



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

BOARD MEETING DATE: March 9, 2021

**DATE:** February 10, 2021

**TO:** Board of County Commissioners

**FROM:** Julee Olander, Planner, Planning and Building Division, Community Services Department, 328-3627, [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

**THROUGH:** Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building Division, Community Services Department, 328-3619, [mhauenstein@washoecounty.us](mailto:mhauenstein@washoecounty.us)

**SUBJECT:** Public hearing: Appeal of the Washoe County Planning Commission's approval of:

1. Tentative Subdivision Map Case Number WTM20-005 (Woodland Village) to allow the subdivision of an 8.6 acre property into 111 attached residential lots; and
2. Special Use Permit Case Number WSUP20-0021 (Woodland Village) to allow the use of single family, attached residential units per Table 110.302.05.1; to allow up to 14 dwelling units per acre in accordance with Cold Springs Area Plan policy CS.2.2.2; to decrease the front setback to 8 feet and the rear and side setbacks to 0-feet; to decrease the minimum lot width to 16 feet; and to decrease the minimum lot size to 800 sq. ft.

The applicant for the tentative subdivision map and special use permit is WWC Commercial LLC, owner of 18400 Village Pkwy. (APN: 556-390-14 & 556-390-05).

There are two appellants: (1) Derek Schoepf, a resident of Cold Springs, and (2) the applicant, WWC Commercial LLC, represented by Garrett Gordon, Esq. The Board of County Commissioners (Board) may affirm, reverse or modify the decision of the Planning Commission. The Board's analysis may also include a finding on the issue of standing to bring the appeal in the first place. If the Board modifies or reverses, it may remand the matter back to the Planning Commission with instructions.

(Commission District 5.)

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### SUMMARY

There are two appellants:

1. Derek Schoepf, a resident of the Cold Springs area. Mr. Schoepf is seeking to overturn the Washoe County Planning Commission's approval on January 5, 2021 of WTM20-005 and WSUP20-0021. Mr. Schoepf contends that the Planning

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

Commission's decision did not address the concerns of the North Valley Citizen Advisory Board (CAB) and claims no CAB members live within the Cold Springs area. Mr. Schoepf believes that the notifications sent for the proposed development were severely limited. Finally, Mr. Schoepf contends that the Cold Springs community concerns were not addressed, which included concerns about safety, infrastructure, traffic and the congruency of development in relation to the existing community; and

2. WWC Commercial LLC, by and through Garrett Gordon, the applicant's representative. Mr. Gordon is seeking to preserve the applicant's rights pursuant to NRS 278.3195(4), citing Nevada Supreme Court cases *Kay v. Nunez*, 122 Nev. 1100, 1104, 146 P.3d 801, 804 (2006) (holding that in order to have standing to challenge a land-use decision under NRS 278.3195(4), a petitioner must have appealed the decision of the planning commission to the governing body.), and *Holt-Still v. Washoe County Bd. of County Commissioners*, 466 P.3d 937 (2020) (unpublished decision) (affirming *Kay* and indicating that participation in appeal to governing board does not suffice for standing purposes).

Washoe County Strategic Objective supported by this item: Safe, Secure and Healthy Communities

### **PREVIOUS ACTION**

On January 5, 2021, the tentative subdivision map and special use permit were considered, in a public hearing, before the Planning Commission. The Planning Commission approved the tentative subdivision map and special use permit, with five Commissioners voting to approve and two dissenting.

On, December 14, 2020, the proposed project was heard by the North Valleys Citizen Advisory Board (CAB) and the CAB voted unanimously in support of the application. The CAB discussed traffic on US-395, availability of infrastructure and availability of bus service.

### **BACKGROUND**

The applicant is requesting a tentative subdivision map for 111 single family, attached residences on two parcels and a special use permit (SUP) to allow:

1. Attached single-family in the Neighborhood Commercial (NC) regulatory zone;
2. To increase the unit density per acre in accordance with Cold Springs Area Plan policy CS.2.2.2; and
3. To decrease the side and rear setbacks to 0-feet and a front yard setback of 8 feet; decrease the minimum lot width to 16 feet; and to decrease the minimum lot size to 800 sq. ft.

A SUP is required per WCC Table 110.302.05.1 for single family, attached residential units in NC regulatory zones and the Cold Springs Area Plan policy CS.2.2.2. The policy states, "Multi-family and single-family attached residential development at up to 14 dwelling units per acre shall be allowed with the approval of a special use permit in all Neighborhood Commercial regulatory zones provided there is a commercial use included in the development proposal." There is a 6,000 sq. ft. existing commercial building on

APN: 556-390-14, where the Village Grill, a day care and a tea shop are located. There is also, a 12,240 sq. ft. family center on APN: 556-390-05. The proposal will have a gross density of 12.9 units per acre for the 8.6-acre site. A SUP is also required to vary the building placement standards per WCC110.406.05.1.

The application was reviewed by various departments and agencies. Conditions were received from the Washoe County Planning and Building Division, the Washoe County Engineering and Capital Projects Division, the Washoe County Water Management Planner Coordinator, the Washoe County Health District and the Truckee Meadows Fire Protection District, which are included in the Conditions of Approval. Other agencies had comments but no specific conditions. Noticing was sent per 110.608.16 and all noticing requirements were met including, "All owners of real property within five hundred (500) feet of the property which is the subject of the tentative subdivision map application."

The Planning Commission staff report (Attachment C) provides more details concerning grading, landscaping, water & sewer, traffic and schools. Staff identified the following Washoe County Master Plan goals to support the application:

1. Land Use and Transportation Element, *Goal Three: The majority of growth and development occurs in existing or planned communities, utilizing smart growth practices*

Policy LUT.3.1: Require timely, orderly, and fiscally responsible growth that is directed to existing suburban character management areas (SCMAs) within the Area Plans as well as to growth areas delineated within the Truckee Meadows Service Area (TMSA);

2. Housing Element, *Goal Seven: Promote Homeownership opportunities*

Policy 7.4: Promote home ownership as a community asset ; and

3. Cold Springs Area Plan, *Goal Two: Development in the Cold Springs Area Plan will implement, preserve, and enhance the community character described in the Character Statement.*

Policy CS.2.: Mixed-use development, as defined by the Land Use and Transportation Element, and redevelopment in certain portions of the CSSCMA is encouraged, particularly within the town center of Woodland Village and in areas west of the highway. The following mixed-use development policies are intended to accommodate a physical pattern of development often found along village main streets and in neighborhood commercial areas of older cities. In order to facilitate a more efficient and community-oriented land use pattern, to attempt to influence average daily trips on local roadways, to promote a better job-housing balance, and to provide for necessary community services, the following policies, incentives, and design standards shall apply.

CS.2.2.2 Multi-family and single-family attached residential development at up to 14 dwelling units per acre shall be allowed with the approval of a special use permit in all Neighborhood Commercial regulatory zones provided there is a commercial use included in the development proposal. A vertical mix of commercial and residential uses within the same building is encouraged. If horizontal mixed-use is proposed, building(s) incorporating commercial uses, and/or the building(s) closest to the primary street frontage, shall be considered

the principal building(s). Single family detached residential shall not be allowed in Neighborhood Commercial (NC) regulatory zones.

After hearing this item, the Planning Commission approved the applicant's request for the tentative subdivision map, finding that the following findings required by WCC 110.608.25 were met:

- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- 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 are 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.

The Planning Commission also approved the applicant's request for a special use permit, finding that the following findings required by WCC 110.810.30 were met:

- 1) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest 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;
- 3) Site Suitability. That the site is physically suitable for outdoor sports and recreation, grading 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; and

- 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.

Please see the Planning Commission Staff Report (Attachment C) for a discussion of these items and the Planning Commission Signed Action Order (Attachment B).

### **APPEALS**

The Board has two appeals before it for consideration. In analyzing each appeal, the Board may consider the threshold issue of “standing.” Standing is essentially the legal right to bring a challenge in the first place. It is the burden of each appellant to establish standing. NRS Chapter 278 limits appeals of planning commission decisions to “aggrieved persons.” *See* NRS 278.3195(1) and NRS 278.328. For counties with populations less than 700,000, NRS Chapter 278 does not define an “aggrieved person”, but rather, leaves it to the local governments to enact ordinances defining what it means to be aggrieved. Washoe County has enacted such an ordinance in the Development Code, Chapter 910. *See also* WCC 110.912.20(a)(1) [allowing aggrieved person to appeal Planning Commission decision to Board of County Commissioners].

WCC 110.910.02 defines “aggrieved person” as a person or entity who has suffered a substantial grievance (not merely a party who is dissatisfied with a decision) in the form of either:

- (a) The denial of or substantial injury to a personal or property right, or
- (b) The imposition of an illegal, unjust or inequitable burden or obligation by an enforcement official, the Board of Adjustment or an administrative hearing officer.

If the Board finds there is standing, it must then analyze the merits of the appeal. If the Board finds no standing, the Board may deny or dismiss the appeal without analyzing the merits. Alternatively, even if the Board finds no standing, in the interest of completing the record in the event of a future legal challenge, the Board may nonetheless indicate what its findings on the merits of the appeal would be if standing did exist.

Regarding the appellants’ substantive positions, the appeal from Derek Schoepf lists the following specific actions and Planning Commission findings he wishes to contest:

1. The special use permit to allow 111 attached single family homes. Mr. Schoepf states this is not congruent with existing home development.
2. The increase in density of 14 dwellings per acre.
3. The decrease to the side and rear setbacks to 0-feet. Mr. Schoepf states that he feels the zero ft. setbacks and 8 ft. setbacks are a fire safety hazard.
4. The decrease of the minimum lot width to 16 feet.
5. The decrease of the minimum lot size to 800 feet.
6. Mr. Schoepf states the traffic import report did not specifically address the Village Center Project with the percentage impact on Village Pkwy between Georgetown Dr., New Forest Dr., and the Village Center. Mr. Schoepf further states that the

traffic study did not address the impact of the additional road noise to be experienced by the existing homeowners in the area.

7. Mr. Schoepf contests the finding that this development is congruent with the current existing homes and development.
8. Mr. Schoepf states he does not believe the local fire department has the equipment to fight a 3 story house fire with the proposed change to the setbacks.
9. Mr. Schoepf states the existing infrastructure is not present to meet the added demands of the water needed according to the Community Services Report, yet the commission approved the development without addressing this fact or stating who is to pay for the needed expansion.
10. Mr. Schoepf states the finding of the number of students by the commission to be added to the schools is not believable.

The appeal from WWC Commercial LLC, by and through their representative, Garrett Gordon, states that their appeal was submitted to preserve the applicant's rights pursuant to NRS 278.3195(4). *See Kay v. Nunez*, 122 Nev. 1100, 146 P.3d 801 (2006).

Please see the appeal applications, included in Attachment A, for further information about Mr. Schoepf's and the applicant's respective appeals.

### **FISCAL IMPACT**

No fiscal impact.

### **RECOMMENDATION**

There are two appeals for the Board to address, however, the applicant's appeal has only been filed to preserve their rights pursuant to NRS 278.3195(4). There are also two Planning Commission approvals to address—the Tentative Subdivision Map and the Special Use Permit. With that understanding, it is recommended that the Board of County Commissioners review the record and take one or more of the following actions:

1. Dismiss one or both of these appeals for a lack of standing.

AND/OR

2. Affirm the decision of the Planning Commission and approve Tentative Subdivision Map Case Number WTM20-005 (Woodland Village) and Special Use Permit Case Number WSUP20-0021 (Woodland Village); or
3. Reverse the decision of the Planning Commission and deny Tentative Subdivision Map Case Number WTM20-005 (Woodland Village) and Special Use Permit Case Number WSUP20-0021 (Woodland Village).

### **POSSIBLE MOTIONS**

Standing:

Should the Board find that one or both of the appellants lack standing, staff offers the following motion:

“Move to dismiss and/or deny [X] appeal, having found that the appellant lacks standing.”

Tentative Subdivision Map and Special Use Permit:

Should the Board find that one or both of the appellants have standing, and should the Board agree with the Planning Commission's approval of Tentative Subdivision Map Case Number WTM20-005 (Woodland Village) and Special Use Permit Case Number WSUP20-0021 (Woodland Village), staff offers the following motion:

"Move to deny the Schoepf appeal and affirm the decision of the Planning Commission to approve Tentative Subdivision Map Case Number WTM20-005 (Woodland Village) and Special Use Permit Case Number WSUP20-0021 (Woodland Village). The affirmance is based upon the ability to make the findings required by WCC Sections 110.608.25 and 110.810.30, Findings."

or

Should the Board disagree with the Planning Commission's approval of Tentative Subdivision Map Case Number WTM20-005 (Woodland Village) and Special Use Permit Case Number WSUP20-0021 (Woodland Village), staff offers the following motion:

"Move to reverse the decision of the Planning Commission and deny Tentative Subdivision Map Case Number WTM20-005 (Woodland Village) and Special Use Permit Case Number WSUP20-0021 (Woodland Village). The reversal is based on the Board's inability to make all the findings required by WCC Section 110.608.25, Findings."

or

Should the Board modify the Planning Commission's approval of Tentative Subdivision Map Case Number WTM20-005 (Woodland Village) and Special Use Permit Case Number WSUP20-0021 (Woodland Village), staff offers the following motion:

"Move to modify the decision of the Planning Commission and modify Tentative Subdivision Map Case Number WTM20-005 (Woodland Village) and Special Use Permit Case Number WSUP20-0021 (Woodland Village) in the following manner: [include modifications]. The modification is based on the Board's ability to make all the findings required by WCC Sections 110.608.25 and 110.810.30, Findings."

