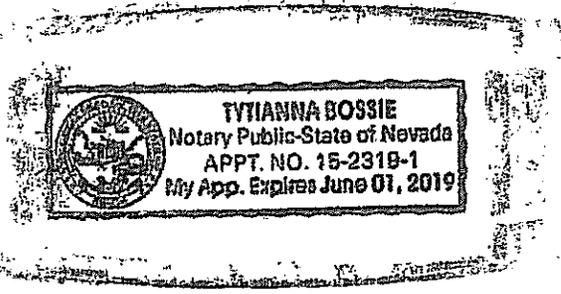
Address 6012 Valley Flower St  
N. Las Vegas, NV. 89081

Subscribed and sworn to before me this  
16 day of JANUARY, 2017

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: 06/01/2019



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

October 2018



## Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to Regulatory Zone amendments may be found in Article 821, Amendment of Regulatory Zone.

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Zoning Map. Please provide a brief explanation to all questions answered in the affirmative.

1. Please describe the Regulatory Zone amendment request:

If approved, this request will alter the split Master Plan designations of Suburban Residential (SR) and Rural (R) to an alternate mix of SR/R and will alter the split zoning designations of General Rural (GR) and Medium Density Suburban (MDS) to an alternate mix of GR/MDS to allow for residential development in appropriate areas of the project site. The overall density of the project area will not change; the current zoning designations allow for 207 units to be developed and 207 units are proposed to be developed if the MPA/RZA are approved. As proposed, this MPA/RZA will allow for the 207 housing units to be distributed in a more logical configuration that accommodates the natural slope of the site and has less impact to the existing neighborhood. The circulation pattern will also be better if the MPA/RZA is approved because there will be more access points to the development which will distribute traffic throughout the project site.

2. List the Following information regarding the property subject to the Regulatory Zone Amendment.
- a. What is the location (address, assessor's parcel number or distance and direction from nearest intersection)?

The project site is located at 1200 Estates Road, in the area surrounded by Lemmon Drive, Deodar Way, and Estates Road in Lemmon Valley.

Assessor's Parcel Numbers:

080-730-18  
080-730-19  
080-730-21  
080-635-01  
080-635-02  
552-210-07

b. Please list the following (attach additional sheet if necessary):

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
080-730-18	SR/R	MDS/GR	65.869	MDS/GR	23.99 MDS, 41.879 GR
080-730-19	R	GR	41.05	MDS/GR	3.06 MDS, 37.99 GR
080-730-21	SR/R	MDS/GR	43.211	MDS/GR	8.59 MDS, 34.621 GR
080-635-01	SR	MDS	13.59	MDS	13.59 MDS
080-635-02	SR	MDS	1.89	MDS/GR	1.5 MDS, .39 GR
552-210-07	SR	MDS	43.005	MDS/GR	18.067 MDS, 24.938 GR

c. What are the regulatory zone designations of adjacent parcels?

	Zoning	Use (residential, vacant, commercial, etc.)
North	SF15 (City of Reno) MDS (Washoe County)	Vacant, Single Family Unimproved
South	GR	Open Space (USA), Vacant Single Family Unimproved
East	SF15/GR	Vacant, Single Family Unimproved
West	MDS	Single Family Residential

3. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, easements, buildings, etc.):

The existing site is vacant land, with direct access from Deodar Way and Estates Road. A portion of the project is adjacent to Lemmon Drive, Deodar Way (unpaved), and Estates Road (unpaved). A portion of the project area is adjacent to an existing single family development.

4. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

The proposed area for development does not exceed 15% in slope and is suitable for residential development. There are steeper grades on the site that are not proposed to be developed and will be designated as R/GR. Based on review of the Washoe County Master Plan, the vegetative community/landcover is sagebrush. There are no known minerals or metals present on the site, no bodies of water, and no wildlife habitat.

5. Does the property contain development constraints such as floodplain or floodways, wetlands, slopes or hillsides in excess of 15%, geologic hazards such as active faults, significant hydrologic resources or major drainages or prime farmland?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

Explanation:

The property is not located in the 100-year floodplain. There are no wetlands on the site. The site is not subject to flash floods as it is not located near a stream or riparian area.

The hillside area is depicted on the attached slope map. None of the site affected by hillsides in excess of 15% are proposed to be developed. Any development would be subject to the requirements of Article 424, Hillside Development of the Washoe County Development Code. The MPA and RZA will correctly designate property with slopes in excess of 15% as GR and R and appropriately designate slopes less than 15% MDS and SR.

After review of the Washoe County Master Plan Geologic Hazards map, it was determined that there are no active faults on the site. There are no significant hydrologic resources, major drainages, or prime farmland on the site.

6. Please describe whether any archaeological, historic, cultural, or scenic resources are in the vicinity or associated with the proposed amendment:

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

After review of the appropriate Washoe County Master Plan maps, it was determined that there are no archaeological, historic, cultural, or scenic resources on the site or in the vicinity of the proposed amendment area.

7. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

- e. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

- f. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

No intensification of land use is proposed. However, additional rights would be purchased from the water purveyor at the time of development if required.

8. Please describe the source and timing of the water facilities necessary to serve the amendment:

a. System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	TMWA

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

<p>TMWA is a not-for-profit, community-owned water provider of the potable water service for this property. The area is not listed in the CIP for any public facility improvements. Therefore, water service to the site will be privately funded with development of the project. Water service is currently available to the west of the site, along Lemmon Drive in the existing residential development. Infrastructure will be connected to the site when a project is proposed. This property will need to be annexed into the TMWA service area.</p>
---

9. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

a. System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Washoe County

b. Available:

<input type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
------------------------------	---	------------------------------------	-----------------------------------

c. Is this part of a Washoe County Capital Improvements Program project?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

The City of Reno and Washoe County have entered into an Interlocal Agreement for the Stead/Lemmon Valley Sanitary Sewer Capacity Analysis and Master Plan. The Stead/Lemmon Valley Sanitary Sewer Capacity Analysis and Master Plan was identified and recommended for approval by the Washoe County Board of County Commissioners in the 2015-16 Capital Improvement Program. County staff has indicated that these actions will enhance capacity at the facility and allow for increased development.

10. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

Lemmon Drive

11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required. See attached Traffic Impact Report Guidelines.)

Yes  No

12. Community Services (provided and nearest facility):

a. Fire Station	Lemmon Valley Volunteer Fire Department (Lemmon Drive/Nectar Street)
b. Health Care Facility	Renown Medical Group (Golden Valley Road and North Hills Boulevard)
c. Elementary School	Lemmon Valley Elementary School (255 W. Patrician Drive)
d. Middle School	O'Brien Middle School (10500 Stead Boulevard)
e. High School	North Valleys High School (1470 Golden Valley Road)
f. Parks	Golden Valley Park (estates Road and Hillview Drive)
g. Library	North Valleys Library (Golden Valley Road and North Hills Boulevard)
h. Citifare Bus Stop	Lemmon Drive/Fleetwood Drive

## Projects of Regional Significance Information – for Regulatory Zone Amendments

Nevada Revised Statutes 278.026 defines "Projects of Regional Significance". Regulatory Zone amendment requests for properties within the jurisdiction of the Truckee Meadows Regional Planning Commission (TMRPC) must respond to the following questions. A "Yes" answer to any of the following questions may result in the application being referred first to the Truckee Meadows Regional Planning Agency for submission as a project of regional significance. Applicants should consult with County or Regional Planning staff if uncertain about the meaning or applicability of these questions.

1. Will the full development potential of the Regulatory Zone amendment increase employment by not less than 938 employees?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

4. Will the full development potential of the Regulatory Zone amendment increase sewage by 187,500 gallons or more per day?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

5. Will the full development potential of the Regulatory Zone amendment increase water usage by 625 acre-feet or more per year?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

6. Will the full development potential of the Regulatory Zone amendment increase traffic by 6,250 or more average daily trips?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12<sup>th</sup> grade by 325 students or more?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

## Applicant Comments

This page can be used by the applicant to support the regulatory zone amendment request and should address, at a minimum, how one or more of the findings for an amendment are satisfied. (Please refer to Article 821 of the Washoe County Development Code for the list of Findings.)

**Consistency with Master Plan and Regulatory Zone Map:** The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and Regulatory Zone Map, as detailed in this application. Approval of the amendment will not increase the total number of housing units approved for this project area.

**Compatible Land Uses:** The proposed amendment will provide for land uses compatible with adjacent land uses, and will not adversely impact the public health, safety, or welfare. The proposed development is of similar density and configuration as the existing, adjacent residential neighborhood.

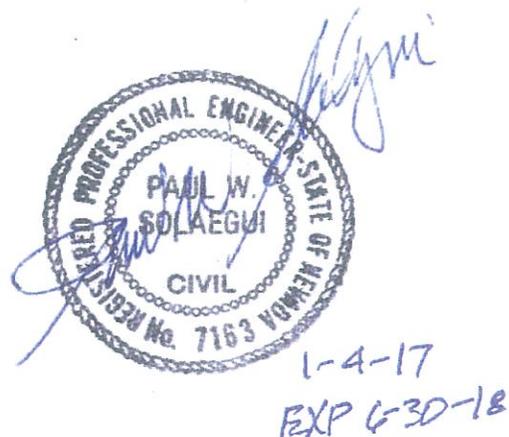
**Response to Changed Conditions:** The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land. Technology depicting the slope pattern of the site allows for more accurate mapping and more desirable utilization of land. The proposed amendment responds to a demand for residential housing in the area. The timing and location of public services and facilities also encourages this residential development in a more logical configuration.

**Availability of Facilities:** There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed zoning designation. The proposed development will ensure that all facilities are adequate for the site. The MPA/RZA does not change the facilities needed for development, as the amount of development is already approved under the existing master plan and zoning designations.

**Desired Pattern of Growth:** The proposed amendment will promote the desired pattern for the orderly physical growth of the county and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services. This MPA/RZA will result in the same level of development already permitted under the existing designations but will be able to be designed in a more logical configuration. The Master Plan, Housing Element, and North Valleys Plan Area (Lemmon Valley SCMA ) anticipate this pattern of growth.

LEMMON VALLEY SUBDIVISION  
TRAFFIC STUDY

JANUARY, 2017



Prepared by:  
Solaegui Engineers, Ltd.  
715 H Street  
Sparks, Nevada 89431  
(775) 358-1004

# LEMMON VALLEY SUBDIVISION

## TRAFFIC STUDY

### EXECUTIVE SUMMARY

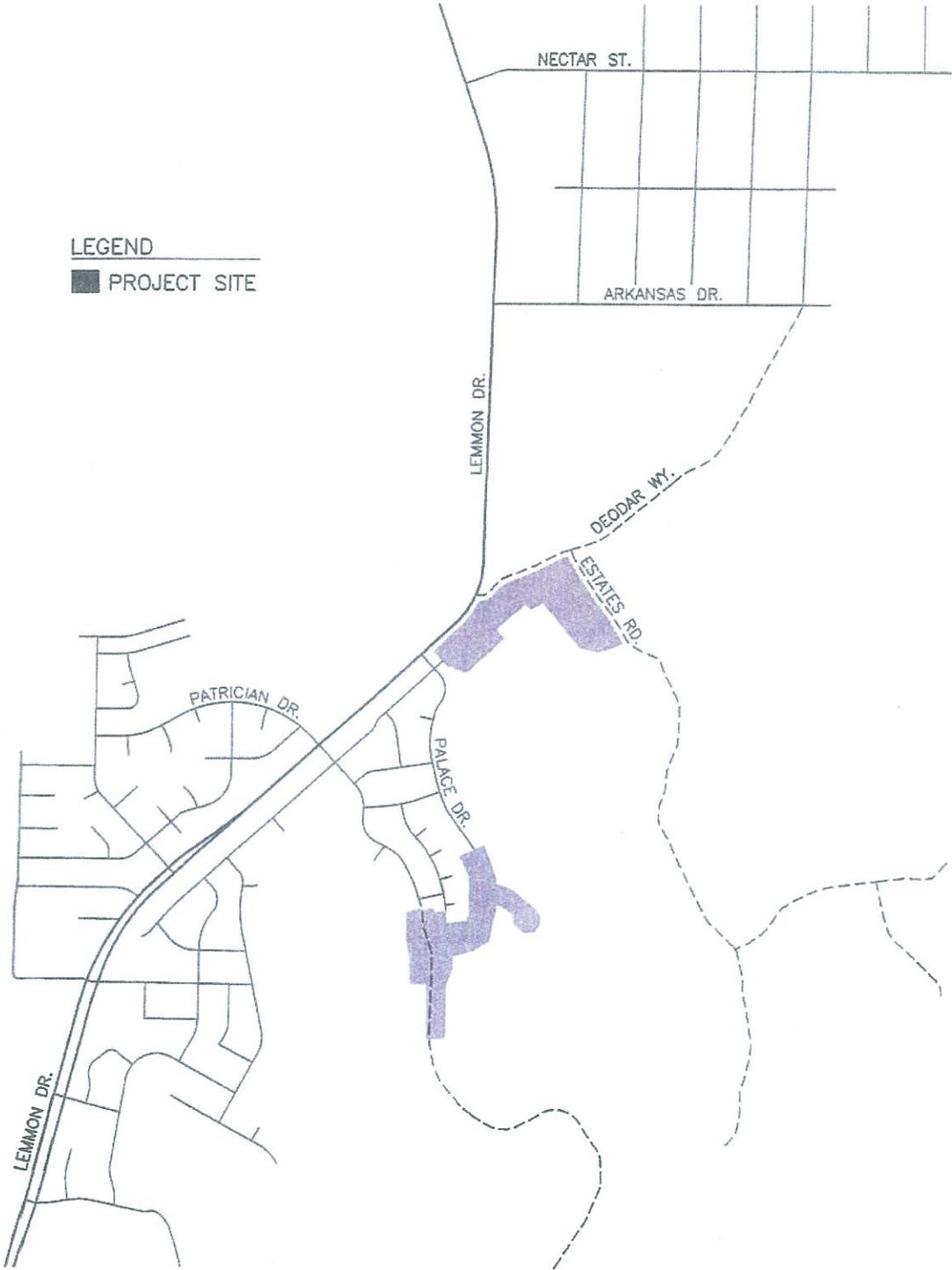
The proposed Lemmon Valley Subdivision will be located in Washoe County, Nevada. The project sites are generally located southeast of Lemmon Drive, south of Deodar Way and west of Estates Road. The project sites are currently undeveloped land. The purpose of this study is to address the project's impact upon the adjacent street network. The Lemmon Drive/Patrician Drive intersection and the Lemmon Drive/Deodar Way intersection have been identified for AM and PM peak hour capacity analysis for the existing, existing plus project, 2026 base and 2026 base plus project scenarios.