All the attachments, which have been included for the Board's consideration at the request of appellants, constitute the Record on Appeal:

Attachments:

- Attachment A: Appeal Application
- Attachment B: Planning Commission Signed Action Order
- Attachment C: Planning Commission Staff Report dated 1/5/21
- Attachment D: Planning Commission Minutes dated 1/5/21
- Attachment E: Public Comments
- Attachment F: PC PowerPoint- Washoe County Staff and Applicant 1/5/21

Attachment G: Recording of Planning Commission Meeting dated 1/5/21

Cc:

Appellant: Derek Schoepf, 18359 Panda Bear Ct., Reno, NV, 89508  
Email: 4Schoepf@sbcglobal.net

Appellant/Owner: WWC Commercial, LLC, 4790 Caughlin Parkway, #519, Reno,  
NV 89509, Email: rlissner@gmail.com

Appellant's Representative: Garrett Gordon, Esq, 1 E. Liberty Street, Suite 30, Reno,  
NV, 89502, Email: ggordon@lrrc.com

Representatives: Wood Rodgers, Inc., 1361 Corporate Blvd., Reno, NV 89502,  
Email: Ehasty@woodrodgers.com



### Appealed Decision Information (continued)

Describe why the decision should or should not have been made:

1) No input from the Cold Springs Community was considered. 2) The proposed development is not congruent with current existing homes that are mostly owner occupied. The future occupancy and how that may affect this primarily owner occupied neighborhood was not adequately addressed or given as a condition to the development approval. 3) The current infrastructure is not present. We the community do not wish to pay for the expansion of the water service for this development. 4) This area is medium density; the change in the density has effects for the existing homes was not addressed. 5) The local fire department does not have the equipment to fight a 3 story fire. 6) More road noise may have a negative effective on the marketability and value of the homes backing the roads of egress and ingress for this development. 7) The road safety of our children that ride and walk along this road was not addressed. This area may become congested and a safety hazared with street parking blocking the pathway with the additional cars on the roadway that children now use. 8) The variance to allow the zero and 8 ft set backs may represent a fire hazard. Creating a condition where a simple fence fire may become a structure fire.

Cite the specific outcome you are requesting with this appeal:

I request a hold on this proposed project until a specific traffic study is done and its effect on the existing neighborhood. I request a hold or denial of the project be in place until a notification for this development is given to all residents of the Woodland Village and adjoining developments with homes adjacent to the roads of egress. I request that with this notification a new hearing is allowed with community input. I request that this proposed development be denied until the water expansion service is done. I request that the needed water expansion is to be paid by the developer and not the current homeowners. I request that the student study for the development is done in a meaningful and believable way. I request the local fire station be properly equipped for a 3 story structure fire. I request a change to the set backs proposed. I request that the planning commission not base their decisions on past decisions but upon the review and input from the citizens here in Cold Springs.

Did you speak at the public hearing when this item was considered?

- Yes  
 No

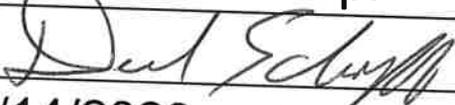
Did you submit written comments prior to the action on the item being appealed?

- Yes  
 No

### Appellant Signature

Printed Name: **Derek Schoepf**

Signature:



Date:

~~01/14/2020~~ 01-14-2021 DTB



**Appealed Decision Information (continued)**

Describe why the decision should or should not have been made:

The Planning Commission correctly decided that the findings could be made. This appeal is only filed to preserve our rights pursuant to NRS 278.3195(4). See Kay v. Nunez, 122 Nev. 1100, 146 P.3d 801 (2006).

Cite the specific outcome you are requesting with this appeal:

We are filing this appeal to preserve our rights pursuant to NRS 278.3195(4). See Kay v. Nunez, 122 Nev. 1100, 146 P.3d 801 (2006).

Did you speak at the public hearing when this item was considered?

- Yes
- No

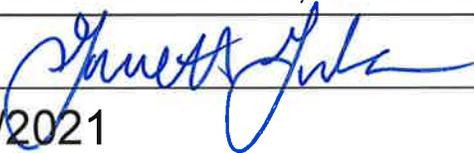
Did you submit written comments prior to the action on the item being appealed?

- Yes
- No

**Appellant Signature**

Printed Name: **Garrett Gordon, on behalf of Woodland Village North, LLC**

Signature:



Date: **1/15/2021**



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Planning and Building Division

### Planning Program

## Planning Commission Action Order

**Tentative Subdivision Map Case Number WTM20-005 and  
Special Use Permit Case Number WSUP20-0021**

Decision: **Approval with Conditions**

Decision Date: January 5, 2021

Mailing/Filing Date: January 7, 2021

Property Owner: WVC Commercial LLC  
Attn: Robert Lissner  
4790 Caughlin Parkway, #519  
Reno, NV 89509

Assigned Planner: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building Division  
Phone: 775.328.3627  
E-Mail: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

**Tentative Subdivision Map Case Number WTM20-005 and Special Use Permit Case Number WSUP20-0021 (Woodland Village Town Center) – For possible action, hearing, and discussion to approve:**

- 1) A tentative subdivision map to allow the subdivision of 8.6 acres into 111 attached residential lots; and
- 2) A special use permit to allow the use of single family, attached per Table 110.302.05.1; to allow up to 14 dwelling units per acre per Cold Springs Area Plan policy CS.2.2.2; to decrease the front setback to 8 feet and the rear and side setbacks to 0-feet; to decrease the minimum lot width to 16 feet; and to decrease the minimum lot size to 800 sq. ft.

- Applicant: Woodland Village North, LLC
- Property Owner: WVC Commercial LLC
- Location: 18400 Village Pkwy.
- Assessor’s Parcel Numbers: 556-390-14 & 556-390-05
- Parcel Sizes: 5.57 & 4.23 acres
- Master Plan Category: Commercial (C)
- Regulatory Zone: Neighborhood Commercial (NC)
- Area Plan: Cold Springs
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 608, Tentative Subdivision Maps; Article 810, Special Use Permits; & Article 406, Building Placement Standards



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

To: Woodland Village North, LLC  
Subject: WTM20-005 and WSUP20-0021  
Date: January 7, 2021  
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- Commission District: 5 – Commissioner Herman

Notice is hereby given that the Washoe County Planning Commission granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Code Chapter 110 (Development Code) Article 608, *Tentative Subdivision Maps*; Article 810, *Special Use Permits*; and Article 406, *Building Placement Standards*. If no appeals have been filed within 10 calendar days after the Mailing/Filing date shown on this Action Order, the approval by the Washoe County Planning Commission is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912, *Establishment of Commissions, Boards and Hearing Examiners*, of the Development Code. This decision is based on having made all ten findings in accordance with Washoe County Code Section 110.608.25:

1. Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
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.

This decision is also based on having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Cold Springs Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed

To: Woodland Village North, LLC  
Subject: WTM20-005 and WSUP20-0021  
Date: January 7, 2021  
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improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

3. Site Suitability. That the site is physically suitable for residential development and for the intensity of such a development and in accordance with Division Seven;
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.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within seven days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances, and regulations applicable to the approved project.

**This Action Order does not authorize any development, to include building construction and grading, without the required permits from the Washoe County Planning and Building Division, Building Program.**

Washoe County Community Services Department  
Planning and Building Division

*Trevor Lloyd*

\_\_\_\_\_  
Trevor Lloyd  
Secretary to the Planning Commission

TL/JO/ks

xc:

Applicant: Woodland Village North, LLC, 4790 Caughlin Parkway, #519, Reno, NV 89509, Email: rliissner@gmail.com

Owner: WVC Commercial, LLC, 4790 Caughlin Parkway, #519, Reno, NV 89509, Email: rliissner@gmail.com

Representatives: Wood Rodgers, Inc., 1361 Corporate Blvd., Reno, NV 89502, Email: Ehasty@woodrogers.com

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Action Order xc: Jen Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Tim Simpson, Utilities; Leo Vesely & Mitchell Fink, Engineering and Capital Projects; Dale Way & Brittany Lemon, Truckee Meadows Fire Protection District; James English and David Kelly, Washoe County Health District; Vahid Behmaram, Washoe County Water Management Coordinator; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite 4001, Carson City, NV 89701-5249; Regional Transportation Commission; Truckee Meadows Regional Planning Agency; Cold Springs Citizen Advisory Board, Chair



## Conditions of Approval

Tentative Subdivision Map Case Number WTM20-005 and  
Special Use Permit Case Number WSUP20-0021

The project approved under Tentative Subdivision Map Case Number WTM20-005 & Special Use Permit WSUP20-0021 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on January 5, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

**Unless otherwise specified**, all conditions related to the approval of this tentative subdivision map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this tentative subdivision map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the tentative parcel map may result in the institution of revocation procedures.

Operational Conditions are subject to review by the Planning and Building Division prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Planning and Building recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the conditions of approval related to this tentative subdivision map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "conditions of approval" are referred to as "operational conditions." These conditions must be continually complied with for the life of the project.

**The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

<p><b>STANDARD CONSIDERATIONS FOR SUBDIVISIONS</b> <b>Nevada Revised Statutes 278.349</b></p>
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Pursuant to NRS 278.349, when contemplating action on a tentative subdivision map, the governing body, or the planning commission if it is authorized to take final action on a tentative map, shall consider:

- (a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- (b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- (c) The availability and accessibility of utilities;
- (d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- (e) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (f) General conformity with the governing body's master plan of streets and highways;
- (g) The effect of the proposed subdivision on existing public streets and the need for new streets and highways to serve the subdivision;
- (h) Physical characteristics of the land such as floodplain, slope and soil;
- (i) The recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.335; and
- (j) The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

**Washoe County Planning and Building Division**

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

**Contact: Julee Olander, Planner, 775.328.3627, [jolander@washoecounty.us](mailto:jolander@washoecounty.us)**

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this tentative parcel map.
- b. The subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.

- c. In accordance with NRS 278.360, the sub-divider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within four years after the date of approval of the tentative map or within one year of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.
- d. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- e. All final maps shall contain the applicable portions of the following jurat:

THE TENTATIVE MAP FOR **TM case number for map name** WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON **DATE**.

THIS FINAL MAP, **MAP NAME AND UNIT/PHASE #**, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP, AND ALL CONDITIONS HAVE BEEN MET.

**[Omit the following paragraph if this is the first and last (only) final map.]**

THE NEXT FINAL MAP FOR **<TM CASE NUMBER>** MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE **\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_**, OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION **THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_** BY THE PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR **STREETS, SEWERS, ETC.** IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

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MOJRA HAUENSTEIN, DIRECTOR  
PLANNING AND BUILDING

**Jurat for ALL SUBSEQUENT FINAL MAPS**

THE TENTATIVE MAP for **<TM CASE NUMBER>** APPROVED **<denied>** BY THE WASHOE COUNTY PLANNING COMMISSION ON **<date>**. **[If the TM had been appealed to the BCC --- Add:]** THE WASHOE COUNTY COMMISSION APPROVED THE TENTATIVE MAP ON APPEAL ON **<date>**.

THE FIRST FINAL MAP FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON **<date of Planning and**

*Building Director's signature on first final map*>. [Omit the following if second map.] THE MOST RECENTLY RECORDED FINAL MAP, <subdivision name and prior unit/phase #> FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON <date of Planning and Building Director's signature on most recent final map> [If an extension has been granted after that date – add the following]: A TWO YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON <date of last Planning Commission action to extend the tentative map>.

THIS FINAL MAP, <subdivision name and unit/phase #>, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP; AND ALL CONDITIONS HAVE BEEN MET.

[Omit the following paragraph if this is the last final map.]

THE NEXT FINAL MAP FOR <TM CASE NUMBER> MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, <add two years to the current expiration date unless that date is more than two years away> OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

<Insert Merger and Re-subdivision option as applicable>

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE WASHOE COUNTY PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR <streets, sewers> IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

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MOJRA HAUENSTEIN, DIRECTOR,  
PLANNING AND BUILDING DIVISION

- f. A note shall be placed on all grading plans and construction drawings stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- g. The final map shall designate faults that have been active during the Holocene epoch of geological time, and the final map shall contain the following note:

NOTE

No habitable structures shall be located on a fault that has been active during the Holocene epoch of geological time.

- h. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Building Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Building Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- i. Failure to comply with the conditions of approval shall render this approval null and void.
- j. The building placement standards will be: 8 feet front yard, 0 feet rear yard, and 0 foot side yard; 800 sq. ft minimum lots size; and 16 ft. lot width.
- k. The common open space owned by the homeowner's association (HOA) shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by Planning and Building staff and the District Attorney.
- l. Any imported earthen materials shall be "certified weed free" in order to prevent the spread of noxious weeds within the county.
- m. The grading on site shall be in compliance with applicable best management practices to minimize erosion.
- n. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to Planning and Building staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to Planning and Building with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
  - 1. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
    - a. Vegetation management;
    - b. Watershed management;
    - c. Debris and litter removal;
    - d. Fire access and suppression; and
    - e. Maintenance of public access and/or maintenance of limitations to public access.
  - 2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowner's association.
  - 3. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowner's association. The deed to

- the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
4. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
  6. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
  7. No motorized vehicles shall be allowed on the platted common area.
  8. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.
  9. Mandatory solid waste collection.
  10. Fence material (if any), height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.
- o. The common open space owned by the homeowner's association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by Planning and Building staff and the District Attorney.

### **Washoe County Engineering and Capital Projects**

2. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.  
**Contact: Leo Vesely, 775.328.3600, [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us)**
  - a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
  - b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Engineering Division a complete set of reproducible as-built construction drawings in an acceptable digital format prepared by a civil engineer licensed in the State of Nevada.
  - c. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.
  - d. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements.
  - e. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.

- f. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- g. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- h. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.
- i. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground.
- j. Appropriate easements shall be granted for any existing or new utilities, with each affected final map. This includes, but is not limited to, electrical lines, water lines, and drainage maintenance access.
- k. Appropriate access and parking easements shall be granted for the existing facilities, with each affected final map.
- l. A 10 foot Public Utilities Easement and a 10 foot easement for traffic control signage, plowed snow storage and sidewalks shall be granted adjacent to all public rights-of-way.
- m. An updated design level geotechnical investigation with fault study shall be provided with the submittal of each final map.
- n. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- o. Prior to recordation of the affected final map, an ASTM E1527-13 Phase I Environmental Site Assessment shall be submitted for all parcels or right-of-way dedicated to Washoe County.
- p. The developer shall obtain a Stormwater Discharge Permit from the Nevada Division of Environmental Protection (NDEP), and a copy of the permit shall be submitted to the County Engineer. The Stormwater Pollution Prevention Plan shall be included with the subdivision improvement drawings.
- q. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with each final map.