The proposed Lemmon Valley Subdivision will consist of the construction of a total of 209 single family detached homes. The northerly site will contain 90 dwelling units and the southerly site will contain 119 dwelling units. Access to the northerly site will be provided from accesses on Deodar Way and Estates Road via Lemmon Drive. Access to the southerly site will be provided from the extensions of Patrician Drive, Kess Way and Palace Way via Lemmon Drive. The project is anticipated to generate 1,990 average daily trips with 157 trips occurring during the AM peak hour and 209 trips occurring during the PM peak hour.

Traffic generated by the proposed Lemmon Valley Subdivision will have some impact on the adjacent street network. The following recommendations are made to mitigate project traffic impacts.

It is recommended that any required signing, striping, or traffic control improvements comply with Washoe County requirements.

It is recommended that the segment of Deodar Way adjacent to the site and all internal subdivision streets be constructed per Washoe County standards.



LEGEND  
■ PROJECT SITE

LEMMON VALLEY SUBDIVISION  
VICINITY MAP  
FIGURE 1

## TRIP DISTRIBUTION AND ASSIGNMENT

The distribution of the project traffic to the key intersections was based on existing peak hour traffic patterns and the locations of attractions and productions in the area. Figure 2 shows the anticipated trip distribution. The peak hour trips shown in Table 1 were subsequently assigned to the key intersections based on the trip distribution. Figure 3 shows the trip assignment at the key intersections for the AM and PM peak hours.

## EXISTING AND PROJECTED TRAFFIC VOLUMES

Figure 4 shows the existing traffic volumes at the key intersections during the AM and PM peak hours. The existing traffic volumes at the Lemmon Drive/Patrician Drive intersection were obtained from traffic counts conducted in May of 2016. The existing traffic volumes at the Lemmon Drive/Deodar Way intersection were obtained from traffic counts conducted in July of 2016.

Figure 5 shows the existing plus project traffic volumes at the key intersections during the AM and PM peak hours. The existing plus project volumes were obtained by adding the trip assignment volumes shown on Figure 3 to the existing volumes shown on Figure 4.

Figure 6 shows the 2026 base traffic volumes during the AM and PM peak hours. The 2026 base traffic volumes were estimated by applying a 1.0% average annual growth rate to the existing traffic volumes. A +0.5% average annual growth rate on Patrician Drive and a -0.9% growth rate on Lemmon Drive were derived from 10-year historic traffic count data obtained from the Nevada Department of Transportation's (NDOT) Annual Traffic Report. However, the 1.0% growth rate was used in order to ensure conservative results. The project is anticipated to account for all the growth in the Patrician Drive area and therefore the growth rate was not applied to traffic volumes on the southeast leg of the Lemmon Drive/Patrician Drive intersection.

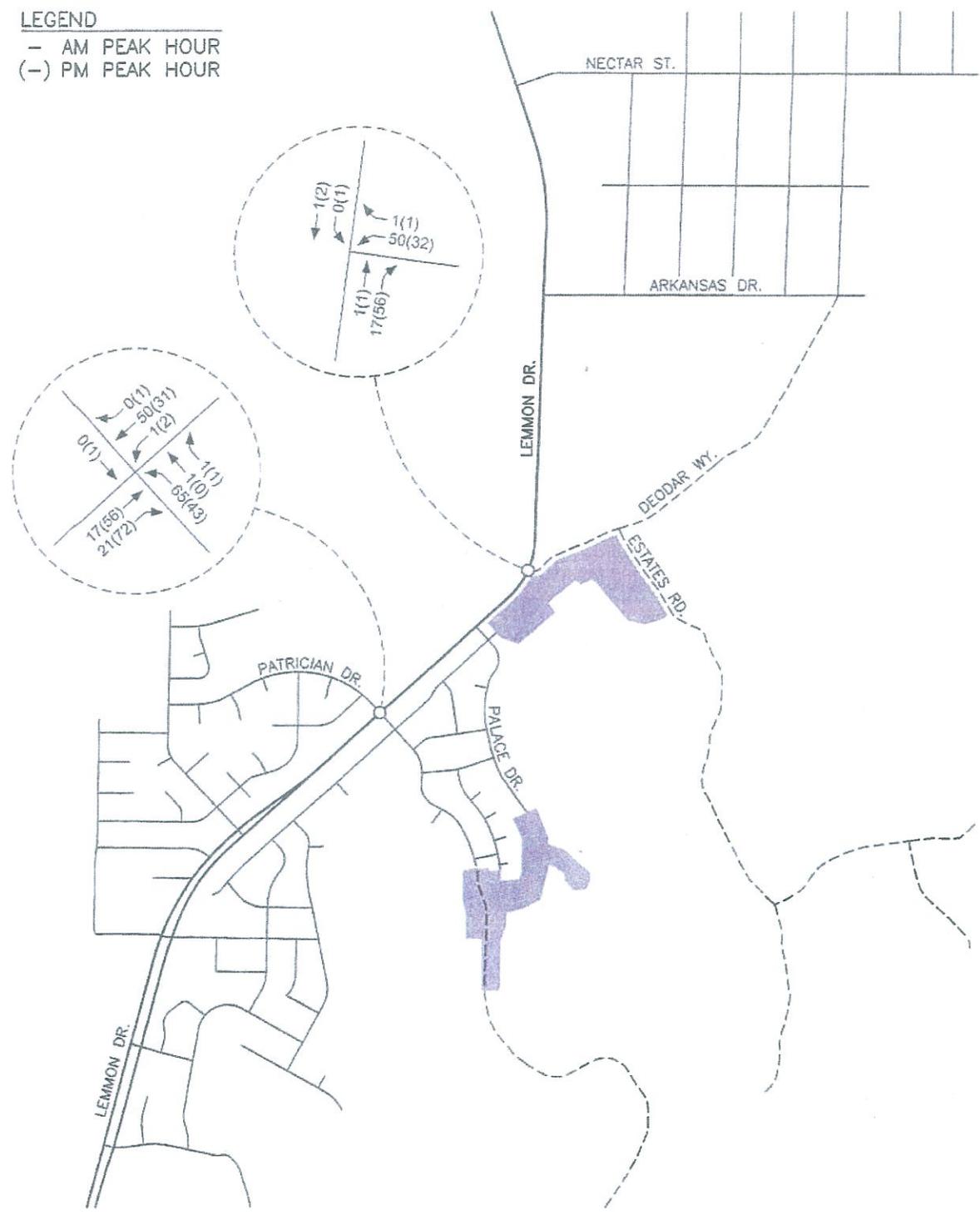
Figure 7 shows the 2026 base plus project traffic volumes. The 2026 base plus project volumes were obtained by adding the trip assignment volumes shown on Figure 3 to the 2026 base volumes shown on Figure 6.

## INTERSECTION CAPACITY ANALYSIS

The key intersections were analyzed for capacity based on procedures presented in the 2010 *Highway Capacity Manual (HCM)*, prepared by the Transportation Research Board, for unsignalized intersections using the latest version of the Highway Capacity computer software.

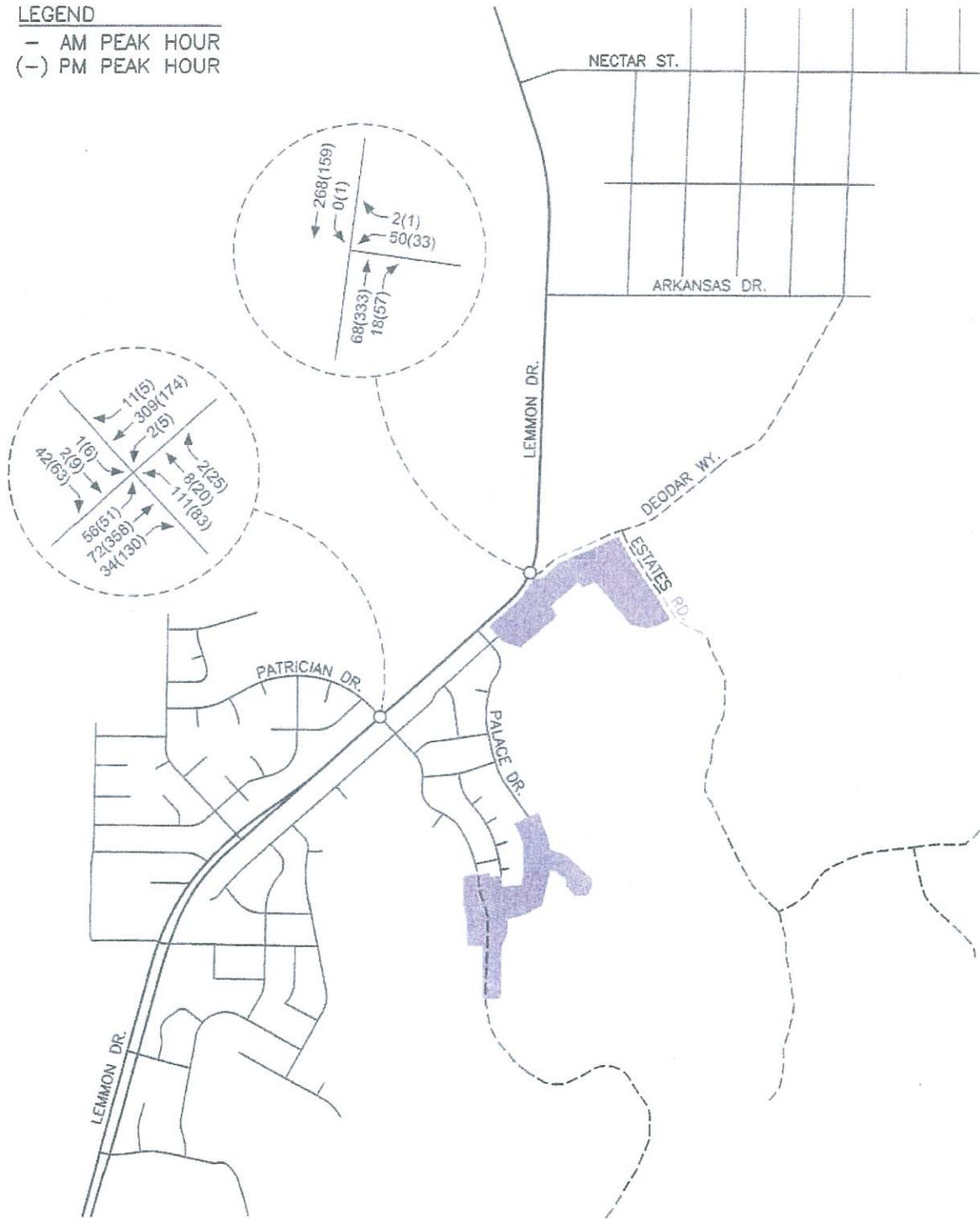
The result of capacity analysis is a level of service rating for each minor movement. Level of service is a qualitative measure of traffic operating conditions where a letter grade "A" through "F", corresponding to progressively worsening traffic operation, is assigned to the minor movement.