**Washoe County Engineering Division – Drainage and Roadway (County Code 110.420)**

3. The following drainage and roadway conditions are requirements of the Washoe County Engineering Division, which shall be responsible for determining compliance with these conditions.

**Contact: Leo Vesely, P.E., 775.328.3600, [lvesley@washoecounty.us](mailto:lvesley@washoecounty.us)**

- a. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.
- b. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval.
- c. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- d. The following note shall be added to each final map; "All properties, regardless if they are located within or outside of a FEMA Special Flood Hazard Area, may be subject to

- flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties”.
- e. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts.
  - f. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site.
  - g. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system.
  - h. A note on the final map shall indicate that all drainage facilities shall be privately maintained and perpetually funded by a homeowner's association. The maintenance and funding of private drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
  - i. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity.
  - j. All slopes steeper than 5:1 shall be stabilized to control erosion. The County Engineer shall determine compliance with this condition.
  - k. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within Common Area shall be constructed with an adjoining minimum 12' wide gravel access road. Maintenance access road shall be provided to the bottom of proposed detention basins as well as over County owned and maintained storm drainage facilities.
  - l. A note shall be added to the final map and similar language contained with the project CC&Rs stating that owners of parcels created by a final map within this development shall not protest the formation of a Storm Water Utility District, Flood Control District, Special Assessment District or other funding mechanism which is approved and created for the purpose of storm water and/or flood water management.
  - m. Offsite drainage and common area drainage draining onto residential lots shall be perpetuated around the residential lots and drainage facilities capable of passing a 100-year storm shall be constructed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The maintenance of these drainage facilities shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

**Washoe County Engineering Division – Traffic and Roadway (County Code 110.436)**

4. The following traffic and roadway conditions are requirements of the Washoe County Engineering Division, which shall be responsible for determining compliance with these conditions.

**Contact: Leo Vesely, 775.328.3600, [ivesely@washoecounty.us](mailto:ivesely@washoecounty.us) & Mitchell Fink, 775.328.2050, [mfink@washoecounty.us](mailto:mfink@washoecounty.us)**

- a. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.

- b. Provide a copy of the traffic impact report associated with this project, including all addendums and updates for review by the Washoe County Engineering Division.
- c. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- d. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street.
- e. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- f. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval.
- g. Sidewalks shall be constructed in accordance with current Washoe County standards.
- h. Appropriate curve warning signs and/or a lower speed limit shall be determined and posted on all horizontal roadway curves that do not meet the standard Washoe County 25-mile per hour design speed.
- i. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement.
- j. Any streetlights that do not meet Washoe County standards shall be placed outside Washoe County right-of-way. These streetlights shall be private, and the CC&Rs shall indicate operation and maintenance of the streetlights shall be the responsibility of the Homeowners Association. The County Engineer and the District Attorney's Office shall determine compliance with this condition.
- k. Prior to finalization of any portion of the tentative map, a detailed analysis of turning movements for emergency and service vehicles shall be provided to the Engineering Division.
- l. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.
- m. Adequate snow storage easements shall be identified on the final plat.
- n. Prior to release of any financial assurances for the private improvements, the development shall provide the Engineering Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans.

#### **Washoe County Engineering Division – Utilities (County Code 422 & Sewer Ordinance)**

5. The following utilities conditions are requirements of the Washoe County Engineering Division, which shall be responsible for determining compliance with these conditions.

**Contact: Tim Simpson, P.E., 775.954.4648, [tsimpson@washoecounty.us](mailto:tsimpson@washoecounty.us)**

- a. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.
- b. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.

- c. Improvement plans shall be submitted and approved by CSD prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- d. The applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. The files must be in a format acceptable to Washoe County.
- e. The applicant shall construct and/or provide the financial assurance for the construction of any on-site and off-site sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to the CSD.
- f. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The CSD will be responsible to inspect the construction of the sanitary sewer collection system.
- g. The sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.
- h. Easements and real property for all sanitary sewer collection systems and appurtenances shall be in accordance with Washoe County Design Standards and offered for dedication to Washoe County along with the recordation of each final map.
- i. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
  - a. the estimated sewage flows generated by this project,
  - b. projected sewage flows from potential or existing development within tributary areas,
  - c. the impact on capacity of existing infrastructure from the proposed development to the Cold Springs Water Reclamation Facility or existing County owned lift station,
  - d. slope of pipe, invert elevation and rim elevation for all manholes,
  - e. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- j. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve each final map have been completed, accepted and engineer prepared as-built drawings are delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
- k. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- l. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- m. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.

### **Washoe County Health District**

6. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

**Contact: James English, 775.328.2434, [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a. Prior to any final grading or other civil site improvements, a Water Project must be submitted and approved by the WCHD. The approved Water Project must demonstrate the water system will conform to the State of Nevada Design, Construction, Operation and Maintenance Regulations for Public Water Systems, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC

278.400 and 278.410.

- b. Mass grading may proceed after approval of the Tentative Map and upon review and approval by the WCHD of a grading permit application.
  1. The final map submittal shall include a Great Basin Water Company approval to serve or requirements for service with the mass grading permit.
  2. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted for review per NAC 278.290 and NAC 445A.66715.

**The WCHD requires the following to be submitted with the final map application for review and approval:**

- c. Construction plans for the development must be submitted to the WCHD for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of the WCHD.
- d. Prior to approval of a final map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer, or a third person submit to the satisfaction the WCHD an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The inspection plan must address the following and be included with the final map submittal:
  1. The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage;
  2. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to the WCHD that the improvements are being installed in accordance with the approved plans and recognized practices of the trade;
  3. The developer must bear the cost of the inspections; and
  4. The developer may select a third-person inspector, but the selection must be approved by the WCHD or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.
- e. Prior to final map approval, a "Commitment for Service" letter from the sewage purveyor committing sewer service for the entire proposed development shall be submitted to the WCHD. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service.
  1. A copy of this letter must be included with the final map submittal.
- f. Prior to final map approval, a "Commitment for Water Service" letter from the water purveyor committing adequate water service for the entire proposed development must be submitted to the WCHD.
  1. A copy of this letter must be included with the final map submittal.
- g. The final map submittal must include a letter from Nevada Division of Environmental Protection to the WCHD certifying their approval of the final map.
- h. The final map application packet must include a letter from Division of Water Resources certifying their approval of the final map.
- i. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution.
  1. Construction plans shall clearly show how the subdivision will comply with NAC 278.360.

- j. Prior to approval of the final map, the applicant must submit to the WCHD the final map fee.
- k. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Diseases.
- l. Applicant must complete the requirements of NAC 445A and obtain water service from Great Basin Water Company.

### **Washoe County Water Management Planner Coordinator**

- 7. The following conditions are requirements of Washoe County Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.

**Contact: Vahid Behmaram, 775.954.4647, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**

- a. Valid water and sewer will serve letters will be required prior to approval of the final map proposed by this tentative map.

### **Truckee Meadows Fire Protection District (TMFPD)**

- 8. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

**Contact: Dale Way / Brittany Lemon, 775.326.6000, [dway@tmfpd.us](mailto:dway@tmfpd.us) / [blemon@tmfpd.us](mailto:blemon@tmfpd.us)**

#### **Fire Apparatus Access Roads**

- a. Fire apparatus access roads shall be in accordance with International Fire Code Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
- b. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
- c. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of Fire District apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
- d. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)
- e. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
- f. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
- g. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
- h. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)

- i. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
- j. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. (IFC D107.1)
- k. Gates across fire apparatus access roads shall comply with Appendix D103.5 and Sections 503.4 and 503.5.
- l. Buildings four or more stories or 30 feet in height shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.1)
- m. Buildings exceeding 62,000 square feet in area shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.2)
- n. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC D104.3)
- o. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet approved aerial fire apparatus access roads shall be provided. (IFC D105.1)
- p. When aerial fire apparatus access roads are required, aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (IFC D105.2)
- q. When aerial fire apparatus access roads are required, one or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. (IFC D105.3)
- r. When aerial fire apparatus access roads are required, overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. (IFC D105.4)

### **Fire Protection Water Supplies**

- s. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
- t. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
- u. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
- v. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
- w. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)

- x. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
- y. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
- z. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
- aa. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
- bb. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

#### **International Wildland-Urban Interface Code**

- cc. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD.
- dd. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
- ee. When you have determined your Fire Risk Rating use the link provided, to determine the IWUIC construction and defensible space requirements. ([https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE\\_rev%2011-25-13.pdf](https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf)).

\*\*\* End of Conditions \*\*\*



# Planning Commission Staff Report

Meeting Date: January 5, 2021

Agenda Item: 9A

TENTATIVE SUBDIVISION MAP CASE NO: WTM20-005 (Woodland Village Town Center)  
SPECIAL USE PERMIT CASE NO: WSUP20-0021 (Woodland Village Town Center)

BRIEF SUMMARY OF REQUEST: To approve a tentative subdivision map and a special use permit to allow for 111 single family, attached residences

STAFF PLANNER: Planner's Name: Julee Olander  
Phone Number: 775.328.3627  
E-mail: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

### CASE DESCRIPTION

For possible action, hearing, and discussion to approve:

- 1) A tentative subdivision map to allow the subdivision of 8.6 acres into 111 attached residential lots; and
- 2) A special use permit to allow the use of single family, attached per Table 110.302.05.1; to allow up to 14 dwelling units per acre per Cold Springs Area Plan policy CS.2.2.2; to decrease the front setback to 8 feet and the rear and side setbacks to 0-feet; to decrease the minimum lot width to 16 feet; and to decrease the minimum lot size to 800 sq. ft.

Applicant: Woodland Village North, LLC  
 Property Owner: WWC Commercial LLC  
 Location: 18400 Village Pkwy.  
 APN: 556-390-14 & 556-390-05  
 Parcel Sizes: 5.57 & 4.23 acres  
 Master Plan: Commercial (C)  
 Regulatory Zone: Neighborhood Commercial (NC)  
 Area Plan: Cold Springs  
 Citizen Advisory Board: North Valleys  
 Development Code: Authorized in Article 608, Tentative Subdivision Maps; Article 810, Special Use Permits; & Article 406, Building Placement Standards  
 Commission District: 5 – Commissioner Herman



### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

**POSSIBLE 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 approve, with the conditions included as Exhibit A to this matter, Tentative Subdivision Map Case Number WTM20-005 for Woodland Village North, LLC, having made all ten findings in accordance with Washoe County Code Section 110.608.25.

*(Motion with Findings on Page 14)*

**POSSIBLE 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 approve, with the conditions included as Exhibit A to this matter, Special Use Permit Case Number WSUP20-0021 for Woodland Village North, LLC, having made all five findings in accordance with Washoe County Code Section 110.810.30.

*(Motion with Findings on Page 15)*

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**Exhibits Contents**

Conditions of Approval .....Exhibit A

Agency Review Letters.....Exhibit B

Public Comments .....Exhibit C

Noticing Map .....Exhibit D

Project Application.....Exhibit E

The technical reports submitted with the project application are very lengthy. To review the complete project application with technical reports on-line click [here](#) or contact Planning at 328-3600 to have a copy sent by email or for a paper copy.

### **Tentative Subdivision Map**

The purpose of a tentative subdivision map is:

- To allow the creation of saleable lots;
- To implement the Washoe County Master Plan, including the area plans, and any specific plans adopted by the County;
- To establish reasonable standards of design and reasonable procedures for subdivision and re-subdivision in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land; and;
- To safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any subdivision platted in the unincorporated area of Washoe County.

If the Planning Commission grants an approval of the tentative subdivision map, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some conditions of approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project.

The conditions of approval for Tentative Subdivision Map Case Number WTM20-005 are attached to this staff report and will be included with the action order.

The subject property has a regulatory zoning on neighborhood commercial (NC) on two parcels totaling 9.8 acres.

### **Special Use Permit**

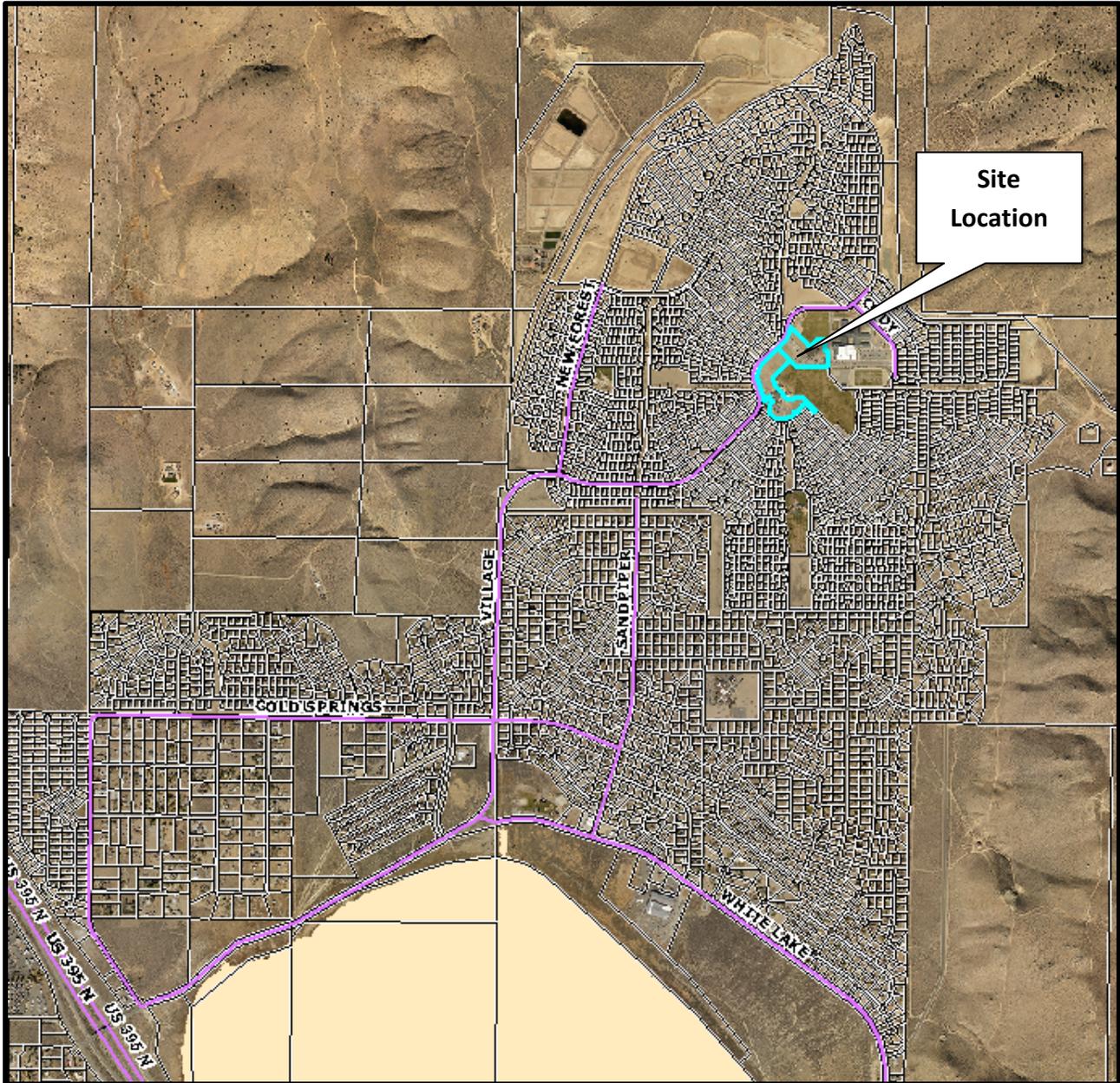
The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some Conditions of Approval are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the business or project.

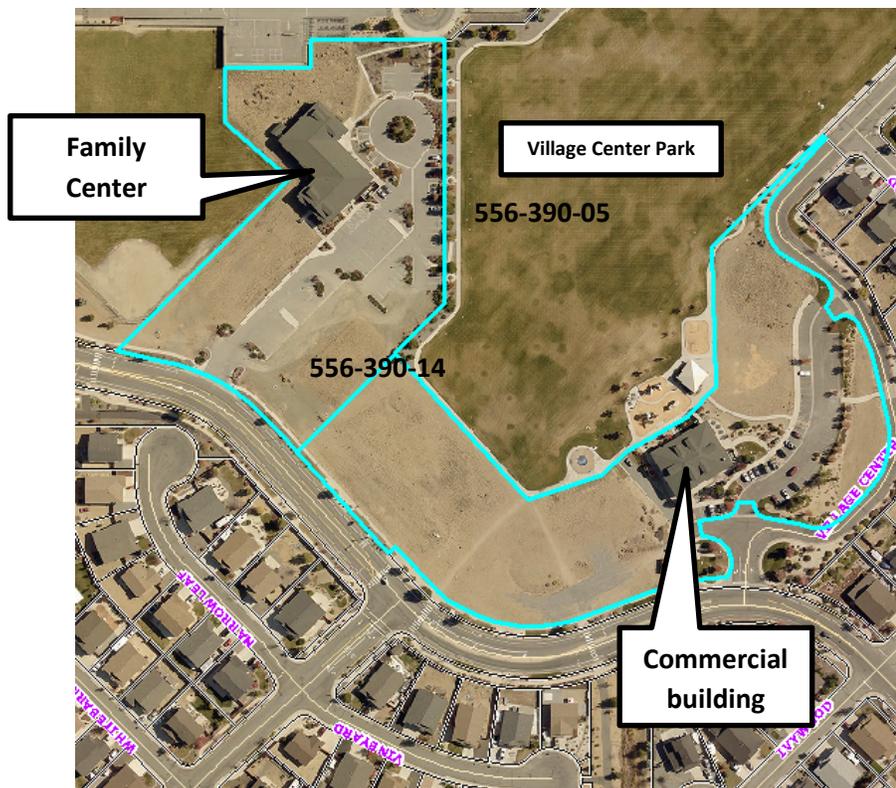
The Conditions of Approval for Special Use Permit Case Number WSUP20-0021 are attached to this staff report and will be included with the Action Order, if approved.

The subject property has a regulatory zone of Neighborhood Commercial (NC) and single family, attached use type is allowed in the NC regulatory zone with the approval of a special use permit (SUP) per WCC Table 110.302.05.1 and per Cold Springs Area Plan CS.2.2.2 up to 14 dwelling units per acre shall be allowed with the approval of a (SUP). In addition, the applicant is requesting to decrease the front setback to 8 feet and the rear and side setbacks to 0-feet; to decrease the

minimum lot width to 16 feet; and to decrease the minimum lot size to 800 sq. ft. Therefore, the applicant is seeking approval of this SUP from the Planning Commission.



**Vicinity Map**



**Site Plan**

**Background**

The applicant had previously applied for a master plan and regulatory zone amendment (WMPA20-0002 & WRZA20-0002) for a portion of APN: 556-390-05. The master plan amendment request included a change to the designation on 71% of the 4.2-acre parcel from Suburban Residential (SR) to Commercial (C) and the remaining 29% (1.2 acres) of the parcel to remain SR. The regulatory zone amendment request was to change the regulatory zone on 71% of the parcel from Public & Semi Public Facilities (PSP) to Neighborhood Commercial (NC) and the remaining 29% (1.2 acres) of the parcel to remain PSP. An existing community center is located on the portion of the parcel where the master plan and regulatory zone was not changed. This request was approved by the Washoe County Board of County Commissioners on May 26, 2020, with a final approval of the master plan amendment by the Truckee Meadows Regional Planning Commission on July 23, 2020.

**Project Request & Evaluation**

The applicant is requesting a tentative subdivision map and special use permit to develop 111 single family, attached residences on two parcels. The two parcels total 9.8 acres, however 1.2 acres of one parcel (APN: 556-390-05), where the family center is located, is not included in the tentative subdivision map request. The applicant is also requesting a special use permit (SUP) to allow: attached single-family in the Neighborhood Commercial (NC) regulatory zone, to increase the unit density per acre; to decrease the side and rear setbacks to 0-feet and a front yard setback of 8 feet; to decrease the minimum lot width to 16 feet; and to decrease the minimum lot size to 80 sq. ft. The SUP is required per WCC Table 110.302.05.1 for single family, attached in NC regulatory zones and the Cold Springs Area Plan policy CS.2.2.2, which allows up to 14 dwelling units per acre per with a SUP. The policy states, “Multi-family and single-family attached residential development shall be allowed with the approval of a special use permit in all Neighborhood Commercial regulatory zones provided there is a commercial use included in the development proposal.” There is a 6,000 sq. ft. existing commercial building on APN: 556-390-14, where the Village Grill, a day care and tea shop are located and a 12,240 sq. ft. family center on APN: 556-390-05. The proposal will have a gross density of 12.9 units per acre for the 8.6 acre site.

The SUP will address varying the building placement standards for NC. The NC front and side setbacks are 15 feet and 20 feet in the rear, which the applicant is requesting to vary. The attached single-family residences are proposed to have zero lot lines on the sides and rear yards, with 8-foot setbacks in the front yards to allow for private front yards. Additionally, the request includes to decrease the minimum lot width to 16 feet and to decrease the minimum lot size to 80 sq. ft. The proposal is for twenty buildings that are two and three stories in height, with 2 to 10 units per building. The proposed building placement standards are shown in the table below.

<b>Requirement</b>	<b>Woodland Village</b>	<b>Neighborhood Commercial (NC)</b>
Front setback	8ft.	15 ft.
Rear setback	0 ft.	20 ft.
Side setback	0 ft.	15 ft.
Minimum lot size	800 sf.	10,000 sf.
Minimum width	16 ft.	75 ft.
Height	2-3 stories	60 ft.

The applicant states the development will be a mixed-use development, primarily with residential uses and supportive commercial/retail uses. Currently, the commercial/retail uses are only located in the 6,000 sq. ft. commercial building, however the applicant indicates if commercial/retail needs increases in the future options to add more commercial/retail will be reviewed. The 111 attached single-family units will be more affordable and will provide an alternative from the typical single-family detached housing found in the area. The applicant is proposing a network of trails connecting the

new buildings to existing trails, which will be maintained by a homeowner’s association (HOA) or landscape management association. The application included a sample of the type of architecture (see below) and stated that the applicant is working on specific elevations or floorplans, which will be submitted with the final map.



The applicant is proposing 175 garage spaces, 22 off-street parking spaces, and 97 driveway spaces for a total of 294 spaces for the residences. A majority of the units will have 20-foot long driveways ranging from 20 to 16 feet in width, with a landscaped strip to separating the driveways. The family center parking spaces will be relocated and will have 70 spaces, while the parking for the commercial building will be reconfigured and will have 45 spaces. The applicant is proposing a total of 409 parking spaces for the development. The applicant indicates the commercial building is a mixed-retail space, Washoe County Code (WCC) does not have a specific parking requirement for mixed-retail. The requirements for retail is 5 spaces for every 1,000 sf of building and 1 space per employee during peak employment shift. This requirement would require 30+ spaces for the commercial building. However, as businesses apply for business licenses parking will be reviewed and applicants will need to show that parking is available for the type of business use that is being proposed. The table below shows that the proposed development exceeds the WCC requirements for the 111 attached single family residences, the 6,000 sq. ft. commercial building and the 12,240 sq. ft. family center.

Use type	WCC parking requirement	Woodland Village
111 Residential units -2 spaces for each residence	222 spaces	294 spaces
12,240 sf. Community Center- 5 spaces for every 1,000 sf of building and 1 space per employee during peak employment shift	68 spaces	70 spaces
6,000 sf. Commercial building (Retail use- 5 spaces for every 1,000 sf of building and 1 space per employee during peak employment shift	30 +	45 spaces
<b>Total</b>	<b>320+</b>	<b>409 spaces</b>

## **Site Characteristics**

A majority of the site is vacant and generally flat with existing buildings, streets, and parking areas. Woodland Village is intended to be the center for the surrounding development and the applicant indicates that this area has been planned to help create a “true town-center”. The infrastructure has been designed and planned to support the proposed development.

The two parcels that are proposed to be developed have a master plan designation of Commercial (C) and a regulatory zone of Neighborhood Commercial (NC). The area where the family center is located is master planned Suburban Residential (SR) and has a regulatory zoning of Public/Semi-Public Facilities (PSP). The surrounding parcels to the west and south are master planned SR and the regulatory zone is Medium Density Suburban (MDS), along Village Parkway the master plan designation is Rural (R) and the regulatory zone is General Rural (GR). To the east, where the Village Center Park is located the master plan designation is SR and the regulatory zone is Parks & Recreation (PR). To the north, where Cold Springs Middle School is located the master plan designation is SR and the regulatory zone is PSP.

## **Grading**

The site had been previously graded in anticipation of future development. Minimal grading will be needed to construct the proposed buildings. There will be some grading with the removal of some parking areas and streets and for the excavation and grading for the proposed building pads. Approximately 9,346 cubic yards of fill will be needed, cuts are not anticipated to exceed 7 feet and fill will not exceed 6 feet.

## **Landscaping**

The applicant indicated 81,229 sq. ft. (20%) of the site will be landscaped with 285 trees to meet Washoe County Code. There is existing landscaping along Village Parkway and around the commercial building and the family center, the applicant indicates that of the existing 97 trees, 27 trees are proposed to be removed. The areas between the residential buildings will be landscaped and these areas will be maintained by the HOA. There will be approximately 327,135 sq. ft. of common area, which includes the landscaped areas, streets and parking areas.

## **Water and Sewer**

The proposed development will be served by Great Basin Water Company for water and Washoe County for sewer service. Service has been planned for this site and the infrastructure will accommodate the density of the proposed development.

## **Traffic**

There will be several access points to the development primarily from Village Parkway and one access point from Village Center Drive. The applicant indicates that the various accesses points will allow traffic to be appropriately dispersed. The main access to the development will be at the intersection of Rockland Drive and Village Parkway. The access for the family center will be moved, however the applicant does not anticipate the move will have any adverse impacts. The streets and off-street parking areas will be privately owned and maintained by the HOA.

The 111 attached dwelling units are anticipated to generate 851 average daily trips with 61 trips occurring during the AM peak hour and 71 trips occurring during the PM peak hour. The traffic study indicates that the project will have some impacts on the area traffic. The traffic study recommends that the applicant provide mechanisms to mitigate the impacts, including signage, striping and traffic control improvements. The applicant is proposing improvements at the ingress and egress intersections on Village Parkway to include signage, striping, crosswalks and turn lanes.

**Washoe County School District**

The proposed development is zoned for Inskip Elementary School, Cold Springs Middle School and Spanish Springs High School. The development will generate approximately 14 elementary school students, 7 middle school students, and 7 high school students.

School	2020/2021	2021/2022	2024/2025	2029/2030
Inskip ES	N/A	63%	71%	72%
Cold Springs MS	65%	70%	77%	93%
North Valleys HS	98%	101%	104%	120%

**North Valleys Citizen Advisory Board (NV CAB)**

The proposed project was presented by the applicant's representative at the regularly scheduled Citizen Advisory Board meeting on December 14<sup>th</sup>. The CAB voted unanimously in support of the application. The CAB minutes were not available to be included in the staff report. The CAB discussed the following items:

- Traffic on US-395
- Availability of infrastructure
- Bus service

**Reviewing Agencies**

- Washoe County Community Services Department
  - Engineering and Capital Projects
  - Planning and Building
  - Parks and Open Space
  - Water Management
- Washoe County Health District
  - Air Quality
  - Environmental Health
  - Emergency Medical Services
- State of Nevada
  - Division of Environmental Protection
  - Department of Water Resources
  - Department of Transportation
  - Department of Wildlife
- Truckee Meadows Fire Protection District
- Washoe County Sheriff
- Washoe County School District
- Washoe-Storey Conservation District
- Regional Transportation Commission
- U.S. Postal Service

Five out of the above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order

- Washoe County Planning and Building Division addressed final map requirements and homeowner's association.