**LEGEND**  
 - AM PEAK HOUR  
 (-) PM PEAK HOUR



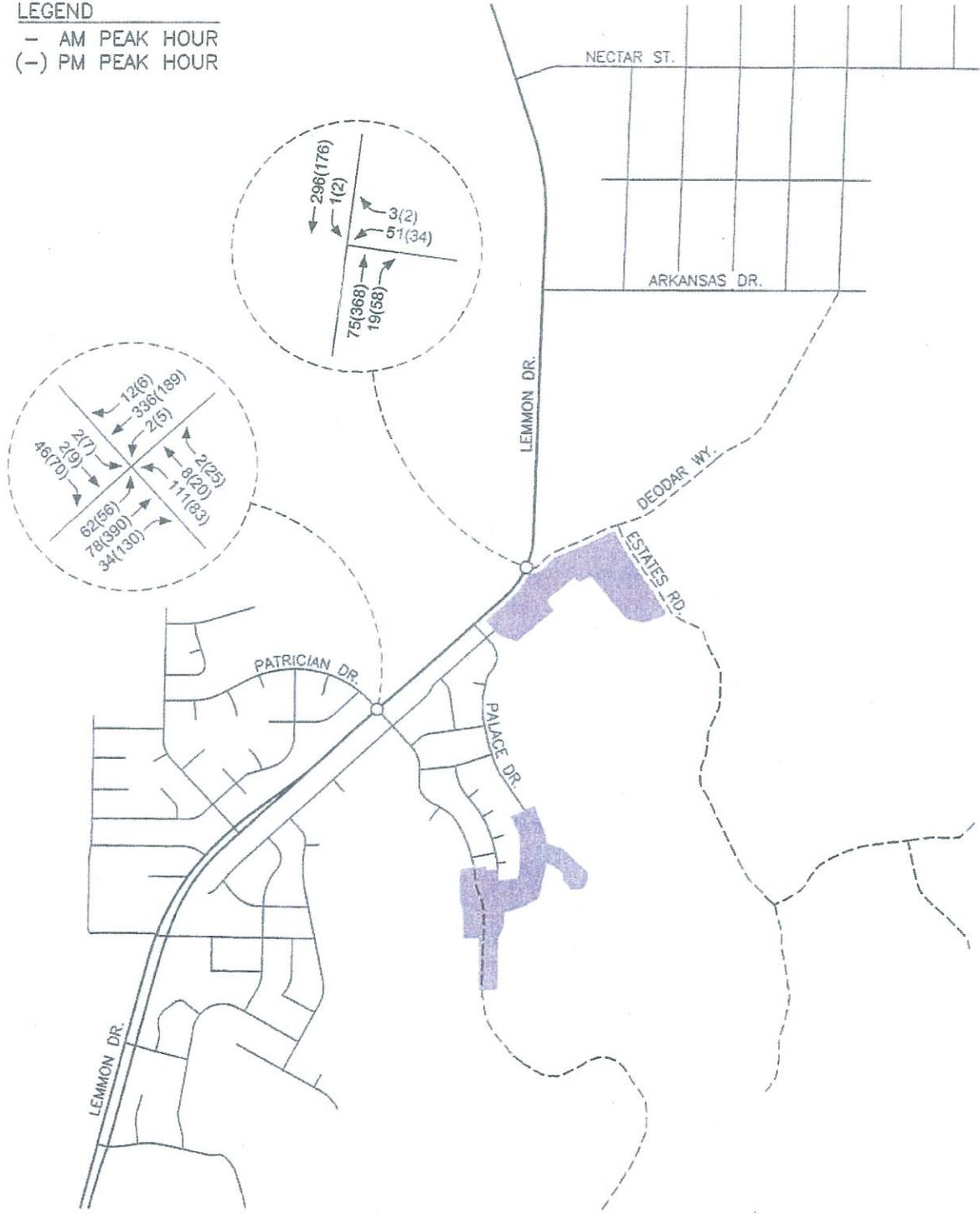
LEMMON VALLEY SUBDIVISION  
 TRIP ASSIGNMENT  
 FIGURE 3

**LEGEND**  
 - AM PEAK HOUR  
 (-) PM PEAK HOUR



LEMMON VALLEY SUBDIVISION  
 EXISTING PLUS PROJECT TRAFFIC VOLUMES  
 FIGURE 5

**LEGEND**  
 - AM PEAK HOUR  
 (-) PM PEAK HOUR



LEMMON VALLEY SUBDIVISION  
 2026 BASE PLUS PROJECT TRAFFIC VOLUMES  
 FIGURE 7

### Lemmon Drive/Patrician Drive Intersection

The Lemmon Drive/Patrician Drive intersection was analyzed as an unsignalized four-leg intersection with stop control at the east and west Patrician Drive approaches for all scenarios. The intersection minor movements currently operate at LOS B or better during the AM peak hour and LOS C or better during the PM peak hour. For the existing plus project traffic volumes the intersection minor movements are anticipated to operate at LOS C or better during the AM peak hour and LOS D or better during the PM peak hour. For the 2026 base traffic volumes the intersection minor movements are anticipated to operate at LOS C or better during the AM and PM peak hours. For the 2026 base plus project traffic volumes the intersection minor movements are anticipated to operate at LOS C or better during the AM peak hour and LOS D or better during the PM peak hour. The intersection was analyzed with the existing approach lanes for all scenarios. The intersection will meet policy LOS D standards established by the Washoe County Regional Transportation Commission.

The project is anticipated to add traffic to the southbound left turn movement at the Lemmon Drive/Patrician Drive intersection. Storage requirements were subsequently reviewed for this movement based on the unsignalized criteria of providing three minutes of storage during the peak hours. Less than 50 feet of storage length is required based on the 2026 base plus project traffic volumes. The existing left turn lane contains approximately 85 feet of storage length which will serve project traffic demands.

### Lemmon Drive/Deodar Way Intersection

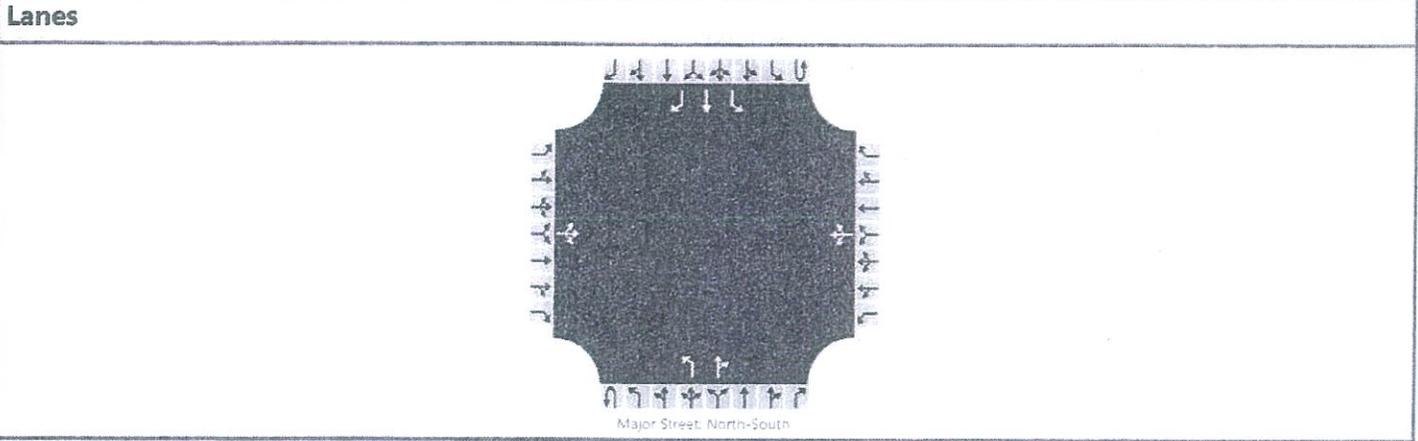
The Lemmon Drive/Deodar Way intersection was analyzed as an unsignalized three-leg intersection with stop control at the east approach for all scenarios. The intersection minor movements currently operate at LOS B or better during the AM and PM peak hours. For the existing plus project volumes the intersection minor movements will continue to operate at LOS B or better during the AM and PM peak hours. For the 2026 base traffic volumes the intersection minor movements are anticipated to operate at LOS B or better during the AM and PM peak hours. For the 2026 base plus project volumes the intersection minor movements will continue to operate at LOS B or better during the AM and PM peak hours. The intersection was analyzed with the existing approach lanes for all scenarios. The intersection will meet policy LOS D standards established by the Washoe County Regional Transportation Commission.

The project is anticipated to add traffic to the southbound left turn movement at the Lemmon Drive/Deodar Way intersection. The need for an exclusive lane for this movement was subsequently reviewed based on left turn lane guidelines presented in AASHTO's *A Policy on Geometric Design of Highways and Street*. The guidelines indicate that an exclusive left turn lane is not required for the southbound movement based on the 2026 base plus project traffic volumes.

# APPENDIX

# HCS 2010 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	MSH	Intersection	Lemmon & Patrician
Agency/Co.	Solaegui Engineers	Jurisdiction	Washoe County
Date Performed	12/28/2016	East/West Street	Patrician Drive
Analysis Year	2016	North/South Street	Lemmon Drive
Time Analyzed	AM Existing	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description			



**Vehicle Volumes and Adjustments**

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	1	0	0	1	1	1
Configuration			LTR				LTR			L		TR		L	T	R
Volume, V (veh/h)		1	2	42		46	7	1		56	55	13		1	259	11
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

**Critical and Follow-up Headways**

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

**Delay, Queue Length, and Level of Service**

Flow Rate, v (veh/h)			49				59				61				1	
Capacity, c (veh/h)			726				442				1260				1517	
v/c Ratio			0.07				0.13				0.05				0.00	
95% Queue Length, Q <sub>95</sub> (veh)			0.2				0.5				0.2				0.0	
Control Delay (s/veh)			10.3				14.4				8.0				7.4	
Level of Service, LOS			B				B				A				A	
Approach Delay (s/veh)		10.3				14.4				3.6				0.0		
Approach LOS		B				B				A				A		

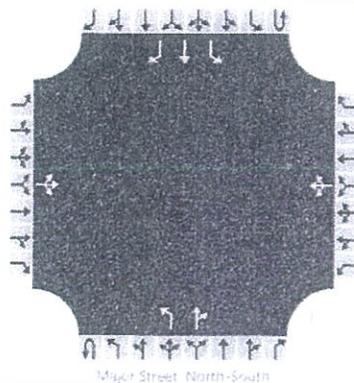
# HCS 2010 Two-Way Stop-Control Report

## General Information

## Site Information

Analyst	MSH	Intersection	Lemmon & Patrician
Agency/Co.	Solaegui Engineers	Jurisdiction	Washoe County
Date Performed	12/28/2016	East/West Street	Patrician Drive
Analysis Year	2016	North/South Street	Lemmon Drive
Time Analyzed	AM Existing + Project	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description			

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement																	
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6	
Number of Lanes		0	1	0		0	1	0	0	1	1	0	0	1	1	1	
Configuration			LTR				LTR			L		TR		L	T	R	
Volume, V (veh/h)		1	2	42		111	8	2		56	72	34		2	309	11	
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3			
Proportion Time Blocked																	
Percent Grade (%)		0				0											
Right Turn Channelized		No				No					No						
Median Type/Storage		Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)																	
Critical Headway (sec)																	
Base Follow-Up Headway (sec)																	
Follow-Up Headway (sec)																	

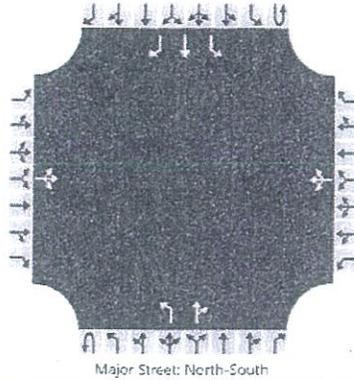
## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			49			132				61					2		
Capacity, c (veh/h)			673			384				1204					1466		
v/c Ratio			0.07			0.34				0.05					0.00		
95% Queue Length, Q <sub>95</sub> (veh)			0.2			1.5				0.2					0.0		
Control Delay (s/veh)			10.8			19.2				8.1					7.5		
Level of Service, LOS			B			C				A					A		
Approach Delay (s/veh)		10.8				19.2				2.8				0.0			
Approach LOS		B				C											

# HCS 2010 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	MSH	Intersection	Lemmon & Patrician
Agency/Co	Solaegui Engineers	Jurisdiction	Washoe County
Date Performed	12/28/2016	East/West Street	Patrician Drive
Analysis Year	2026	North/South Street	Lemmon Drive
Time Analyzed	AM Base	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description			

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0		0	1	0		0	1	1
Configuration			LTR				LTR			L		TR		L	T	R
Volume, V (veh/h)		2	2	46		46	7	1		62	61	13		1	286	12
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			54				59				67				1	
Capacity, c (veh/h)			692				406				1229				1510	
v/c Ratio			0.08				0.15				0.05				0.00	
95% Queue Length, Q <sub>95</sub> (veh)			0.3				0.5				0.2				0.0	
Control Delay (s/veh)			10.6				15.4				8.1				7.4	
Level of Service, LOS			B				C				A				A	
Approach Delay (s/veh)		10.6				15.4				3.7				0.0		
Approach LOS		B				C				A				A		