**Contact: Julee Olander, 775.328.3627, [jolander@washoecounty.us](mailto:jolander@washoecounty.us)**

- Washoe County Engineering and Capital Projects addressed grading, drainage, traffic and other associated matters.  
**Contact: Leo Vesely, 775.328.2040, [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us)**  
**Contact: Mitchell Fink, 775.328.2050, [mfink@washoecounty.us](mailto:mfink@washoecounty.us)**  
**Contact: Tim Simpson, P.E., 775.954.4648, [tsimpson@washoecounty.us](mailto:tsimpson@washoecounty.us)**
- Washoe County School District provided information on current and anticipated capacity at schools.  
**Contact: Brett Rodela, 775.325.8303, [brett.rodela@washoeschools.net](mailto:brett.rodela@washoeschools.net)**
- Truckee Meadows Fire Protection District provided information concerning fire apparatus access roads, fire protection water supplies and International Wildland-Urban Interface Code.  
**Contact: Dale Way / Brittany Lemon, 775.326.6000, [dway@tmfpd.us](mailto:dway@tmfpd.us) / [blemon@tmfpd.us](mailto:blemon@tmfpd.us)**
- Washoe County Health District provided requirements for the Health District concerning grade and site improvements, which shall be responsible for determining compliance with these conditions.  
**Contact: James English, 775.328.2434, [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**
- Washoe County Water Management Planner Coordinator provided conditions water and sewer will serve letters.  
**Contact Name: Vahid Behmaram, 775.954.4647, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**

## Washoe County Master Plan

### Land Use and Transportation Element

**Goal Three: The majority of growth and development occurs in existing or planned communities, utilizing smart growth practices.**

**Policy LUT.3.1:** Require timely, orderly, and fiscally responsible growth that is directed to existing suburban character management areas (SCMAs) within the Area Plans as well as to growth areas delineated within the Truckee Meadows Service Area (TMSA).

*Staff Comment: The subject parcels are within the Suburban Character Management Area (SCMA) of the Cold Springs Area Plan, which has been identified as the area for residential growth.*

### Housing Element

**Goal Seven: Promote Homeownership opportunities.**

**Policy 7.4:** Promote home ownership as a community asset.

*Staff Comment: The development will be an attached single-family development and will provide more opportunities for affordable home ownership.*

### Cold Springs Area Plan – Policies

**Goal Two: Development in the Cold Springs Area Plan will implement, preserve, and enhance the community character described in the Character Statement.**

**Policy CS.2.2 :** Mixed-use development, as defined by the Land Use and Transportation Element, and redevelopment in certain portions of the CSSCMA is encouraged, particularly within the town center of Woodland Village and in areas west of the highway. The following mixed-use development policies are intended to accommodate a physical pattern of development often found along village main streets and in neighborhood commercial areas of older cities. In order to facilitate a more efficient and community-

oriented land use pattern, to attempt to influence average daily trips on local roadways, to promote a better job-housing balance, and to provide for necessary community services, the following policies, incentives, and design standards shall apply:

CS.2.2.2 Multi-family and single-family attached residential development at up to 14 dwelling units per acre shall be allowed with the approval of a special use permit in all Neighborhood Commercial regulatory zones provided there is a commercial use included in the development proposal. A vertical mix of commercial and residential uses within the same building is encouraged. If horizontal mixed-use is proposed, building(s) incorporating commercial uses, and/or the building(s) closest to the primary street frontage, shall be considered the principal building(s). Single family detached residential shall not be allowed in Neighborhood Commercial (NC) regulatory zones.

*Staff Comment: The Cold Springs Area Plan allows for a density of 14 units per acre for attached single-family housing with a special use permit (SUP) in NC regulatory zones with a commercial use. The proposed development is in NC regulatory zoning with a commercial use building. The residential units will be attached with a density of 11.3 units per and the applicant is applying for a SUP.*

### **Tentative Subdivision Map Staff Comment on Required Findings**

WCC Section 110.608.25 of Article 608, *Tentative Subdivision Maps*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the tentative subdivision map request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan.

*Staff Comment: Staff Comment: The proposed tentative subdivision map is consistent with the goals and policies of the Master Plan and the Cold Springs Area Plan.*

- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan.

*Staff Comment: The proposed tentative subdivision map meets all of the density, lot size and common open space criteria of the Master Plan and the Cold Springs Area Plan.*

- 3) Type of Development. That the site is physically suited for the type of development proposed.

*Staff Comment: The site is physically suited for the residential development and the site can accommodate the proposed development. This type of development has been planned for this location for some time and the area has been graded to accommodate the development.*

- 4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System.

*Staff Comment: The proposed subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System; impacts associated with the proposed subdivision will be appropriately mitigated, based upon the imposition of appropriate conditions of approval as included in Exhibit A to this report. The necessary infrastructure has been anticipated and is available.*

- 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.

*Staff Comment: The proposed improvements will not cause substantial environmental damage or harm to endangered plants, 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.

*Staff Comment: Due to the location and design of the subdivision and type of improvements, this development 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.

*Staff Comment: The proposed development has taken all easements into consideration and will not conflict with the easements in regard to utility purposes or public access, etc.*

- 8) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles.

*Staff Comment: The design of the development provides four access points to the existing roadways, to disperse the traffic and provide various accesses to the site which will provide various access for emergency vehicles. The applicant is also, adding addition trails throughout the site and to the surrounding parcels.*

- 9) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan.

*Staff Comment: All roadways will be dedicated to Washoe County. The common areas will be under the ownership of the Homeowner's Association (HOA). In the event that the roads or other lands are dedicated to the County, the lands will be improved such that they are consistent with the Master Plan and/or built to County standards.*

- 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.

*Staff Comment: To the extent feasible, the development will include building materials to allow for passive or natural heating and cooling opportunities.*

### **Special Use Permit Staff Comment on Required Findings**

WCC Section 110.810.30 requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Cold Springs Area Plan.

*Staff Comment: The proposed single-family attached residential development use type is consistent with the action programs, policies, standards and maps included in the Cold Springs Area Plan, which allows single-family attached residential development with a SUP per Policy 2.2.2.*

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.

*Staff Comment: There are adequate improvements existing on the site that will adequately serve the proposed new uses. This type of development has been planned for and anticipated at this location. Also, the proposed project was reviewed by relevant agencies*

*and any needed conditions concerning facilities have been included in Exhibit A, Conditions of Approval.*

3. Site Suitability. That the site is physically suitable for the type of development and for the intensity of such a development.

*Staff Comment: The majority of the site is relatively flat and vacant and will be suitable for single-family attached residential development uses.*

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.

*Staff Comment: The proposed development is anticipated to have minimal impact to the surrounding area and this type of development has been planned for this location for some time. Conditions of approval have been included to mitigate any negative potential impacts.*

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.

*Staff Comment: There is no military installation within the area of required notice for this special use permit; therefore, the project will have no effect on a military installation.*

### **Tentative Subdivision Map Recommendation**

After a thorough analysis and review, Tentative Subdivision Map Case Number WTM20-005 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

### **Tentative Subdivision Map 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 approve, with the conditions included as Exhibit A to this matter, Tentative Subdivision Map Case Number WTM20-005 for Woodland Village North, LLC, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- 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.

### **Special Use Permit Recommendation**

After a thorough analysis and review, Special Use Permit Case Number WSUP20-0021 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

### **Special Use Permit 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 approve, with the conditions included as Exhibit A to this matter, Special Use Permit Case Number WSUP20-0021 for Woodland Village North, LLC, having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Cold Springs 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;
3. Site Suitability. That the site is physically suitable for residential development and for the intensity of such a development and in accordance with Division Seven;
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.

### **Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission, 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 Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant.

Applicant: Woodland Village North, LLC, 4790 Caughlin Parkway, #519, Reno, NV 89509, Email: rliissner@gmail.com

Owner: WVC Commercial, LLC, 4790 Caughlin Parkway, #519, Reno, NV 89509, Email: rliissner@gmail.com

Representatives: Wood Rodgers, Inc., 1361 Corporate Blvd., Reno, NV 89502, Email: Ehasty@woodroddgers.com



## Conditions of Approval

Tentative Subdivision Map Case Number WTM20-005 and  
Special Use Permit Case Number WSUP20-0021

The project approved under Tentative Subdivision Map Case Number WTM20-005 & Special Use Permit WSUP20-0021 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on January 5, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

**Unless otherwise specified**, all conditions related to the approval of this tentative subdivision map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this tentative subdivision map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the tentative parcel map may result in the institution of revocation procedures.

Operational Conditions are subject to review by the Planning and Building Division prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Planning and Building recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the conditions of approval related to this tentative subdivision map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "conditions of approval" are referred to as "operational conditions." These conditions must be continually complied with for the life of the project.

**The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

**STANDARD CONSIDERATIONS FOR SUBDIVISIONS**  
**Nevada Revised Statutes 278.349**

Pursuant to NRS 278.349, when contemplating action on a tentative subdivision map, the governing body, or the planning commission if it is authorized to take final action on a tentative map, shall consider:

- (a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- (b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- (c) The availability and accessibility of utilities;
- (d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- (e) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (f) General conformity with the governing body’s master plan of streets and highways;
- (g) The effect of the proposed subdivision on existing public streets and the need for new streets and highways to serve the subdivision;
- (h) Physical characteristics of the land such as floodplain, slope and soil;
- (i) The recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.335; and
- (j) The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

**Washoe County Planning and Building Division**

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

**Contact: Julee Olander, Planner, 775.328.3627, [jolander@washoecounty.us](mailto:jolander@washoecounty.us)**

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this tentative parcel map.
- b. The subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.

- c. In accordance with NRS 278.360, the sub-divider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within four years after the date of approval of the tentative map or within one year of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.
- d. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- e. All final maps shall contain the applicable portions of the following jurat:

THE TENTATIVE MAP FOR **TM case number for map name** WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON **DATE**.

THIS FINAL MAP, **MAP NAME AND UNIT/PHASE #**, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP, AND ALL CONDITIONS HAVE BEEN MET.

**[Omit the following paragraph if this is the first and last (only) final map.]**

THE NEXT FINAL MAP FOR **<TM CASE NUMBER>** MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION **THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_** BY THE PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR **STREETS, SEWERS, ETC.** IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

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MOJRA HAUENSTEIN, DIRECTOR  
PLANNING AND BUILDING

**Jurat for ALL SUBSEQUENT FINAL MAPS**

THE TENTATIVE MAP for **<TM CASE NUMBER>** APPROVED **<denied>** BY THE WASHOE COUNTY PLANNING COMMISSION ON **<date>**. **[If the TM had been appealed to the BCC --- Add:]** THE WASHOE COUNTY COMMISSION APPROVED THE TENTATIVE MAP ON APPEAL ON **<date>**.

THE FIRST FINAL MAP FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON **<date of Planning and**

*Building Director's signature on first final map*>. [Omit the following if second map.] THE MOST RECENTLY RECORDED FINAL MAP, <subdivision name and prior unit/phase #> FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON <date of Planning and Building Director's signature on most recent final map> [If an extension has been granted after that date – add the following]: A TWO YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON <date of last Planning Commission action to extend the tentative map>.

THIS FINAL MAP, <subdivision name and unit/phase #>, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP; AND ALL CONDITIONS HAVE BEEN MET.

[Omit the following paragraph if this is the last final map.]

THE NEXT FINAL MAP FOR <TM CASE NUMBER> MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, <add two years to the current expiration date unless that date is more than two years away> OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

<Insert Merger and Re-subdivision option as applicable>

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE WASHOE COUNTY PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR <streets, sewers> IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

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MOJRA HAUENSTEIN, DIRECTOR,  
PLANNING AND BUILDING DIVISION

- f. A note shall be placed on all grading plans and construction drawings stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- g. The final map shall designate faults that have been active during the Holocene epoch of geological time, and the final map shall contain the following note:

NOTE

No habitable structures shall be located on a fault that has been active during the Holocene epoch of geological time.

- h. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Building Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Building Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- i. Failure to comply with the conditions of approval shall render this approval null and void.
- j. The building placement standards will be: 8 feet front yard, 0 feet rear yard, and 0 foot side yard; 800 sq. ft minimum lots size; and 16 ft. lot width.
- k. The common open space owned by the homeowner's association (HOA) shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by Planning and Building staff and the District Attorney.
- l. Any imported earthen materials shall be "certified weed free" in order to prevent the spread of noxious weeds within the county.
- m. The grading on site shall be in compliance with applicable best management practices to minimize erosion.
- n. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to Planning and Building staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to Planning and Building with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
  - 1. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
    - a. Vegetation management;
    - b. Watershed management;
    - c. Debris and litter removal;
    - d. Fire access and suppression; and
    - e. Maintenance of public access and/or maintenance of limitations to public access.
  - 2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowner's association.
  - 3. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowner's association. The deed to

- the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
4. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
  6. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
  7. No motorized vehicles shall be allowed on the platted common area.
  8. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.
  9. Mandatory solid waste collection.
  10. Fence material (if any), height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.
- o. The common open space owned by the homeowner's association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by Planning and Building staff and the District Attorney.

### **Washoe County Engineering and Capital Projects**

2. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

**Contact: Leo Vesely, 775.328.3600, [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us)**

- a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Engineering Division a complete set of reproducible as-built construction drawings in an acceptable digital format prepared by a civil engineer licensed in the State of Nevada.
- c. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.
- d. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements.
- e. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.

- f. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- g. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- h. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.
- i. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground.
- j. Appropriate easements shall be granted for any existing or new utilities, with each affected final map. This includes, but is not limited to, electrical lines, water lines, and drainage maintenance access.
- k. Appropriate access and parking easements shall be granted for the existing facilities, with each affected final map.
- l. A 10 foot Public Utilities Easement and a 10 foot easement for traffic control signage, plowed snow storage and sidewalks shall be granted adjacent to all public rights-of-way.
- m. An updated design level geotechnical investigation with fault study shall be provided with the submittal of each final map.
- n. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- o. Prior to recordation of the affected final map, an ASTM E1527-13 Phase I Environmental Site Assessment shall be submitted for all parcels or right-of-way dedicated to Washoe County.
- p. The developer shall obtain a Stormwater Discharge Permit from the Nevada Division of Environmental Protection (NDEP), and a copy of the permit shall be submitted to the County Engineer. The Stormwater Pollution Prevention Plan shall be included with the subdivision improvement drawings.
- q. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with each final map.

**Washoe County Engineering Division – Drainage and Roadway (County Code 110.420)**

3. The following drainage and roadway conditions are requirements of the Washoe County Engineering Division, which shall be responsible for determining compliance with these conditions.

**Contact: Leo Vesely, P.E., 775.328.3600, [lvesley@washoecounty.us](mailto:lvesley@washoecounty.us)**

- a. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.
- b. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval.
- c. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- d. The following note shall be added to each final map; "All properties, regardless if they are located within or outside of a FEMA Special Flood Hazard Area, may be subject to

flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties”.

- e. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts.
- f. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site.
- g. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system.
- h. A note on the final map shall indicate that all drainage facilities shall be privately maintained and perpetually funded by a homeowner's association. The maintenance and funding of private drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- i. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity.
- j. All slopes steeper than 5:1 shall be stabilized to control erosion. The County Engineer shall determine compliance with this condition.
- k. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within Common Area shall be constructed with an adjoining minimum 12' wide gravel access road. Maintenance access road shall be provided to the bottom of proposed detention basins as well as over County owned and maintained storm drainage facilities.
- l. A note shall be added to the final map and similar language contained with the project CC&Rs stating that owners of parcels created by a final map within this development shall not protest the formation of a Storm Water Utility District, Flood Control District, Special Assessment District or other funding mechanism which is approved and created for the purpose of storm water and/or flood water management.
- m. Offsite drainage and common area drainage draining onto residential lots shall be perpetuated around the residential lots and drainage facilities capable of passing a 100-year storm shall be constructed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The maintenance of these drainage facilities shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

**Washoe County Engineering Division – Traffic and Roadway (County Code 110.436)**

4. The following traffic and roadway conditions are requirements of the Washoe County Engineering Division, which shall be responsible for determining compliance with these conditions.

**Contact: Leo Vesely, 775.328.3600, [ivesely@washoecounty.us](mailto:ivesely@washoecounty.us) & Mitchell Fink, 775.328.2050, [mfink@washoecounty.us](mailto:mfink@washoecounty.us)**

- a. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.

- b. Provide a copy of the traffic impact report associated with this project, including all addendums and updates for review by the Washoe County Engineering Division.
- c. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- d. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street.
- e. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- f. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval.
- g. Sidewalks shall be constructed in accordance with current Washoe County standards.
- h. Appropriate curve warning signs and/or a lower speed limit shall be determined and posted on all horizontal roadway curves that do not meet the standard Washoe County 25-mile per hour design speed.
- i. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement.
- j. Any streetlights that do not meet Washoe County standards shall be placed outside Washoe County right-of-way. These streetlights shall be private, and the CC&Rs shall indicate operation and maintenance of the streetlights shall be the responsibility of the Homeowners Association. The County Engineer and the District Attorney's Office shall determine compliance with this condition.
- k. Prior to finalization of any portion of the tentative map, a detailed analysis of turning movements for emergency and service vehicles shall be provided to the Engineering Division.
- l. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.
- m. Adequate snow storage easements shall be identified on the final plat.
- n. Prior to release of any financial assurances for the private improvements, the development shall provide the Engineering Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans.

#### **Washoe County Engineering Division – Utilities (County Code 422 & Sewer Ordinance)**

5. The following utilities conditions are requirements of the Washoe County Engineering Division, which shall be responsible for determining compliance with these conditions.

**Contact: Tim Simpson, P.E., 775.954.4648, [tsimpson@washoecounty.us](mailto:tsimpson@washoecounty.us)**

- a. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.
- b. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.

- c. Improvement plans shall be submitted and approved by CSD prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- d. The applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. The files must be in a format acceptable to Washoe County.
- e. The applicant shall construct and/or provide the financial assurance for the construction of any on-site and off-site sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to the CSD.
- f. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The CSD will be responsible to inspect the construction of the sanitary sewer collection system.
- g. The sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.
- h. Easements and real property for all sanitary sewer collection systems and appurtenances shall be in accordance with Washoe County Design Standards and offered for dedication to Washoe County along with the recordation of each final map.
- i. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
  - a. the estimated sewage flows generated by this project,
  - b. projected sewage flows from potential or existing development within tributary areas,
  - c. the impact on capacity of existing infrastructure from the proposed development to the Cold Springs Water Reclamation Facility or existing County owned lift station,
  - d. slope of pipe, invert elevation and rim elevation for all manholes,
  - e. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- j. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve each final map have been completed, accepted and engineer prepared as-built drawings are delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
- k. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- l. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- m. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.

### **Washoe County Health District**

6. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

**Contact: James English, 775.328.2434, [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a. Prior to any final grading or other civil site improvements, a Water Project must be submitted and approved by the WCHD. The approved Water Project must demonstrate the water system will conform to the State of Nevada Design, Construction, Operation and Maintenance Regulations for Public Water Systems, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC

278.400 and 278.410.

- b. Mass grading may proceed after approval of the Tentative Map and upon review and approval by the WCHD of a grading permit application.
  - 1. The final map submittal shall include a Great Basin Water Company approval to serve or requirements for service with the mass grading permit.
  - 2. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted for review per NAC 278.290 and NAC 445A.66715.

**The WCHD requires the following to be submitted with the final map application for review and approval:**

- c. Construction plans for the development must be submitted to the WCHD for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of the WCHD.
- d. Prior to approval of a final map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer, or a third person submit to the satisfaction the WCHD an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The inspection plan must address the following and be included with the final map submittal:
  - 1. The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage;
  - 2. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to the WCHD that the improvements are being installed in accordance with the approved plans and recognized practices of the trade;
  - 3. The developer must bear the cost of the inspections; and
  - 4. The developer may select a third-person inspector, but the selection must be approved by the WCHD or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.
- e. Prior to final map approval, a "Commitment for Service" letter from the sewage purveyor committing sewer service for the entire proposed development shall be submitted to the WCHD. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service.
  - 1. A copy of this letter must be included with the final map submittal.
- f. Prior to final map approval, a "Commitment for Water Service" letter from the water purveyor committing adequate water service for the entire proposed development must be submitted to the WCHD.
  - 1. A copy of this letter must be included with the final map submittal.
- g. The final map submittal must include a letter from Nevada Division of Environmental Protection to the WCHD certifying their approval of the final map.
- h. The final map application packet must include a letter from Division of Water Resources certifying their approval of the final map.
- i. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution.
  - 1. Construction plans shall clearly show how the subdivision will comply with NAC 278.360.

- j. Prior to approval of the final map, the applicant must submit to the WCHD the final map fee.
- k. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Diseases.
- l. Applicant must complete the requirements of NAC 445A and obtain water service from Great Basin Water Company.

### **Washoe County Water Management Planner Coordinator**

7. The following conditions are requirements of Washoe County Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.

**Contact: Vahid Behmaram, 775.954.4647, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**

- a. Valid water and sewer will serve letters will be required prior to approval of the final map proposed by this tentative map.

### **Truckee Meadows Fire Protection District (TMFPD)**

8. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

**Contact: Dale Way / Brittany Lemon, 775.326.6000, [dway@tmfpd.us](mailto:dway@tmfpd.us) / [blemon@tmfpd.us](mailto:blemon@tmfpd.us)**

#### **Fire Apparatus Access Roads**

- a. Fire apparatus access roads shall be in accordance with International Fire Code Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
- b. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
- c. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of Fire District apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
- d. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)
- e. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
- f. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
- g. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
- h. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)

- i. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
- j. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. (IFC D107.1)
- k. Gates across fire apparatus access roads shall comply with Appendix D103.5 and Sections 503.4 and 503.5.
- l. Buildings four or more stories or 30 feet in height shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.1)
- m. Buildings exceeding 62,000 square feet in area shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.2)
- n. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC D104.3)
- o. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet approved aerial fire apparatus access roads shall be provided. (IFC D105.1)
- p. When aerial fire apparatus access roads are required, aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (IFC D105.2)
- q. When aerial fire apparatus access roads are required, one or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. (IFC D105.3)
- r. When aerial fire apparatus access roads are required, overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. (IFC D105.4)

#### **Fire Protection Water Supplies**

- s. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
- t. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
- u. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
- v. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
- w. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)

- x. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
- y. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
- z. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
- aa. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
- bb. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

#### **International Wildland-Urban Interface Code**

- cc. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD.
- dd. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
- ee. When you have determined your Fire Risk Rating use the link provided, to determine the IWUIC construction and defensible space requirements. ([https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE\\_rev%2011-25-13.pdf](https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf)).

\*\*\* End of Conditions \*\*\*



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

Attachment C  
1001 EAST 9<sup>TH</sup> STREET Page 30  
PO BOX 11130  
RENO, NEVADA 89520-0027  
PHONE (775) 328-3600  
FAX (775) 328.3699

Date: December 1, 2020

To: Julee Olander, Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: **Woodland Village Town Center WTM20-005 and WSUP20-0021** (111 Lots)  
APNs 556-390-05 & 14

#### GENERAL PROJECT DISCUSSION

Washoe County Engineering Division staff has reviewed the above referenced application. The proposed project consists of the subdivision of 9.8 acres into 111 lots, attached residential units. The Engineering Division recommends approval subject to the following comments and conditions of approval, which supplement applicable County Code and are based upon our review of the site and the tentative map application prepared by Wood Rodgers. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

#### Washoe County Engineering Division – Land Development

1. The following land development conditions are requirements of the Washoe County Engineering Division, which shall be responsible for determining compliance with these conditions.  
**Contact Name:** Leo Vesely, P.E. (775) 328-3600
  - a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
  - b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Engineering Division a complete set of reproducible as-built construction drawings in an acceptable digital format prepared by a civil engineer licensed in the State of Nevada.
  - c. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.
  - d. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements.
  - e. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE

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installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.

- f. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- g. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- h. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.
- i. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground.
- j. Appropriate easements shall be granted for any existing or new utilities, with each affected final map. This includes, but is not limited, to electrical lines, water lines, and drainage maintenance access.
- k. Appropriate access and parking easements shall be granted for the existing facilities, with each affected final map.
- l. A 10 foot Public Utilities Easement and a 10 foot easement for traffic control signage, plowed snow storage and sidewalks shall be granted adjacent to all public rights-of-way.
- m. An updated design level geotechnical investigation with fault study shall be provided with the submittal of each final map.
- n. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- o. Prior to recordation of the affected final map, an ASTM E1527-13 Phase I Environmental Site Assessment shall be submitted for all parcels or right-of-way dedicated to Washoe County.
- p. The developer shall obtain a Stormwater Discharge Permit from the Nevada Division of Environmental Protection (NDEP), and a copy of the permit shall be submitted to the County Engineer. The Stormwater Pollution Prevention Plan shall be included with the subdivision improvement drawings.
- q. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with each final map.

**Washoe County Engineering Division – Drainage and Roadway (County Code 110.420)**

- 2. The following drainage and roadway conditions are requirements of the Washoe County Engineering Division, which shall be responsible for determining compliance with these conditions.  
**Contact Name:** Leo Vesely, P.E. (775) 328-3600

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- a. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.
- b. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval.
- c. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- d. The following note shall be added to each final map; "All properties, regardless if they are located within or outside of a FEMA Special Flood Hazard Area, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties".
- e. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts.
- f. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site.
- g. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system.
- h. A note on the final map shall indicate that all drainage facilities shall be privately maintained and perpetually funded by a homeowners association. The maintenance and funding of private drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- i. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity.
- j. All slopes steeper than 5:1 shall be stabilized to control erosion. The County Engineer shall determine compliance with this condition.
- k. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within Common Area shall be constructed with an adjoining minimum 12' wide gravel access road. Maintenance access road shall be provided to the bottom of proposed detention basins as well as over County owned and maintained storm drainage facilities.
- l. A note shall be added to the final map and similar language contained with the project CC&Rs stating that owners of parcels created by a final map within this development shall not protest the formation of a Storm Water Utility District, Flood Control District, Special Assessment District or other funding mechanism which is approved and created for the purpose of storm water and/or flood water management.

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- m. Offsite drainage and common area drainage draining onto residential lots shall be perpetuated around the residential lots and drainage facilities capable of passing a 100-year storm shall be constructed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The maintenance of these drainage facilities shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

**Washoe County Engineering Division – Traffic and Roadway (County Code 110.436)**

- 3. The following traffic and roadway conditions are requirements of the Washoe County Engineering Division, which shall be responsible for determining compliance with these conditions.

**Contact Information:** Leo Vesely (775) 328-3600, Mitchell Fink (775) 328-2050

- a. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- b. Provide a copy of the traffic impact report associated with this project, including all addendums and updates for review by the Washoe County Engineering Division.
- c. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- d. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street.
- e. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- f. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval.
- g. Sidewalks shall be constructed in accordance with current Washoe County standards.
- h. Appropriate curve warning signs and/or a lower speed limit shall be determined and posted on all horizontal roadway curves that do not meet the standard Washoe County 25-mile per hour design speed.
- i. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement.
- j. Any streetlights that do not meet Washoe County standards shall be placed outside Washoe County right-of-way. These streetlights shall be private, and the CC&Rs shall indicate operation and maintenance of the streetlights shall be the responsibility of the Homeowners Association. The County Engineer and the District Attorney's Office shall determine compliance with this condition.
- k. Prior to finalization of any portion of the tentative map, a detailed analysis of turning movements for emergency and service vehicles shall be provided to the Engineering Division.
- l. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for

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dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.

- m. Adequate snow storage easements shall be identified on the final plat.
- n. Prior to release of any financial assurances for the private improvements, the development shall provide the Engineering Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans.

#### **Washoe County Engineering Division – Utilities (County Code 422 & Sewer Ordinance)**

4. The following utilities conditions are requirements of the Washoe County Engineering Division, which shall be responsible for determining compliance with these conditions.

**Contact Information:** Tim Simpson, P.E. (775) 954-4648

- a. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.
- b. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.
- c. Improvement plans shall be submitted and approved by CSD prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- d. The applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. The files must be in a format acceptable to Washoe County.
- e. The applicant shall construct and/or provide the financial assurance for the construction of any on-site and off-site sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to the CSD.
- f. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The CSD will be responsible to inspect the construction of the sanitary sewer collection system.
- g. The sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.
- h. Easements and real property for all sanitary sewer collection systems and appurtenances shall be in accordance with Washoe County Design Standards and offered for dedication to Washoe County along with the recordation of each final map.
- i. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
  - a. the estimated sewage flows generated by this project,
  - b. projected sewage flows from potential or existing development within tributary areas,
  - c. the impact on capacity of existing infrastructure from the proposed development to the Cold Springs Water Reclamation Facility or existing County owned lift station,

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- d. slope of pipe, invert elevation and rim elevation for all manholes,
- e. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- j. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve each final map have been completed, accepted and engineer prepared as-built drawings are delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
- k. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- l. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- m. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.