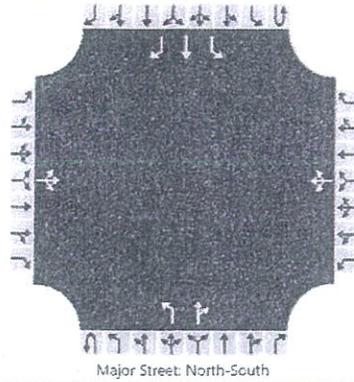
# HCS 2010 Two-Way Stop-Control Report

## General Information

## Site Information

Analyst	MSH	Intersection	Lemmon & Patrician
Agency/Co.	Solaegui Engineers	Jurisdiction	Washoe County
Date Performed	12/28/2016	East/West Street	Patrician Drive
Analysis Year	2026	North/South Street	Lemmon Drive
Time Analyzed	AM Base + Project	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description			

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement																	
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6	
Number of Lanes		0	1	0		0	1	0	0	1	1	0	0	1	1	1	
Configuration			LTR				LTR			L		TR		L	T	R	
Volume, V (veh/h)		2	2	46		111	8	2		62	78	34		2	336	12	
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3			
Proportion Time Blocked																	
Percent Grade (%)		0				0											
Right Turn Channelized		No				No				No				No			
Median Type/Storage	Undivided																

## Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			54				132				67				2		
Capacity, c (veh/h)			640				351				1174				1457		
v/c Ratio			0.08				0.38				0.06				0.00		
95% Queue Length, Q <sub>95</sub> (veh)			0.3				1.7				0.2				0.0		
Control Delay (s/veh)			11.1				21.3				8.3				7.5		
Level of Service, LOS			B				C				A				A		
Approach Delay (s/veh)		11.1				21.3				2.9				0.0			
Approach LOS		B				C											

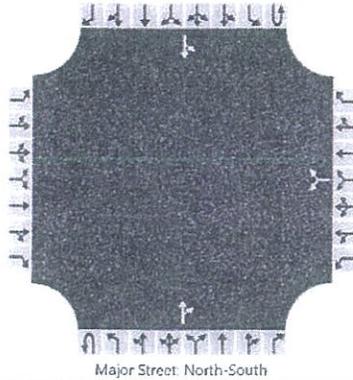
# HCS 2010 Two-Way Stop-Control Report

## General Information

## Site Information

Analyst	MSH	Intersection	Lemmon & Deodar
Agency/Co.	Solaegui Engineers	Jurisdiction	Washoe County
Date Performed	12/28/2016	East/West Street	Deodar Way
Analysis Year	2016	North/South Street	Lemmon Drive
Time Analyzed	AM Existing	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description			

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration							LR					TR			LT	
Volume, V (veh/h)						0		1			67	1		0	267	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized		No				No				No				No		
Median Type/Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								1								0
Capacity, c (veh/h)								984								1517
v/c Ratio								0.00								0.00
95% Queue Length, Q <sub>95</sub> (veh)								0.0								0.0
Control Delay (s/veh)								8.7								7.4
Level of Service, LOS								A								A
Approach Delay (s/veh)								8.7								0.0
Approach LOS								A								

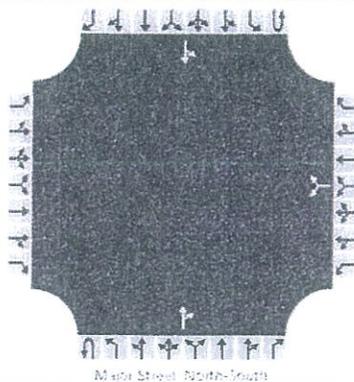
# HCS 2010 Two-Way Stop-Control Report

## General Information

## Site Information

Analyst	MSH	Intersection	Lemmon & Deodar
Agency/Co.	Solaegui Engineers	Jurisdiction	Washoe County
Date Performed	12/28/2016	East/West Street	Deodar Way
Analysis Year	2016	North/South Street	Lemmon Drive
Time Analyzed	AM Existing + Project	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description			

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement																	
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6	
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0	
Configuration							LR					TR		LT			
Volume, V (veh/h)						50		2			68	18		0	268		
Percent Heavy Vehicles (%)						3		3						3			
Proportion Time Blocked																	
Percent Grade (%)							0										
Right Turn Channelized		No				No				No				No			
Median Type/Storage	Undivided																

## Critical and Follow-up Headways

Base Critical Headway (sec)																	
Critical Headway (sec)																	
Base Follow-Up Headway (sec)																	
Follow-Up Headway (sec)																	

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						56									0		
Capacity, c (veh/h)						632									1492		
v/c Ratio						0.09									0.00		
95% Queue Length, Q <sub>95</sub> (veh)						0.3									0.0		
Control Delay (s/veh)						11.2									7.4		
Level of Service, LOS						B									A		
Approach Delay (s/veh)						11.2									0.0		
Approach LOS						B											

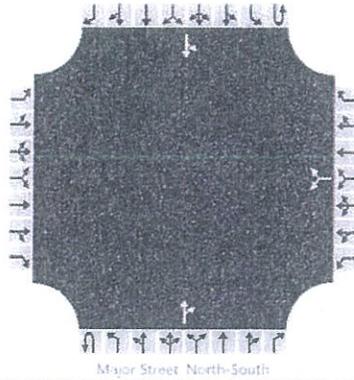
# HCS 2010 Two-Way Stop-Control Report

## General Information

## Site Information

Analyst	MSH	Intersection	Lemmon & Deodar
Agency/Co.	Solaegui Engineers	Jurisdiction	Washoe County
Date Performed	12/28/2016	East/West Street	Deodar Way
Analysis Year	2026	North/South Street	Lemmon Drive
Time Analyzed	AM Base	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description			

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0		0	1	0		0	1	0
Configuration							LR					TR			LT	
Volume, V (veh/h)						1		2			74	2			1	295
Percent Heavy Vehicles (%)						3		3							3	
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized			No				No				No				No	
Median Type/Storage							Undivided									

## Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							3								1	
Capacity, c (veh/h)							807								1507	
v/c Ratio							0.00								0.00	
95% Queue Length, Q <sub>95</sub> (veh)							0.0								0.0	
Control Delay (s/veh)							9.5								7.4	
Level of Service, LOS							A								A	
Approach Delay (s/veh)							9.5								0.0	
Approach LOS							A									

# HCS 2010 Two-Way Stop-Control Report

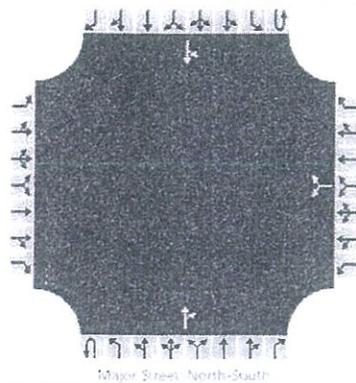
## General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	12/28/2016
Analysis Year	2026
Time Analyzed	AM Base + Project
Intersection Orientation	North-South
Project Description	

## Site Information

Intersection	Lemmon & Deodar
Jurisdiction	Washoe County
East/West Street	Deodar Way
North/South Street	Lemmon Drive
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0		0	1	0		0	1	0
Configuration							LR					TR			LT	
Volume, V (veh/h)						51		3			75	19		1		296
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized			No				No				No				No	
Median Type/Storage							Undivided									

## Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							58								1	
Capacity, c (veh/h)							602								1481	
v/c Ratio							0.10								0.00	
95% Queue Length, Q <sub>95</sub> (veh)							0.3								0.0	
Control Delay (s/veh)							11.6								7.4	
Level of Service, LOS							B								A	
Approach Delay (s/veh)							11.6								0.0	
Approach LOS							B									



**RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION  
ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN, NORTH  
VALLEYS MASTER PLAN MAP (WMPA17-0002), AND RECOMMENDING ITS  
ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS**

Resolution Number 17-01

Whereas, Master Plan Amendment Case Number WMPA17-0002 (Lemmon Valley Properties) came before the Washoe County Planning Commission for a duly noticed public hearing on March 7, 2017; and,

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and applicant representatives regarding the proposed master plan amendment; and,

Whereas, the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed master plan amendment; and,

Whereas, the Washoe County Planning Commission has made the findings necessary to support adoption of the proposed Master plan Amendment Case Number WMPA17-0002 as set forth in NRS Chapter 278, Washoe County Code Chapter 110, Article 820, and the North Valleys Area Plan Policy NV.20.3 as follows:

Washoe County Code Section 110.820.15 (d) Master Plan Amendment and North Valleys Area Plan Policy NV.20.3 Findings

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. Response to Changed Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation;
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services;

6. Traffic Analysis. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service; and
7. Existing Development. There is no existing development in the North Valleys planning area, which is subject to the conditions of a special use permit that will experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities;

NOW, THEREFORE, BE IT RESOLVED pursuant to NRS 278.210(3) that (1) the Washoe County Planning Commission does hereby adopt the proposed master plan amendment in Master Plan Amendment Case Number WMPA17-0002, comprised of the maps, descriptive matter and other matter intended to constitute the amendment as submitted at public hearing noted above and included as Exhibit A; and (2) to the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

ADOPTED on March 7, 2017

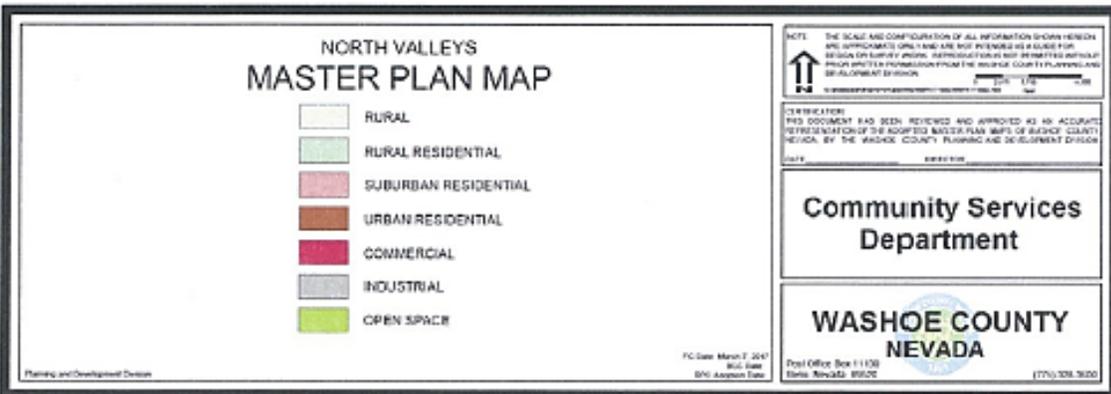
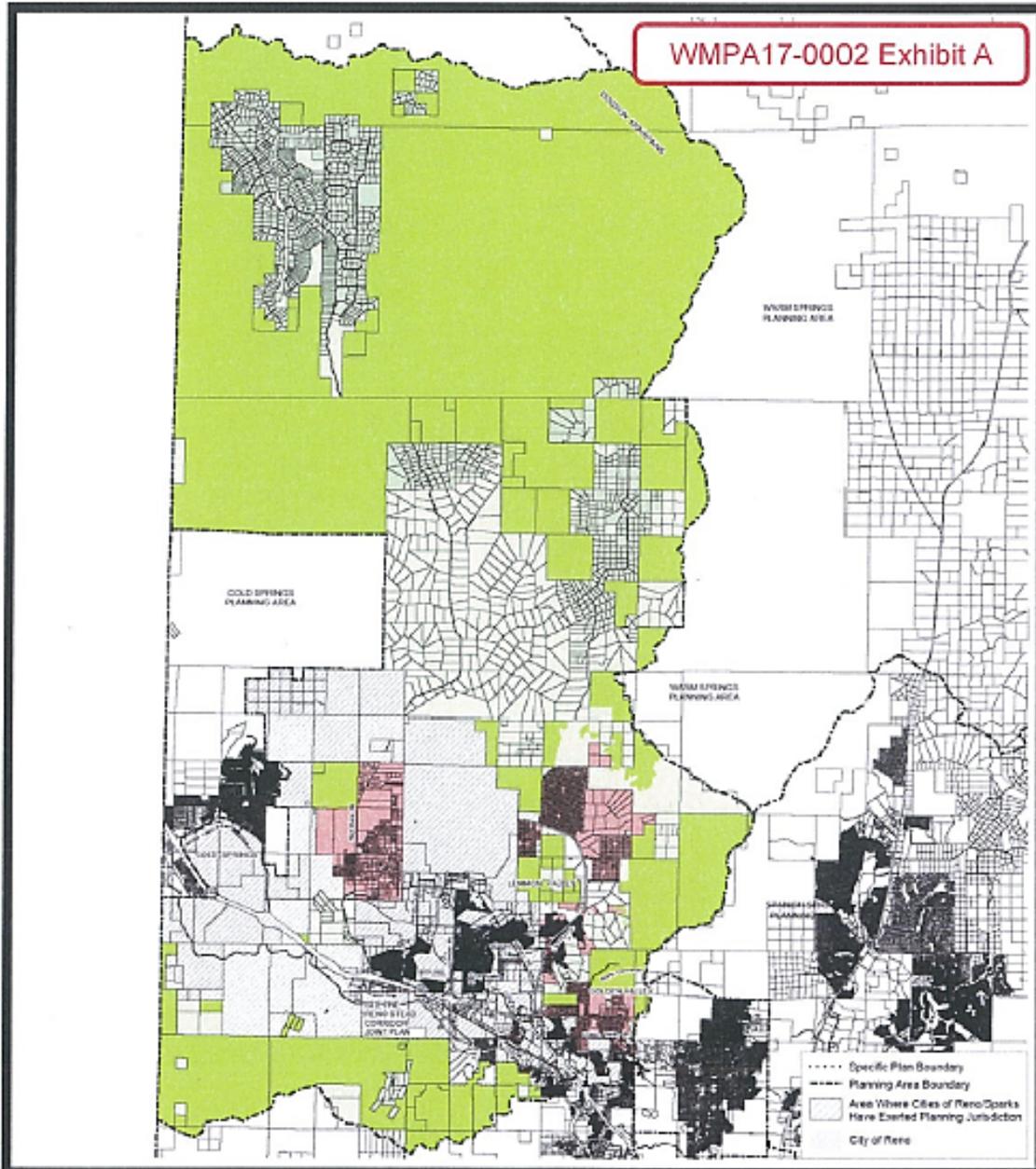
WASHOE COUNTY PLANNING COMMISSION

ATTEST:

  
\_\_\_\_\_  
Carl R. Webb, Jr., AICP, Secretary

  
\_\_\_\_\_  
James Barnes, Chair

Attachment: Exhibit A – North Valleys Master Plan Map





## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA17-0001 AND THE AMENDED NORTH VALLEYS REGULATORY ZONE MAP

Resolution Number 17-02

Whereas, Regulatory Zone Amendment Case Number WRZA17-0001 came before the Washoe County Planning Commission for a duly noticed public hearing on March 7, 2017; and,

Whereas, the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and,

Whereas, the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Regulatory Zone Amendment; and,

Whereas, the proposed Regulatory Zone Amendment shall be recommended for adoption pending adoption of proposed Master Plan Amendment Case Number WMPA17-0002 by the Washoe County Board of Commissioners and a finding of conformance with the Truckee Meadows Regional Plan; and,

Whereas, the Washoe County Planning Commission has made the findings, pursuant to NRS Chapter 278 and WCC110.821.15 (d), necessary to support adoption of this proposed Regulatory Zone Amendment as follows:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. Master Plan Policies and Action Programs. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

7. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of a military installation.

NOW, THEREFORE, BE IT RESOLVED that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA17-0001 and the amended North Valleys Regulatory Zone Map as included as Exhibit A to this Resolution to the Washoe County Board of Commissioners.

ADOPTED on March 7, 2017.

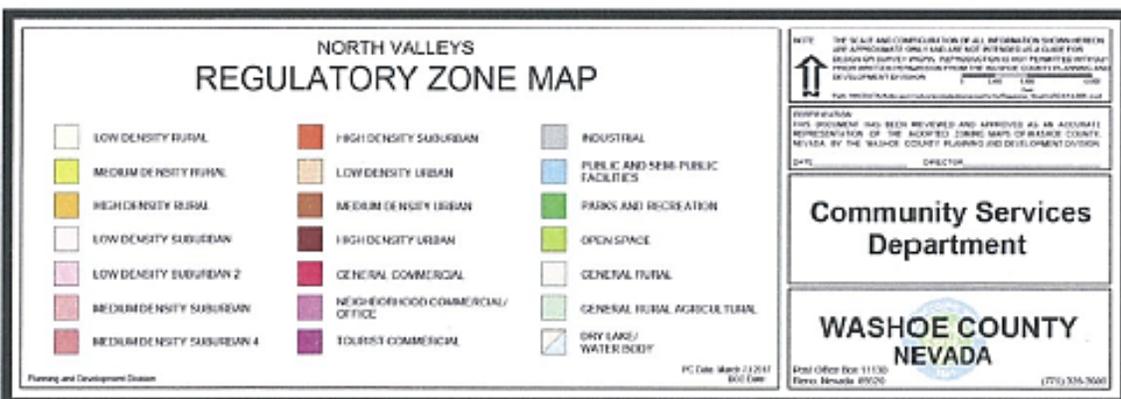
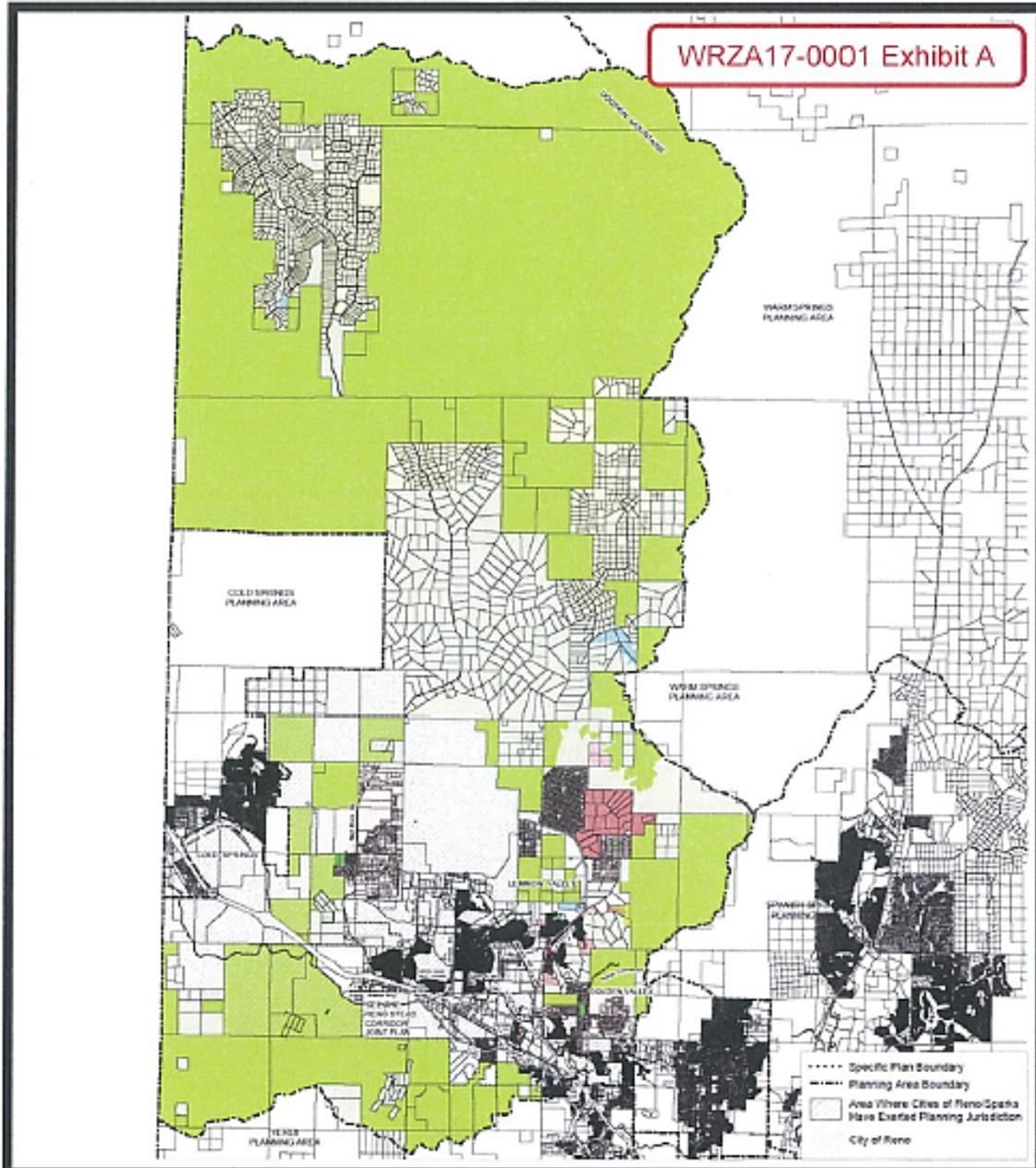
WASHOE COUNTY PLANNING COMMISSION

ATTEST:

  
\_\_\_\_\_  
Carl R. Webb, Jr., AICP, Secretary

  
\_\_\_\_\_  
James Barnes, Chair

Attachment: Exhibit A – North Valleys Regulatory Zone Map





# WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

## Planning Commission Members

James Barnes, Chair  
Sarah Chvilicek, Vice Chair  
Larry Chesney  
Francine Donshick  
Philip Horan  
Greg Prough  
Carl R. Webb, Jr., AICP, Secretary

Tuesday, March 7, 2017  
6:30 p.m.

**Washoe County Commission Chambers  
1001 East Ninth Street  
Reno, NV**

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The Washoe County Planning Commission met in a scheduled session on Tuesday, March 7, 2017, in the Washoe County Commission Chambers, Building A, 1001 East Ninth Street, Reno, Nevada.

### 1. Determination of Quorum

Chair Barnes called the meeting to order at 6:32 p.m. The following Commissioners and staff were present:

Commissioners present: James Barnes, Chair  
Sarah Chvilicek, Vice Chair  
Larry Chesney  
Francine Donshick  
Philip Horan

Absent: Greg Prough

Staff present: Trevor Lloyd, Senior Planner, Planning and Development  
Roger Pelham, MPA, Senior Planner, Planning and Development  
Eric Young, Senior Planner, Planning and Development  
Jim Smitherman, Water Resources Program Manager, Western Regional Water Commission  
Dwayne E. Smith, Director, Engineering and Capital Projects  
Nathan Edwards, Deputy District Attorney, District Attorney's Office  
Katy Stark, Recording Secretary, Planning and Development  
Kathy Emerson, Administrative Secretary Supervisor, Planning and Development

### 2. \*Pledge of Allegiance

Commissioner Horan led the pledge to the flag.

### 3. \*Ethics Law Announcement

Deputy District Attorney Edwards provided the ethics procedure for disclosures.

#### **4. \*Appeal Procedure**

Trevor Lloyd, Planner, recited the appeal procedure for items heard before the Planning Commission.

#### **5. \*Public Comment**

Chair Barnes opened public comment. Tammy Still, 11493 Tupelo Street, presented a handout, which was placed on file with the Clerk. She said she represented herself, fellow residents and flood victims of Lemmon Valley. She read from her handout outlining the runoff and flooding in Lemmon Valley, flood plans, flood control options, 2010 flood mitigation report and violations of County Code.

Janice Hunt, 175 Judy Way, stated her concern was about garbage collection. She said she was doing her part for the environment and felt the Commission failed in their due diligence with regard to the size of the containers. She felt if she was a family of 30 she could fill the trash can full, but she would not fill one that size in six months, yet she was paying more. She wondered if there were any other size containers available and appropriate prices. She did not know why the size of the containers was changed and she had attended the meetings voicing her opposition; however, her voice was not heard.

Brigette Harmon, 9320 Arrowhead Way, stated her concerns about the environmental impact from the Swan Lake Conservatory Study, which she felt changed the environmental outlook. She said she took the 1986 report, which was a basic layout of the natural status of Lemmon Valley and overlaid the Master Plan. She requested an environmental impact report from the Mayor of Reno and it was granted. She was asking this committee to put a moratorium on any special permits until that study had been done.

Chris Rasiv, 7565 Hillview Drive, was concerned about dumping all the traffic on to Estates Road, because it was a narrow road and when they tried to get out during school hours, it was tough. He did not know why they would put a pipeline through everyone's front yards to deliver water to a development when they were all on wells and had been forever. He said the Commission should consider the people who were already lived there before granting a permit to allow someone to bring in water through people's front yards.

Andrea Corbett, 11585 Heartpine Street, said when she purchased 13 years ago she loved the idea of being in a rural area and being able to maintain a country lifestyle. She said she was concerned about over growth in the North Valleys and about the potential of thousands of cars being on US Highway 395. She stated it took her an hour and a half to get 10 miles when they had the last snow storm. She hoped that the negative impacts would be taken care of before any more building took place.

Bill Austin, 11850 Pepper Way, said he had been in the Reno area for almost 45 years and had seen a lot of draught and very little water, until this year. He said he did not trust developers; they came in and then left. He noted they had a third-world open pond situation in Lemmon Valley and he thought there was a problem with the Stead Unit, but that might be under Reno. He said there was no storage for water and the County would have to start addressing that. He had worked in construction since the 1950s and he built and designed sewer systems and if they failed it could be dangerous.

Chair Barnes closed public comment.

## **6. Approval of Agenda**

In accordance with the Open Meeting Law, Commissioner Chvilicek moved to approve the Agenda for the March 7, 2017 meeting. Commissioner Donshick seconded the motion, which carried unanimously with Commissioner Prough absent.

## **7. Approval of February 7, 2017 Draft Minutes**

On motion by Commissioner Chvilicek, seconded by Commissioner Chesney, which carried unanimously with Commissioner Prough absent, it was ordered that the minutes for February 7, 2017 be approved.

## **8. Planning Items**

### **A. Possible action to approve a resolution of Appreciation of Service for Greg Prough and to authorize the Chair to sign the resolution on behalf of the Planning Commission.**

Chair Barnes stated he felt Commissioner Prough had done an excellent job and the Commission was going to miss him. Trevor Lloyd, Planner, read the resolution into the record.