Julee Olander, Planner  
Washoe County – Community Services Department  
1001 E. Ninth St  
Reno, NV 89512  
775.328.3627

November 24, 2020

Re: WTM20-005 (Woodland Village Town Center) – Conditions of Approval

### **Truckee Meadows Fire Protection District (TMFPD)**

The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

**Contact Name** – Dale Way / Brittany Lemon, 775.326.6000, [dway@tmfpd.us](mailto:dway@tmfpd.us) / [blemon@tmfpd.us](mailto:blemon@tmfpd.us)

### **Fire Apparatus Access Roads**

1. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
2. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
3. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of Fire District apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
4. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)



5. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
6. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
7. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
8. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
9. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
10. Developments of one- or two-family *dwelling units* where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads. (IFC D107.1)

### Fire Protection Water Supplies

1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
2. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
3. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
4. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)



5. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)
6. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
7. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
8. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
9. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
10. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

### **International Wildland-Urban Interface Code**

1. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
2. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
3. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. ([https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE\\_rev%2011-25-13.pdf](https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf)).





Julee Olander, Planner  
Washoe County – Community Services Department  
1001 E. Ninth St  
Reno, NV 89512  
775.328.3627

November 24, 2020

Re: WSUP20-0021 (Woodland Village Town Center) – Conditions of Approval

### **Truckee Meadows Fire Protection District (TMFPD)**

The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

**Contact Name** – Dale Way / Brittany Lemon, 775.326.6000, [dway@tmfpd.us](mailto:dway@tmfpd.us) / [blemon@tmfpd.us](mailto:blemon@tmfpd.us)

### **Fire Apparatus Access Roads**

1. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
2. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
3. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of Fire District apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
4. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)



5. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
6. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
7. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
8. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
9. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
10. Gates across fire apparatus access roads shall comply with Appendix D103.5 and Sections 503.4 and 503.5.
11. Buildings four or more stories or 30 feet in height shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.1)
12. Buildings exceeding 62,000 square feet in area shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.2)
13. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC D104.3)
14. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet *approved aerial* fire apparatus access roads shall be provided. (IFC D105.1)
15. When aerial fire apparatus access roads are required, aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (IFC D105.2)
16. When aerial fire apparatus access roads are required, one or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*. (IFC D105.3)
17. When aerial fire apparatus access roads are required, overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*. (IFC D105.4)



## Fire Protection Water Supplies

1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
2. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
3. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
4. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
5. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)
6. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
7. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
8. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
9. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
10. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.





## International Wildland-Urban Interface Code

1. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
2. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
3. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. ([https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE\\_rev%2011-25-13.pdf](https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf)).



December 5, 2020

Julee Olander, Planner  
Washoe County Community Services  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: Woodland Village Town Center; 556-390-14 & 15  
Tentative Map; WTM20-005

Dear Ms. Olander:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

**Tentative Map Review and Final Map Conditions per NAC 278**

**The WCHD requires the following conditions to be completed prior to review and approval of any final map:**

1. Prior to any final grading or other civil site improvements, a Water Project must be submitted and approved by the WCHD. The approved Water Project must demonstrate the water system will conform to the State of Nevada Design, Construction, Operation and Maintenance Regulations for Public Water Systems, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.
2. Mass grading may proceed after approval of the Tentative Map and upon review and approval by the WCHD of a grading permit application.
  - a. The final map submittal shall include a Great Basin Water Company approval to serve or requirements for service with the mass grading permit.
  - b. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted for review per NAC 278.290 and NAC 445A.66715.

**The WCHD requires the following to be submitted with the final map application for review and approval:**

1. Construction plans for the development must be submitted to the WCHD for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of the WCHD.
2. Prior to approval of a final map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer or a third person submit to the satisfaction the WCHD an inspection plan for periodic inspection of the construction of the systems for water supply and



December 5, 2020  
Woodland Village Town Center; 556-390-14 & 15  
Tentative Map; WTM20-005  
Page 2

community sewerage. The inspection plan must address the following and be included with the final map submittal:

- a. The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage;
  - b. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to the WCHD that the improvements are being installed in accordance with the approved plans and recognized practices of the trade;
  - c. The developer must bear the cost of the inspections; and
  - d. The developer may select a third-person inspector but the selection must be approved by the WCHD or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.
3. Prior to final map approval, a "Commitment for Service" letter from the sewage purveyor committing sewer service for the entire proposed development shall be submitted to the WCHD. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service.
    - a. A copy of this letter must be included with the final map submittal.
  4. Prior to final map approval, a "Commitment for Water Service" letter from the water purveyor committing adequate water service for the entire proposed development must be submitted to the WCHD.
    - a. A copy of this letter must be included with the final map submittal.
  5. The final map submittal must include a letter from Nevada Division of Environmental Protection to the WCHD certifying their approval of the final map.
  6. The final map application packet must include a letter from Division of Water Resources certifying their approval of the final map.
  7. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution.
    - a. Construction plans shall clearly show how the subdivision will comply with NAC 278.360.
  8. Prior to approval of the final map, the applicant must submit to the WCHD the final map fee.
  9. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Diseases.

If you have any questions or would like clarification regarding the foregoing, please contact Choose an item. regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor

Environmental Health Services  
Washoe County Health District

**WASHOE COUNTY  
HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE

December 5, 2020

Washoe County Community Services  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: Woodland Town Village Center; 556-390-14 & 05  
Special Use Permit; WSUP20-0021

Dear Washoe County Staff:

The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: Applicant must complete the requirements of NAC 445A and obtain water service from Great Basin Water Company.
- b) Condition #2: The WCHD has no objections to the application as submitted.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Environmental Health Services  
Washoe County Health District



**WASHOE COUNTY  
HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE

December 1, 2020

Julee Olander, Planner  
Washoe County Community Services  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: Tentative Subdivision Map Case #WTM20-005 (Woodland Village Town Center)  
Special Use Permit Case #WSUP20-002 (Woodland Village Town Center)

Dear Ms. Olander:

The Washoe County Health District Emergency Medical Services (EMS) Oversight Program has reviewed the above referenced project. Based on the proposed development packet, there are likely to be impacts on EMS responses to the area due to the increase in population this project is likely to generate, particularly during peak hours. The traffic study states 851 average daily trips may be generated from this project. Additionally, the addition of 111 dwellings will increase the use of the healthcare system in the region.

Advanced Life Support (ALS) fire services are provided by Truckee Meadows Fire Protection District and ALS ambulance services are provided by REMSA through a Franchise agreement with the Washoe County Health District. For the parcel location, REMSA's Franchise response requirement for life-threatening calls is fifteen minutes and fifty-nine seconds for 90 percent of calls. Washoe County population and franchise map response zones are evaluated annually. The closest hospital is Renown Regional Medical Center, which is approximately 18.7 miles away from the parcel, should individuals require such services.

It is recommended that the address number is clearly marked on the curb and the structure(s) so the individuals can be quickly located by public safety agencies. Additionally, please ensure that all structures meet ADA requirements, as appropriate.

Please feel free to contact me if you have any questions.

Sincerely,

*Vicky Olson*

Vicky Olson  
EMS Coordinator  
[volson@washoecounty.us](mailto:volson@washoecounty.us)  
(775) 326-6043





# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Regional Parks and Open Space

Attachment C  
1001 EAST 9<sup>TH</sup> STREET Page 47  
RENO, NEVADA 89520-0027  
PHONE (775) 328-3600  
FAX (775) 328.3699

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**TO:** Julee Olander, Planner

**FROM:** Sophia Kirschenman, Park Planner

**DATE:** December 1, 2020

**SUBJECT:** Tentative Subdivision Map Case Number WTM20-005 (Woodland Village Town Center) and Special Use Permit Case Number WSUP20-0021 (Woodland Village Town Center)

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I have reviewed these applications on behalf of Washoe County Regional Parks and Open Space (Parks) and prepared the following comments:

If approved, this tentative map and special use permit would allow for the development of a 111-lot, single-family attached residential subdivision, including reductions in front and side yard setbacks. The proposed subdivision is located in Cold Springs, adjacent to the existing Village Center Park. The proposal includes a number of pedestrian connections providing access through the subdivision to the park and the neighboring Cold Springs Middle School. Washoe County Parks appreciates the applicant’s focus on perpetuating pedestrian access. This area is also served by several additional recreational facilities, including Forest Park and Sierra Rock Park. No further recreational facilities are requested at this time. However, trails connecting the subdivision to the public lands surrounding the broader Cold Springs community are desirable and may be constructed by Washoe County Parks in the future.

The project will also require the importation of approximately 9,346 cubic yards of fill material. Given these considerations, Washoe County Parks requires the following condition of approval:

1. All fill material imported as part of this project is required to be “certified weed free.”



INTEGRITY

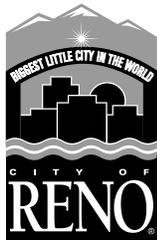


EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

WWW.WASHOECOUNTY.US



# Community Development Department

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## MEMORANDUM

**Date:** November 25, 2020  
**To:** Julee Olander, Planner - Washoe County Community Services  
**From:** Heather Manzo, Associate Planner  
**Subject:** Courtesy Review for Development Proposal for:  
1) WTM20-005 (Woodland Village Town Center TM); and  
2) WSUP20-0021 (Woodland Village Town Center SUP)

---

Thank you for the opportunity to review the above referenced projects. The proposed development is located outside of the City of Reno Sphere of Influence and is not adjacent to Reno City limits. Development of the parcels associated with this request is not anticipated to have a significant impact on properties within the City nor City of Reno infrastructure.



**REGIONAL TRANSPORTATION COMMISSION**

*Metropolitan Planning • Public Transportation & Operations • Engineering & Construction*

Metropolitan Planning Organization of Washoe County, Nevada

December 15, 2020

FR: Chrono/PL 181-20

Ms. Julee Olander, Planner  
Community Services Department  
Washoe County  
PO Box 11130  
Reno, NV 89520

RE: Tentative Subdivision Map Case Number WTM20-006 (Woodland Village Town Center) and WSUP20-0021 (Woodland Village Town Center)

Dear Ms. Olander,

The Regional Transportation Commission (RTC) has reviewed this request for to approve a tentative subdivision map to allow the subdivision of 9.8 acres into 111 lots, attached residential units; and to approve a single-family attached residential development with up to 14 dwelling units per acre per Washoe County Master Plan – Cold Springs Area Plan policy CS.2.2.2 and to decrease the front setback to 8 feet and the rear and side setback to 0-feet.

The [2040 Regional Transportation Plan](#) (RTP) identifies White Lake Parkway and Village Parkway as arterials with moderate-access control. To maintain arterial capacity, the following RTP access management standards need to be adhered to:

Access Management Standards-Arterials <sup>1</sup> and Collectors							
Access Management Class	Posted Speeds	Signals Per Mile and Spacing <sup>2</sup>	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing <sup>3</sup>
Moderate Access Control	40-45 mph	3 or less Minimum spacing 1590 feet	Raised or painted w/turn pockets	Yes 500 ft. minimum	No, on 6 or 8-lane roadways w/o signal	Yes <sup>4</sup>	200 ft./300 ft.

<sup>1</sup> On-street parking shall not be allowed on any new arterials. Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.

<sup>2</sup> Minimum signal spacing is for planning purposes only; additional analysis must be made of proposed new signals in the context of planned signalized intersections, and other relevant factors impacting corridor level of service.

<sup>3</sup> Minimum spacing from signalized intersections/spacing other driveways.

<sup>4</sup> If there are more than 60 inbound, right-turn movements during the peak-hour

The policy Level of Service (LOS) standard for White Lake Pkwy and Village Parkway is LOS D. Policy LOS for intersections shall be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridor. This project should be required to meet all the conditions necessary to complete the road improvements to maintain policy LOS standards.

Review of the traffic impact study reveals that all affected roadways and intersection meets region LOS standards. In addition to this, two questions that have surfaced from the traffic impact study are:

- For the trip assignment, the volumes are low for site access via Crystal Canyon Blvd. We think it has higher volumes, especially during the PM peak, was this looked into? We would expect travel times be shorter exiting the Cold Springs exit rather than Bordertown exit on US 395.
- For the warrant analysis, was conditions C & D/70% factor taken in consideration?

It is requested that the developer contact Andrew Jayankura, Engineer, at 775-332-2139 or [ajayankura@rtcwashoe.com](mailto:ajayankura@rtcwashoe.com) to discuss this further.

It is recommended that this development be required to provide a 10-space Park-n-Ride for the residents of the development. This is a way to promote and encourage carpooling and it is beneficial to help reduce air pollution and traffic congestion as well as vanpools for commuting. For information on the Smart Trips program, please contact Scott Miklos, Trip Reduction Analyst at 775-335-1920 or email him at [smiklos@rtcwashoe.com](mailto:smiklos@rtcwashoe.com).

The RTP, the RTC Bicycle/Pedestrian Master Plan and the Nevada Department of Transportation Pedestrian Safety Action Plan, all indicate that new development and re-development will be encouraged to construct pedestrian and bicycle facilities, internal and/or adjacent to the development, within the regional road system. In addition, these plans recommend that the applicant be required to design and construct any sidewalks along the frontage of the property in conformance with the stated ADA specifications.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 775-332-0174 or email me at [rkapuler@rtcwashoe.com](mailto:rkapuler@rtcwashoe.com) if, you have any questions or comments.

Sincerely,



Rebecca Kapuler  
Senior Planner

Brian Stewart, Regional Transportation Commission  
Dale Keller, Regional Transportation Commission  
Tina Wu, Regional Transportation Commission  
Andrew Jankayura, Regional Transportation Commission  
Scott Miklos, Regional Transportation Commission



Washoe-Storey Conservation District

Bret Tyler Chairmen  
Jim Shaffer Treasurer  
Cathy Canfield Storey app  
Jean Herman Washoe app

1365 Corporate Blvd.  
Reno NV 89502  
775 857-8500 ext. 131  
nevadaconservation.com

November 27, 2020

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTM20-0005 & WSUP20-0021

Dear Julee,

In reviewing the tentative map and special use permit for Woodland Town Center, the Conservation District the comments.