Chair Barnes called for public comment. Hearing none, he closed public comment and called for a motion.

On motion by Commissioner Chvilicek, seconded by Commissioner Donshick, which carried unanimously with Commissioner Prough absent, it was ordered to adopt the Resolution, which is attached hereto and made a part hereof.

### **B. Possible action to approve a resolution of Appreciation of Service for Bill Whitney and to authorize the Chair to sign the resolution on behalf of the Planning Commission.**

Chair Barnes stated he worked with Mr. Whitney since the 1990s and had always found him very easy to work with and very knowledgeable. Trevor Lloyd, Planner, read the resolution into the record.

Bill Whitney thanked the Commission for the Resolution. He said he knew the Planning Commission would be in good hands with Bob Webb, Nate Edwards and the administrative staff to help with meetings and the Planning and Development Division had a committed and talented staff to assist the commission in making difficult decisions. He encouraged the Commission to never underestimate their importance. Each of the commissioners and DDA Edwards took a moment to state their respects to Mr. Whitney and thanked him for his service. Mr. Cobb stated he had the honor of working with Mr. Whitney for 16 years and he commended him for his service.

Chair Barnes called for public comment. Hearing none, he closed public comment and called for a motion.

On motion by Commissioner Chesney, seconded by Commissioner Donshick, which carried unanimously with Commissioner Prough absent, it was ordered to adopt the Resolution, which is attached hereto and made a part hereof.

### **\*C. Report on 2035 Regional Water Balance Model projections of water supply and demand, wastewater flow and treatment capacity, water reclamation and effluent**

**disposal capacity – Presentation by Jim Smitherman, Water Resources Program Manager.**

Jim Smitherman, Western Regional Water Commission and Northern Nevada Water Planning Commission, stated John Enloe from the Truckee Meadows Water Authority (TMWA) was also present. He went through his presentation, which was placed on file with the Clerk.

Mr. Enloe, Director of Natural Resources, Truckee Meadows Water Authority, went through his portion of the presentation that was placed on file with the Clerk.

Commissioner Horan asked how water storage capacity could grow over time. Mr. Enloe stated it was the amount of storage that TMWA was able to accumulate for draught purposes, which they carried over from year to year. He noted that in 2015 when all of the lakes were way down, TMWA had quite a bit of water stored for the benefit of this community. He said to put it into perspective, 2015 was the worst year on record and they used 11,600 acre feet of that storage and they had over 40,000 acre feet of storage capacity available.

Mr. Smitherman stated the average single family home produced about 200 gallons per day of wastewater. In the South Truckee Meadows, the difference between the current flow to that wastewater treatment plant and the plant capacity was about 900,000 gallons per day. He said facility planning for wastewater treatment plants was very complex, but before those numbers were applied when reviewing tentative maps, he would check with the wastewater engineers because they could give the Commission the details for the facility plans that he could not. He stated the only facility they could realistically reduce to a number of units was the Spanish Springs collection system, because that was controlled by an agreement with the City of Sparks for capacity at the Truckee Meadows Water Reclamation Facility. He said plant expansions cost a lot of money and the treatment expansion in the South Truckee Meadows that would be needed by 2021 or 2022 was estimated to be about \$50 to \$60 million. He said when someone planned to expand a wastewater treatment plant, they also had to plan to expand the capacity to reuse or dispose of the treated effluent that was discharged from the plant. He continued with his presentation and finished by stating that when this Commission was presented with a development plan or tentative map, it would come with a commitment from service providers and that commitment to serve would involve a lot of rigorous analysis from engineers and people who were very knowledgeable.

There was no action taken on this item.

*Chair Barnes left the meeting and Vice Chair Chvilicek assumed the gavel.*

**9. Public Hearings**

**A. Tentative Map Case Number WTM16-002 (Golden Mesa North)** – Hearing, discussion, and possible action to approve the subdivision of two parcels totaling 119.76 acres into a 115 lot subdivision.

**and,**

**Special Use Permit Case Number WSUP16-0002 (Golden Mesa South Sewer Lift Station)** – Hearing, discussion, and possible action to approve special use permit for a sewer lift station to support the development of the Golden Mesa North Subdivision.

- Applicant: Moonlight Hills Estates, LLC.
- Location: North of Golden Valley Road and East of Estates Drive

- Assessor's Parcel Numbers: 552-050-01; 552-092-19; 552-100-01
- Parcel Size: 119.76 Acres (WTM16-002) and 35.16 Acres (WSUP16-0002)
- Master Plan Categories: Suburban Residential and Rural
- Regulatory Zones: Low Density Suburban (LDS) (maximum allowed density 1 dwelling per acre) on +/-116 acres and General Rural (GR) (maximum density is 1 dwelling per 40 acres) on +/-2.79 acres
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Article 608, Tentative Subdivision Maps, and Article 810, Special Use Permits
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Sections 11, T20N, R19E, MDM, Washoe County, NV
- Prepared by: Trevor Lloyd, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775.328.3620
- E-Mail: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

Vice Chair Chvilicek opened the public hearing. She asked if the Commissioners had any disclosures. Commissioner Horan stated he received a phone call from someone involved with the Applicant and he declined to discuss the item with them. Vice Chair Chvilicek stated she received a voice mail, but did not respond to the representative. Commissioner Donshick stated she lived in Golden Valley and was the President of the Golden Valley Property Owners Association. She said the Applicant came to the property owners meeting and she was also present at the North Valley Citizen Advisory Board (CAB) meeting when the Applicant spoke. She said she personally received a copy of a couple of the emails that were in the packet, but she did not reply to anyone directly. DDA Edwards asked if Commissioner Donshick could describe what that association looked like in terms of their membership and if it was a Homeowner's Association that would be collecting mandatory assessments from any new units that were in the area. Commissioner Donshick responded it was more an information type of association for anyone who lived there. She said they collected voluntary dues to help them put out newsletters, transcribe minutes and put out dumpsters, but it was not required. DDA Edwards asked if the association stood to gain mandatory property assessments if new units were approved. Commissioner Donshick stated no, she was under the impression the new development would be under CC&Rs and their own homeowner's association. DDA Edwards asked if any of her involvement in that association would prevent her from being impartial on this matter. Commissioner Donshick stated she felt she could be.

Trevor Lloyd, Senior Planner, presented his staff report. Vice Chair Chvilicek opened up questions to the Commission. Commissioner Donshick asked where the equestrian path was going to be and the width. Mr. Lloyd stated he could not give her the exact location; the Applicant would give her that information. Commissioner Donshick said in the traffic study there was no mention of any access on to Brave Lane; however, the staff report showed an access road on to Brave Lane. She questioned the validity of the traffic study if the access points had changed. Mr. Lloyd stated he went off the proposal and there was access off of Brave Lane, but he also thought the Applicant could answer those questions better.

Vice Chair Chvilicek said she had questions regarding the Area Plan and references to curb and gutter. She asked if the Area Plan superseded everything else. Mr. Lloyd stated that

was correct. He said it was mentioned that natural v ditches were encouraged, but they were not required. Vice Chair Chvilicek said she assumed he had driven in the area and wondered if he had seen a lot of sidewalks. Mr. Lloyd stated there really were not very many. He mentioned the exterior of the property would keep the natural ditches in place and there would not be sidewalks on the outside of the development. Vice Chair Chvilicek said the bottom line was that everything would end up on Golden Valley Road. Mr. Lloyd stated that was also his understanding. Vice Chair Chvilicek said she did not see that addressed in terms of the traffic load on Golden Valley Road and then subsequently on to US Highway 395. Mr. Lloyd stated that was where the traffic would load and there were concerns with the volume of traffic currently, especially on US Highway 395. His hope was that there were future plans in the works to address those concerns, because there were traffic issues throughout the North Valleys.

Vice Chair Chvilicek asked Mr. Lloyd to explain that a tentative map was the beginning of a very long process. Mr. Lloyd said this would not happen overnight; typically a subdivision of this type took quite a while before the first final map was recorded and construction would begin. Even in this situation they were looking at a phased development and this case may have several phases. He said there were some tentative maps similar to this that had been ongoing 10 to 20 years and that could very likely happen in this case.

Mimi Fugii-Strickler, Golden Mesa North, stated as staff pointed out this project was located at the corner of Golden Valley Drive and Estates Road. She went through her presentation, map, and description of the project.

Commissioner Horan asked about the revised flood plain. Ms. Fugii-Strickler showed the old plain and where the new plain was located. Commissioner Horan asked if it had been run through FEMA. Ms. Fugii-Strickler stated Washoe County was reviewing the Conditional Letter of Map Revision and that would be forwarded to FEMA for final review. Vice Chair Chvilicek said until the flood plain revisions were approved, the existing flood plain was what was on the books and drove the development in that area. Ms. Fugii-Strickler stated that was correct.

Commissioner Donshick stated she wanted on the record the traffic study that was originally supplied did not state any access going on to Brave Lane and that there was access going on to Indian Lane. She was concerned about the validity of the traffic study because now they were talking about going out Brave Lane, down Rain Dance Way and out Spearhead Way and that changed the traffic impact along Golden Valley Road.

Loren Chilson, Traffic Works, stated the traffic study included Brave Lane for the tentative map. He said only about four or five lots were on that side and that was about the amount of traffic that would go out Brave Lane and over to Spearhead Way. He said it carried so few trips that it was deemed an unnecessary intersection to study. Commissioner Donshick stated she wanted on the record that originally the traffic study listed the Golden Valley Road traffic at 40 mph, when it was only 35 mph. Mr. Chilson stated they had corrected that and it did not affect the conclusions or the level of service analysis. Commissioner Donshick asked about turnarounds for safety. She knew that Waste Management, FedEx and UPS could get around there, but she wondered what kind of room was being made for emergency vehicles at the end of each of those roadways.

Gary Guzelis, Axion Engineering, stated they were leaving access the way it was on the east side of their lots. He said they would do whatever the Fire District said they had to do for fire access. Vice Chair Chvilicek stated the Truckee Meadows Fire Protection District (TMFPD) shall meet requirements of Washoe County Code 16 including cul-de-sacs at 50 foot radius and fire flows at 1,000 to 1,500 gallons per minute and that the CC&Rs shall be submitted to the TMFPD for approval. She asked how fire truck radius turnaround issues would be addressed.

Mr. Lloyd stated that each one of the final maps submitted would go under strict scrutiny by all of the reviewing agencies, one of which was the TMFPD and clearly that would be addressed with the final map.

Commissioner Donshick asked about clarification on the retaining wall that would be going at the north side of the project. She said there was a lot of flood water coming off the BLM property in that area and she was curious how 140 feet was determined and how they would make sure it was captured and channeled where they wanted it to go. Also, she said there were going to be ditches coming down Estates Road along those driveways on the east side. Mr. Guzelis stated their proposal was to intercept that water along the northern property line and the channel would take part of the water through the subdivision down to the south and some of it on the westerly half would go to Estates Road after it went through the retention pond. He stated the retaining wall was because he could not quite fit the size of the channel he wanted in there on the north side.

Commissioner Donshick stated in some of the previous developments that were allowed, a disclosure was made that even though with all the funding coming in there was no guarantee the people moving in would be allowed to go to the closest school and she wondered why that was not put in this project. Mr. Lloyd stated the disclosure in the past had been a condition of the Washoe County School District (WCSD) and they did not feel it was necessary to disclose that with this application. He said it might have to do with their plan for a multi-track year. Commissioner Donshick stated it said on their strategies and assignments, the closest elementary school with available capacity may be used for students in this development, but they were saying these students may not be able to go to the closest schools. Mr. Lloyd stated if she felt comfortable and would like to add that condition then the Commission could. Commissioner Donshick stated she thought they needed to add that condition. Commissioner Horan said he agreed with Commissioner Donshick and felt Mr. Lloyd should talk to the School District and make that a condition in all future developments.

Commissioner Donshick stated she saw they were going to be putting in a lift station and it was going to be sized to possibly serve other areas. If for some reason there was a catastrophe and some of the septic people had to convert, would it be upsized to accommodate flows from neighboring existing homes. Mr. Guzelis said they did not want to over design the lift station because it would not function properly. He did not know how many homes would be hooking in, but they could replace the pumps and move more sewage out of the area. The infrastructure was already in place on Golden Valley Road and he believed it had more capacity than was being used right now. Mr. Lloyd stated in his discussions with their utility experts, he mentioned that the sizing of the pipes could accommodate additional capacity.

Commissioner Chesney asked how much storm water runoff and drainage capacity they would have to hold on the site without it eventually going down to Swan Lake. Mr. Guzelis believed they would have to retain the increased volume of flow for a 10-day storm.

Commissioner Horan stated in an earlier public comment, there was a reference to Washoe County Code 110.416.57 and he asked legal counsel to comment on the validity of the statement as to whether it was a violation or not. DDA Edwards stated there were seven subsections in that Code section and the issue they were discussing right now was mitigation, which was under the first subsection. He said any project that created displacement when it came to storm water discharge had to be limited to pre-development conditions related to peak flows and had to provide flood storage volume mitigation to achieve no adverse impact. In other words, whatever the impacts were right now, when they built it out, it had to hold enough water in a flood event to not increase flooding on the downhill properties. He said he understood in the staff report that the assessment at this point was that it met the requirements.

Dwayne Smith, Director of Engineering and Capital Projects, stated the question was complicated because what they were experiencing right now in the region was a lot of pain and suffering in certain areas and certainly within the enclosed hydro basins of Swan Lake and potentially Silver Lake and White Lake. He said that all of their development codes were predicated and required that new development mitigate the impacts of storm water. Storm water was different and there was no way they could design, build or anticipate flood waters that could impact a community. What they did have was minimum requirements for storm water impacts. This Applicant, just like any other, submitted their tentative map and using Washoe County Development Code, they verified they met those minimum requirements. This project was located in an area that ultimately drained to a closed basin (Swan Lake). He said the engineering analysis identified the routing and the retention required so that on-site flows, after construction, did not exceed their off-site flows. He noted they went the further step to mitigate those volume impacts, because those were two different distinct things. The Engineering Condition 2v required that the increase storm water runoff generated from this project be mitigated through a volume metric approach, which was a requirement when the final maps came in and his department would make sure they were adhered to through this review process. Commissioner Horan questioned the ability to measure that and condition it.

Vice Chair Chvilicek stated with the existing FEMA map being significantly larger than the one that was drawn on the tentative map, how would that get mitigated, because there was development within that expanded flood plain as it was recorded in FEMA maps currently. Mr. Smith said the Applicant went through a process to evaluate those existing flood runoffs, existing volumes of water that came into the FEMA designated floodplain and their impact to it. Through that process they had been able to identify they could take that floodplain through their property. They were not changing the floodplain upstream of their property, they were taking the same volumes of water that was running off of the upstream property; they were accepting those storm water flows on to their property; they were providing routing through their property in an engineered and designated fashion from the existing natural floodplain; and, then on the west side of the property broaden out that flow to meet the existing and unchanged FEMA floodplain to the west.

Commissioner Horan asked if the same thought processes and conditions applied further north at Lemmon Valley. Mr. Smith stated all new development within Washoe County was conditioned to meet the current Code requirements at the time it was submitted. Any project that came in today anywhere would have to meet those same requirements. Mr. Smith said through time and understanding and through better modeling techniques, those requirements had changed and increased and the additional engineering condition was a perfect example of that outcome.

Vice Chair Chvilicek opened up public comment. Jeff Nichols, 3145 Indian Lane; Tom Whobrey, 3125 Indian Lane; Wes Fletcher, 7225 Remington Road; Ray Lake, 620 Colt Drive; Susan Terry, 3305 Indian Lane; Roger Edwards, 3405 War Paint Circle; Carlos Archuleta, 7095 Estates Road; Dylan Etchegaray, 3170 Indian Lane; Neal Cobb, 7660 Hillview Drive; Bill Rosa, 7615 Estates Road; Scott Bauer, 7850 Tamra Drive; Maryl Etchegaray, 3170 Indian Lane; Dan Ariaz, 7575 Tamra Drive; Jennifer Bole, 7545 Vista View Drive; and, Diane Garland, 7565 Estates Road appeared before the Commission to voice their concerns, which included the following: country living lifestyle, bridle paths, traffic, adjacent BLM property, a petition, access, safety for horse riders and pedestrians, common open space, the North Valleys Vision and Character Statement, annexation into the City, hook up to City water and sewer, recharge fees, NDOT, US Highway 395, service levels, number of homes per acre, domesticated animals, equestrian trail, coyote territory, mosquitos, flood zone, FEMA, four-way stop or stop light at the intersection, unique park and arena, water quality, regeneration project, pumping station,

retaining walls, vaccination for horses, retention ponds, school capacity and the Health Department.

*The Commission took a five minute break.*

Vice Chair Chvilicek closed public comment and brought the discussion back to the Commission. Commissioner Horan asked if the flood zone had been changed for anyone. Mr. Lloyd stated there was an application request for a map amendment, which was going through Washoe County; however, he said he did not believe it would change any flood maps. David Westoph, Dew Hydrology, stated when they prepared the revised floodplain map, they did not add any additional lots. He said he would check on it and make sure it was corrected. Commissioner Horan said there was a question raised about water quality. Mr. Lloyd said TMWA was now the purveyor of water and they tested all the time to make sure the quality of the water was maintained. Commissioner Horan asked if the equestrian trail was on a private street. Mr. Lloyd stated along both Spearhead Way and Arrowcreek were public access easements and what they requested was the applicants provide an equestrian trail. He said it may or may not be included inside of that easement, but it would be on the Applicant's property and they would ensure there was adequate width access for a roadway. Commissioner Horan asked if all the streets they were talking about met current Code or would meet the Code as far as width. Mr. Lloyd said they would have to meet Code in order for Washoe County to accept dedication.

Commissioner Chesney asked if the equestrian trail would allow those folks who were under the impression they would not have unfettered access to the BLM land to have access to the BLM land. Mr. Lloyd said that was a concession the Applicant was willing to make. He said they discussed it before the condition was imposed and there would be access that went directly from the south to the BLM property to the north. Commissioner Chesney asked if there were any plans in the future to alleviate any of the traffic congestion or did the traffic study satisfy the engineer's requirements for adequate flow. Mr. Smith stated the traffic study that was performed for the project identified those impacts, but it did not raise the level of services to the point to which warrants were met for signalized or other intersection considerations on Golden Valley Road.

Commissioner Donshick said there was a lot of concern regarding Estates Road, which was currently at 35mph. She wondered if there would be an option to lower the speed limit to slow down the volume. Mr. Smith stated his department would look into that and if the conditions met certain requirements and was justified, they would consider it. Commissioner Donshick asked where the left-hand turn lane would be going south on Estates Road. Mr. Smith stated the lane was proposed but not accepted by staff, so it was not part of the project. Commissioner Donshick asked if at this time there were plans to make any changes to Golden Valley Road regarding the flow or added traffic because it did not warrant it. Mr. Smith stated that was correct. Commissioner Donshick asked what it would take to be able to warrant a change. Mr. Smith stated they would have to experience the post condition, after it was constructed, do additional traffic studies for the actual conditions and see how those might change or impact the residents.

Commissioner Donshick said the staff report clearly stated staff included a condition requiring that future homeowner's sign a disclosure statement regarding the existence of livestock and the potential for accompanying noise and odor within the immediate area. Mr. Lloyd stated that was correct.

Vice Chair Chvilicek stated this project would be through TMWA for public water and public sewer and there would be no individual wells and septic systems. Mr. Smith stated

TMWA would be the water provider and the County and the City of Reno would be the sewer purveyors. Vice Chair Chvilicek asked if these homes would have to contribute to the recharge for the wells in Golden Valley. Mr. Smith stated the recharge program was set up for those that utilized domestic wells within the hydro basin and because these homes were on municipal water and municipal sewer they would not be part of the recharge program. Vice Chair Chvilicek said the condition Commissioner Donshick just read in terms of homeowner's being put on notice, she would like consideration of an additional condition to have the CC&Rs include that the homes comply with the Golden Valley Neighborhood Area Plan. Mr. Lloyd stated he recommended the Commission amend the new condition (1R) to include a provision requiring the CC&Rs address each of those provisions.

Vice Chair Chvilicek closed the public hearing and called for a motion.

Commissioner Chesney moved that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case Number WTM16-002 for Golden Mesa North, with the Conditions of Approval included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25, with the inclusion of the additional condition 1r, 2vv and the school district disclosure statement. Commissioner Horan seconded the motion, which carried unanimously with Chair Barnes and Commissioner Prough absent.

- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan; WTM16-002 & WSUP16-0002 GOLDEN MESA Washoe County Planning Commission Staff Report Date: February 13, 2017 Tentative Subdivision Map Case Number WTM16-002 & Special Use Permit Case Number WSUP16-0002 Page 16 of 17;
- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- 3) Type of Development. That the site is physically suited for the type of development proposed;
- 4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- 5) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
- 6) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- 7) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- 8) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- 9) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and

10) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

And,

Commissioner Chesney moved that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Special Use Permit Case Number WSUP16-002 for Golden Mesa South Sewer Lift Station, with the Conditions of Approval included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30 with the inclusion of the additional condition 1r, 2vv and the school district disclosure statement. Commissioner Horan seconded the motion, which carried unanimously with Chair Barnes and Commissioner Prough absent.

1) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;

2) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven; WTM16-002 & WSUP16-0002 GOLDEN MESA Washoe County Planning Commission Staff Report Date: February 13, 2017 Tentative Subdivision Map Case Number WTM16-002 & Special Use Permit Case Number WSUP16-0002 Page 17 of 17;

3) Site Suitability. That the site is physically suitable for a sewer lift station, and for the intensity of such a development;

4) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;

5) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

**B. Master Plan amendment Case Number WMPA17-0002 and Regulatory Zone Amendment Case Number WRZA17-0001 (Lemmon Valley Properties) - Hearing, discussion, and possible action to approve.**

1) An amendment to the North Valleys Area Plan Master Plan Map that reconfigures the location of Rural (R) and Suburban Residential (SR) Master Plan Categories on six parcels to conform more closely to the topography of the area. If approved, the amendment would change  $\pm 25.3$  acres of the property currently designated Rural to Suburban Residential and would change  $\pm 25.3$  acres of the property currently designated Suburban Residential to Rural. The overall amount of acreage on the property of acreage designated Rural will remain the same at  $\pm 139.816$  acres and the amount of acreage designated Suburban Residential will also remain the same at  $\pm 68.797$  acres; and

2) An amendment to the North Valleys Regulatory Zone Map that reconfigures the location of General Rural (GR, 1 dwelling per 40 acres) and Medium Density Suburban (MDS, 3 dwellings per acre) regulatory zones on six parcels to conform more closely to the topography of the area. If approved, the amendment would change  $\pm 25.3$  acres of the property currently zoned GR to MDS and would change  $\pm 25.3$  acres of the property zoned

MDS to GR. However, the overall amount of acreage on the property zoned General Rural will remain the same at ±139.816 acres and the amount of acreage zoned Medium Density Suburban will also remain the same at ±68.797 acres.

- Applicant: JDS, LLC, Attn: Derek Larson, 7500 Rough Rock Road, Reno, NV 89502
- Property Owner: Juan and Linda Arevalo, 6012 Valley Flower Street, North Las Vegas, NV 89081
- Location: 1200 Estates Road, adjacent to, and south of, the intersection of Lemmon Drive and Deodar Way, extending south to Bernoulli Street, in the Lemmon Valley area
- Assessor's Parcel Numbers: 080-730-18, 080-730-19, 080-730-21, 080-635-01, 080-635-02 and 552-210-07
- Parcel Sizes: ±208.615 acres total
- Master Plan Categories: Rural ® and Suburban Residential (SR)
- Regulatory Zones: General Rural (GR) and Medium Density Suburban (MDS)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Portions of Section 3, T20N, R19E, and Sections 34 and 35, T21N, R19E, MDM, Washoe County, NV
- Prepared by: Roger Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775.328.3622
- E-Mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

Vice Chair Chvilicek opened the public hearing and asked for any Commission member disclosures. Commissioner Donshick stated she was contacted by Manhard Consulting, but she declined to speak with them. She was also at the North Valleys Citizens Advisory Board (CAB) meeting when this was discussed. Roger Pelham, MPA Senior Planner, presented his staff report.

Commissioner Donshick asked what the hydrology was for the area, and once they built, where would that water go and would it impact any of the other areas around it. Mr. Pelham stated this was the first step in a very long process and they were just getting the number that might be constructed in terms of dwellings. He said when the tentative map came forward the drainage would be addressed.

Commissioner Horan asked why this was not done to start with. Mr. Pelham responded we had better information now than we had when these maps were originally drawn and their knowledge of exactly where the slopes were was better. He stated he was not able to identify a significant detriment associated with the request that would lead him to recommend denial. Commissioner Horan asked if there were any insignificant issues. Mr. Pelham stated when he received a phone call saying the property was under three feet of water, he did a site inspection and one of the intersections that would be one of the access points was flooded. He said that was not the only access, nor the primary access to what would potentially be a subdivision.

Commissioner Horan asked if the Commission approved the change would it change flooding from happening. Mr. Pelham stated it would not change the water; they were only changing the location of the density of potential development.

Vice Chair Chvilicek opened up discussion to the Applicant. Chris Baker, Manhard Consulting, presented his PowerPoint presentation. He said the intersection that was flooded would not access any portion of the development; it was currently zoned MDS and they were not proposing to change it.

Vice Chair Chvilicek opened public comment. Janice Hunt, 175 Judy Lane, discussed the closed roads, pumps that were flooded and homes that were flooded. She said this was maybe too early in the whole idea of putting things forward, but was not sure why the traffic on US Highway 395 had not been looked at in a real way. She explained that if you ever tried to get to work at any time between 7:30 am and 10:00 am you had to leave your house 45 minutes early on a normal 15 minute drive. She asked whatever happened to the idea of building schools first and then add the people. She said it was a closed basin and all the water from the new development would come right down into her area. She stated that every time it rained, they had problems with their sewer and they had problems with the storm drains. She proposed to put the development where it was zoned and not change the zoning and move the development.

Danny Cleous, 11630 Tupelo Street, stated this would just add more into the basin and the water problems. He said Washoe County did not take care of Lemmon Valley; the people took care of Lemmon Valley. He spoke about all the water and the flooding in the area and questioned why they could not build on the hill. He thought the problems in that area should be fixed before there was more development.

Vice Chair Chvilicek closed public comment and opened discussion to the Commission. Commissioner Donshick stated this was not changing a development; the area had already been approved for the homes and all they were doing was changing the location on the property where the homes would be. She said with the new mapping, they were saying this would be closer to the Code regarding slopes. Mr. Pelham stated that was correct; in his opinion this would implement the policies of the North Valleys Area Plan by putting planned development on slopes that were 15 percent less rather than 30 percent and more.

Vice Chair Chvilicek called for a motion.

Commissioner Chesney moved that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA17-0002 having made the following four findings in accordance with Washoe County Code Section 110.820.15(d) and two further findings required by the North Valleys Area Plan at Policy NV.20.3 (included as number 6 and 7, below). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA17- 0002 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission. The resolution is attached hereto and made a part hereof. Commissioner Donshick seconded the motion, which carried unanimously with Chair Barnes and Commissioner Prough absent.

- 1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;

2) Compatible Land uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;

3) Response to Changed Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;

4) Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation; and

5) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

6) Traffic Analysis. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service.

7) Existing Development. There is no existing development in the North Valleys planning area, which is subject to the conditions of a special use permit that will experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

And,

Commissioner Chesney moved that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit B to recommend adoption of Regulatory Zone Amendment Case Number WRZA17-0001 to the Washoe County Board of Commissioners having made all of the following findings in accordance with Washoe County Code Section 110.821.15. I further move to certify the resolution and the proposed Regulatory Zone Amendment Case Number WRZA17-001 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission. The resolution is attached hereto and made a part hereof. Commissioner Donshick seconded the motion, which carried unanimously with Chair Barnes and Commissioner Prough absent.

1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

2) Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

3) Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

4) Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

5) No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan. 6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services

**C. Development Code Amendment Case Number WDCA16-0001 (Wholesaling, Storage and Distribution)** – Hearing, discussion, and possible action to recommend approval of an amendment to the Washoe County Code at Chapter 110 (Development Code), Article 302, Table of Uses 110.302.05.4 (Industrial Use Types) to the Washoe County Board of County Commissioners to allow the Wholesaling, Storage and Distribution March 7, 2017 Washoe County Planning Commission Notice of Meeting and Agenda Page 5 of 5 Industrial Use Type (Heavy) as defined in WCC Section 110.304.30 in the General Rural (GR) regulatory zone with a minimum lot size of 40 acres and a Board of Adjustment approved Special Use Permit. The Wholesaling, Storage and Distribution use type is defined in WCC Section 110.304.30(l) and generally refers to businesses or establishments primarily engaged in wholesaling, storage, and bulk sale distribution including but not limited to open air handling of material and equipment other than live animals and plants. The Heavy Use Type is further defined as distribution and handling of materials and equipment with examples to include monument sales, stone yards, or open storage yards.

- Applicant: Gail Willey
- Location: All of unincorporated Washoe County
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: All
- Citizen Advisory Board: All
- Development Code: Article 818, Amendment of Development Code
- Commission District: All
- Prepared by: Eric Young, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775.328.3613
- E-Mail: [eyoung@washoecounty.us](mailto:eyoung@washoecounty.us)

Vice Chair Chvilicek opened the public hearing and called for any disclosures from the Commissioners. Commissioner Chesney stated the Applicant was a former neighbor of his, but they no longer lived next to him. DDA Edwards asked if they were friends of his or just former neighbors. Commissioner Chesney stated they were just former neighbors. DDA Edwards asked if he had any commitments to them about how this would turn out and did he feel he could be impartial. Commissioner Chesney stated he had no commitment to them and he could be impartial. Eric Young, Senior Planner, presented his staff report.

Commissioner Chesney stated with this amendment, a conditional use permit would still be required. Mr. Young stated that was correct. Vice Chair Chvilicek closed questions from the Commission and opened discussion to the Applicant.

Garrett Gordon, Lewis Roca Rothgerber Christie, representative for Gail Willey Landscaping, stated dozens of retail landscape companies, home builders and homeowners across Washoe County relied on Gail Willey Landscaping in order to sell to customers. Mr. Willey approached him and said they had a 35-acre parcel they would like to move their family business to. The business used to be shrubs, trees, and turf; now it was stones, bark and timber. He met with staff and they first thought maybe they could amend the definition of a nursery. They pulled up some definitions from Gilbert, Arizona, Clark County, and some desert scape counties to see how they dealt with nurseries. He said they had language relating to rock features and xeriscaping, but they came to the conclusion it would be more appropriate to put this as wholesale storage use. He said the parcel was currently zoned General Rural (GR) and they were requesting to allow wholesale storage and distribution use in GR zoning. The first question he had was would this be the most intense use that they were adding in GR and would they be going too far; he believed the answer was no. He said he believed staff also thought the answer was no since they were recommending approval. He said with a special use permit someone could put in an aggregate facility, which included crushing, mining, and petroleum gas extraction in a GR zone. He said the amendment was now at a minimum lot size of 40 acres, but that did not apply to any of those other potential intense uses, it would just apply to their new use. He said he could understand staff's position and respected where they were coming from, but he respectfully disagreed. He stated they were requesting the Commission make their motion taking out the 40 acre minimum lot size and look at these on a case-by-case basis.

Vice Chair Chvilicek opened up questions to the Commission. Commissioner Chesney asked if he was requesting they eliminate the minimum lot size. Mr. Young stated what would happen was that the Commission would not require any minimum lot size for this use, like they did not for the others.

Commissioner Horan asked if there were nonconforming businesses in existence today. Mr. Young stated he worked with the Code enforcement officers and it might happen from time to time, but he was not aware of any. He said the use would be conforming; the only issue was the size of the lot. He said staff recognized that in GR you could find a lot of different, nonconforming parcel sizes, parcels that did not meet the 40-acre requirement, but there were conforming uses on those parcels. He said one of the reasons they went with 40 acres on this was because a lot of these smaller GR parcels were located in areas that were already predominantly developed residential. He did not see it as a huge problem; it was just trying to bring to the Commission's attention that they may get a lot of applications for this use on five acre parcels that were generally in an area that was developed residential. He thought the Applicant's position was a good position, they had a special use permit and they had to come and ask the Commission if it was okay to do this here.

Commissioner Horan said the Applicant brought this forward knowing their parcel was 35 acres and the amendment contained a minimum of 40 acres and he wondered if that was so the Commission would have this discussion. He wondered why they picked 40 acres if they knew the application was at 35 acres. Mr. Young stated he did not know the Applicant had only 35 acres, but 40 acres was the minimum lot size for GR zoning.

DDA Edwards stated if the sense of the Commission was to allow less than 40 acres potentially, they would not be able to do that tonight because it was not on the agenda, it would have to be continued, approved or denied.

Vice Chair Chvilicek stated this was an addition to allow for heavy use for wholesale, storage and distribution and none of the other allowances for special use, which in her opinion was much more intense, had a 40-acre requirement. DDA Edwards stated that was a valid

point, but in terms of the open meeting law the Commission could not take action that contravened the agenda.

Mr. Gordon stated he did not want to have the item continued; he would rather the Commission uphold staff's recommendation to move forward, but if there was any discussion on the motion regarding the 40-acre minimum, to let the Board of Adjustment know it came up.

Vice Chair Chvilicek said if the Commission moved forward and approved the development code amendment would they need to provide comments that none of the other usages required to go before the Board of Adjustment had a minimum acreage. DDA Edwards stated that would be in the minutes and the minutes typically would move on to the Board of County Commissioners (BCC) and staff could summarize the discussion that happened at this meeting. He said the point about this being a recommendation only was true. He said if this went to the BCC on appeal they could potentially make a decision to go below the 40 acres if the agenda was written as such.

Mr. Gordon said if this Commission approved the amendment and he wanted the BCC to be able to eliminate or reduce that minimum lot requirement, would he have to appeal this decision of approval based on a condition of the approval that he was not in agreement with. DDA Edwards stated the BCC could generally make modifications to recommended approvals from the Planning Commission, but it would need to be agendized in a way that would give them the potential latitude to do that.

Vice Chair Chvilicek asked why Mr. Young did not want to know the size of the lot. Mr. Young said this was not an amendment relative to any particular parcel; this was an amendment relative to all of Washoe County. He said if he was to consider this amendment only in regard to how it affected one property, then that would not be the comprehensive thought process necessary to amend the Code to allow it to happen anywhere. He had to think about how this might apply to any given GR parcel in the County after it was adopted. He noted Development Code Amendments submitted from the public were often in regard to a specific property. He said if they started to review them and analyze them subject to just that one parcel that would open a whole other discussion. Vice Chair Chvilicek stated there was an Applicant on a specific parcel. Mr. Lloyd stated that was not the case, they had an application for a Development Code Amendment; they had no application for a special use permit or something like that.

Commissioner Chesney asked what would happen with the recommendation for denial; would it still go to the BCC. DDA Edwards stated if this was denied, the Applicant would need to appeal it to the BCC who could act to reverse. Commissioner Chesney stated perhaps a recommendation of denial with a statement that this Commission was denying it because they did not like the 40-acre minimum. Vice Chair Chvilicek stated she asked that earlier because none of the other allowances required a minimum acreage. DDA Edwards stated this Commission could vote to deny and state in the record the reason for the denial was because of the 40-acre provision, the Applicant could appeal that to the BCC and the BCC could take action to reverse what this Commission did and move forward on the amendment.

Commissioner Chesney asked if there was a cost involved with an appeal. Mr. Young stated there was a cost of approximately \$1,000. Mr. Gordon stated if this Commission would be so inclined to recommend approval of staff's recommendation and there was commentary about the 40-acre minimum that would be appreciated. He said if that was the motion taken, he did not believe they would have to file an appeal, because that recommendation would already go up to the BCC and he could make a plea to them to remove the 40-acre minimum at that level. DDA Edwards stated that was correct.

Vice Chair Chvilicek called for a motion.

Commissioner Donshick moved that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission recommend approval of WDCA16-0001, to amend Washoe County Chapter 110 (Development Code) within Article 302, Table 110.302.05.04 (Industrial Use Types.) I further move to authorize the Chair to sign the resolution contained in Attachment A on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on all of the following four findings in accordance with Washoe County Code Section 110.818.15(e). Commissioner Chesney seconded the motion.

DDA Edwards stated the Commission did not have to disclose their concerns about the 40-acre minimum at this time, because it was already in the record. Commissioner Horan stated he was struggling with this and would vote against approval of the amendment.

Vice Chair Chvilicek called for public comment. Hearing none, she called for the vote.

On call for the vote, the motion passed unanimously with Chair Barnes and Commissioner Prough absent and Commissioner Horan voting nay.

1. Consistency with Master Plan. The proposed Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
2. Promotes the Purpose of the Development Code. The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
3. Response to Changed Conditions. The proposed Development Code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
4. No Adverse Affects. The proposed Development Code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

## **10. Chair and Commission Items**

### **\*A. Future agenda items**

Vice Chair Chvilicek stated they had a water update, but she would like an update on the flood situations in Washoe County.

### **\*B. Requests for information from staff**

Commissioner Chesney asked if there was any way to get a legible area map of streets. He said staff was talking about all these different streets and he did not know where any of them were. Commissioner Horan asked for a bigger picture and maybe color coded. Vice Chair Chvilicek said the link that was provided to download the staff reports, her report came out with the maps being very large and some of the exhibits did not come through. Commissioner Donshick stated she went to Planning and Development and found the application was 333 pages and included a full traffic study and had a lot more detail. She said her packet did not contain the full facts that were available to the public. She did not want to be blindsided by them

with things she did not have. Mr. Lloyd asked if he would have to determine which Commissioner wanted what. Vice Chair Chvilicek stated she thought if each member was given a link to review all the documentation that was available, that would be enough. Mr. Lloyd stated he could do that easily.

Commissioner Donshick asked what the status was of the decision tree, which was a document to give to the public so they would know what the process flow chart looked like in the decision making process. Mr. Lloyd stated he would check into it.

## **11. Director's and Legal Counsel's Items**

### **\*A. Report on previous Planning Commission items**

There was nothing to report.

### **\*B. Legal information and updates**

There were no updates.

## **12. General Public Comment**

There was no response to the call for public comment.

## **13. Adjournment**

**10:48 p.m.** Commissioner Donshick moved to adjourn the meeting, seconded by Commissioner Chesney, which carried unanimously with Chair Barnes and Commissioner Prough absent.

Respectfully submitted,

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*Jaime Deller, Independent Contractor*

Approved by Commission in session on April 4, 2017.

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Carl R. Webb, Jr., AICP  
Secretary to the Planning Commission