The District supports the applicant's xeriscape front yards which conserves water resources and using dark sky standards for the project.

We will require exterior colors for the units including roof color reflect earth tone colors.

With the roads being private, maintenance can be an issue, the catch basins designed sumple with the existing detention basin the sediment collection site for drainage upkeep.

With 27 trees removed in the proposed project, the District proposes to mitigate this loss with a 1.5 to 1 ratio for the loss and the existing tree caliber size reflected in the new tree planting.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

November 25, 2020

TO: Julee Olander, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD

SUBJECT: Tentative Subdivision Map Case Number WTM20-005 (Woodland Village Town Center) & Special Use Permit Case Number WSUP20-0021 (Woodland Village Town Center)

**Project description:**

The applicant is proposing to approve a tentative subdivision map to allow the subdivision of 9.8 acres into 111 lots, attached residential units & a single-family attached residential development with up to 14 dwelling units per acre per Washoe County Master Plan – Cold Springs Area Plan policy CS.2.2.2 and to decrease the front setback to 8 feet and the rear and side setback to 0-feet.

Project located at 18400 Village Parkway, Assessor's Parcel Numbers: 556-390-14 & 556-390-05.

*The Community Services Department (CSD) recommends approval of this project with the following Water Rights comments & conditions:*

Comments:

The application indicates that Municipal water service will be provided by the Great Basin Water Company.

Conditions:

There are no water rights conditions for approval of this tentative map. Following the possible approval of the tentative subdivision map, the potential future project will require water supply and sewer service which in turn will require the expansion of water and sewer services.

Valid water and sewer will serve letters will be required prior to approval of the final map proposed by this tentative map.

**From:** [Blair Speth](#)  
**To:** [Olander, Julee](#)  
**Subject:** Woodland Village Town Center  
**Date:** Monday, November 30, 2020 11:38:46 AM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello,I live with my family up here in Cold Springs and I and my neighbors strongly oppose the issuance of a special use permit to allow dense housing to be built in our nice neighborhood. We did not move all the way out here to be boxed in by California style housing. Changing the rules after we have made life plans is not fair to myself,my family or our neighbors. Taking away our mountain views as well as traffic safety from our children is not acceptable. Thank you -Blair Speth

## Olander, Julee

---

**To:** Planning Counter  
**Subject:** RE: Case#WTM20-005 and permit case# WSUP200021Woodland Village town Center

---

**From:** Blair Speth <[bspeth@charter.net](mailto:bspeth@charter.net)>  
**Sent:** Thursday, December 24, 2020 3:25 PM  
**To:** Washoe311 <[Washoe311@washoecounty.us](mailto:Washoe311@washoecounty.us)>  
**Subject:** Case#WTM20-005 and permit case# WSUP200021Woodland Village town Center

**[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

I am writing to express my staunch opposition to the approval of this special use permit. In reality I don't even know how this is even being considered. This subdivision would be so out of place if it were to be approved. Cold Springs is a community full of people who live up this way to avoid the crowded conditions in Reno proper. We like our mountain views ,less traffic ,and a more sparse population ,it is at the heart of our community .If approved ,this would go against our very way of life out here by taking away all three of these things .It is not fair for people such as my family and neighbors to make life plans and settle in an area just to have the rules changed. Well I cant just move because the county decides to allow our neighborhood to be converted into dense housing .We are very concerned about diminished home values due to traffic and overcrowding as well as our children's safety with regards to increased traffic conditions. I certainly would not buy a house next to such a development ,and have passed on properties for that very reason in the past.Not to mention having tall buildings block the mountain views that we have grown to love.I strongly suggest that this permit be DENIED in fairness to the current residents who did not ask for this and do not want this. Thank You-Blair Speth

**From:** [Loyd Miller](#)  
**To:** [Olander, Julee](#)  
**Subject:** wtm20-005  
**Date:** Thursday, November 26, 2020 1:00:49 PM

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

This is another project submitted for approval that has shown to have no impact on the lifestyle of the homeowners in the Cold Springs area. This particular project wants to increase the amount of dwelling that are not currently applied to the area. There is going to be an impact to vehicle traffic and the density of housing that will be a negative impact on quality of life as well as impacting the home values in the area.

The other project at the intersection of Mud drive is of the same High Density type and will impact safety and quality of life. There are currently only two way in and out of Cold Springs. Both of these projects will impact the safety of everyone who lives here in Cold Springs as they are High Density. No improvements to the existing roads will be a negative impact.

The plans show Aquamarine drive as public access road that will merge into Village Center drive as a private drive. Does this mean no access to Woodland Village from Aquamarine drive? If so that means one way in and out for those of us who reside in the immediate vicinity of Village Center. This is not acceptable as you will be placing more traffic on the existing roads than what is supposedly "expected".

Washoe County has already approved a 4000+ housing development on the west side of 395 north that is going to have a negative impact on travel into the Reno area. There is no current plan by the state to address the additional vehicle travel and access to 395 south when this project begins or for the two projects within Woodland Village. Approving these two building sites within Cold Springs and the Woodland Village is going to negatively impact travel and lifestyle.

This should NOT be approved.

Sent from [Mail](#) for Windows 10



Virus-free. [www.avast.com](http://www.avast.com)

**From:** [CAB](#)  
**To:** [Olander, Julee](#)  
**Subject:** FW: Woodland Village Town Center  
**Date:** Wednesday, December 2, 2020 12:00:18 PM

---

Julee – FYI.

---

**From:** Blair Speth <bspeth@charter.net>  
**Sent:** Tuesday, November 24, 2020 1:28 PM  
**To:** CAB <cab@washoecounty.us>  
**Subject:** Woodland Village Town Center

**[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

Hello, my name is Blair Speth and I and my family are residents in Woodland Village. We strongly oppose the new dense housing to be located less than 1 block from our house. This will cause traffic issues relating to child safety as well as cause the type of density that we all came out to Cold Spring to avoid. A project of this type is much more suited to another part of the county. I would like you to oppose the new zoning request made by the developer of this project. I assure you that all of my neighbors here in Cold Springs will agree with me. Thanks you, Blair Speth

**From:** [Aol](#)  
**To:** [hollybullock@ebmc.com](mailto:hollybullock@ebmc.com); [Olander, Julee](#); [Chvilicek, Sarah](#); [Herman, Jeanne](#); [CAB](#)  
**Subject:** Woodland village town center  
**Date:** Friday, December 4, 2020 5:58:37 PM

---

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello, I live in cold spring, woodland village specifically, and I my family is totally against the proposed town center. People live in cold springs to be away from strip malls and shopping centers. We do not want this in our neighborhood.

Respectfully,  
Eric Meurer and family

Sent from my iPhone

**From:** [Salome Dufford](#)  
**To:** [Olander, Julee](#)  
**Date:** Tuesday, December 8, 2020 8:26:22 AM

---

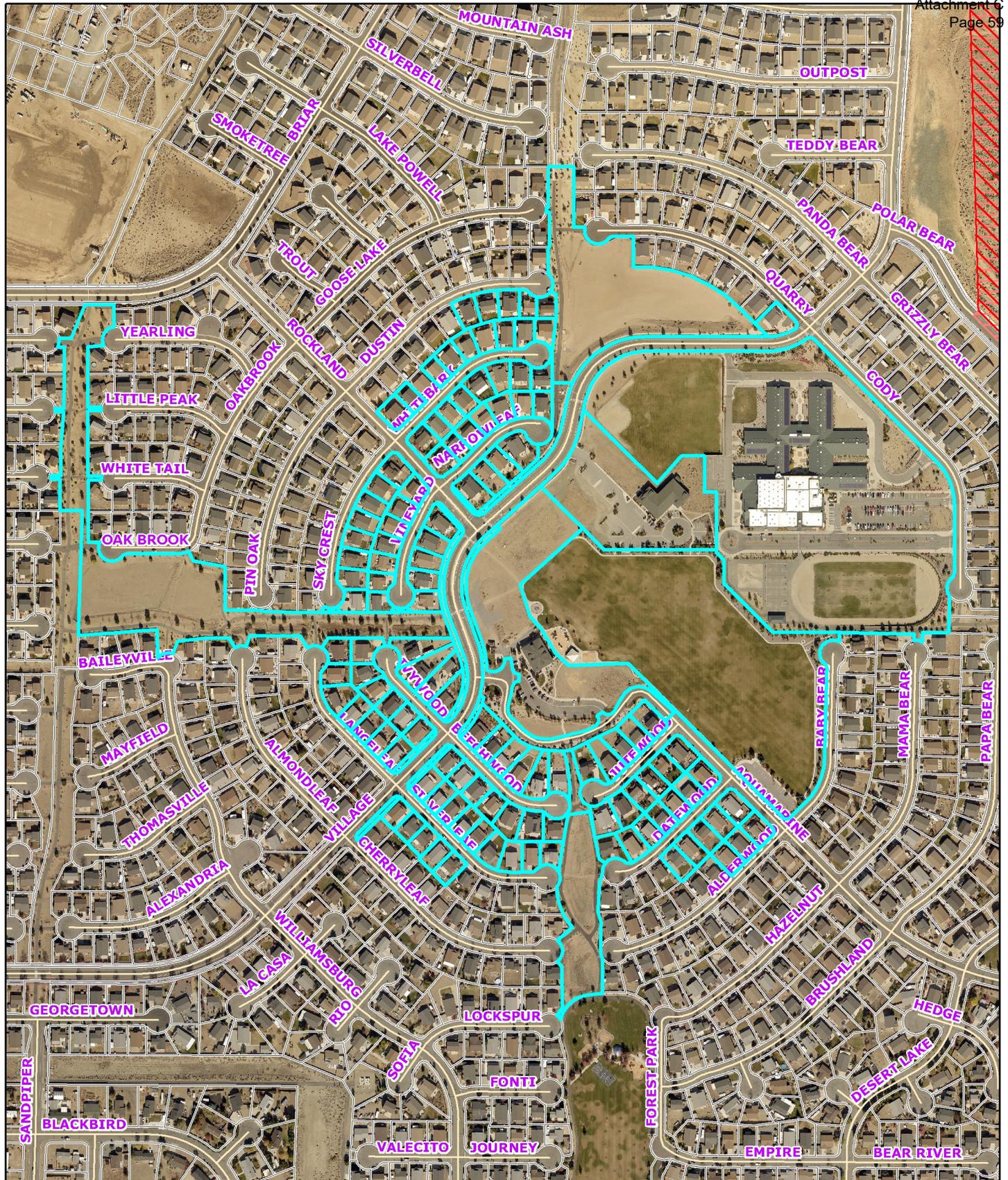
[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good Morning

I am very upset and opposed to all of the things they trying to do in Cold Springs why do they have to mess up or quite community greedy people there is slot of other areas that would accept the change with open arms

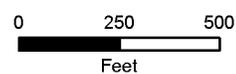
More traffic more people not good

Barry & Salome Dufford



WTM20-005 & WSUP20-0021  
Woodland Village Town Center  
Noticing Map- 500 feet

Source: Planning and Building Division



Date: 11/12/2020

Community Services  
Department

WASHOE COUNTY  
NEVADA  
1861

1001 E Ninth St  
Reno, Nevada 89512 (775) 328-3600

# Application for Special Use Permit and Tentative Map **Woodland Village Town Center**

Submitted to Washoe County  
November 9, 2020

Prepared for

Woodland Village North, LLC  
4790 Caughlin Parkway #519  
Reno, NV 89519

Prepared by



**WOOD RODGERS**

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**WTM20-005 & WSUP20-0021  
EXHIBIT E**

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**Map Pocket**

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## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: Woodland Village Town Center			
Project Description: The project is proposing a 111 attached unit home project in the Woodland Village Town Center including a special use permit and tentative map.			
Project Address: 18400 Village Parkway			
Project Area (acres or square feet): 9.8 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): The project is located at 18400 Village Parkway at the intersection of Village Center Drive and Village Parkway			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
556-390-14	5.57		
556-390-05	4.23		
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s). WMPA20-0002 & WRZA20-0002			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: WVC Commercial LLC		Name: Wood Rodgers, Inc.	
Address: 4790 Caughlin Parkway #519		Address: 1361 Corporate Blvd	
Reno, NV	Zip: 89519	Reno, NV	Zip: 89502
Phone: 775-750-5537	Fax:	Phone:	Fax:
Email: rlissner@gmail.com		Email: adurling@woodroddgers.com	
Cell:	Other:	Cell:	Other:
Contact Person: Robert Lissner		Contact Person: Andy Durling	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Woodland Village North, LLC		Name:	
Address: Same as Owner		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		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:** WVC Recreation 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, Robert Lissner  
(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 Building.

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

Assessor Parcel Number(s): 556-390-05

Printed Name Robert LISSNER

Signed R LISSNER

Address 4790 Coughlin Pkwy 89519

Subscribed and sworn to before me this  
3rd day of September, 2020.

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

My commission expires: 10/16/2021

(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:** WVC Commercial 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, Robert Lissner  
(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 Building.

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

Assessor Parcel Number(s): 556-390-14

Printed Name Robert Lissner

Signed R Lissner

Address 4790 Caughlin Pkwy 89519

Subscribed and sworn to before me this  
3rd day of September, 2020.

[Signature]

Notary Public in and for said county and state

My commission expires: 10/16/2021

(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

## Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

The request includes a special use permit for an increase in density in the Neighborhood Commercial (NC) regulatory zoning designation to 14 dwelling units per acre and a request to decrease the setbacks to 0-feet to allow a 111 unit attached home tentative map on 9.8 acres.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

A site plan has been provided and is included as part of this request.

3. What is the intended phasing schedule for the construction and completion of the project?

The project is proposed to be completed within one phase and will be developed based on market conditions and will be completed as soon as possible.

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

This is an infill site with existing infrastructure already serving the project site. The site is ideal for development as it is already been graded in anticipation of development. The existing structures will be incorporated into the project and improvements to serve the facilities will be included in the proposed improvements.

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

The project is an infill site and is a much needed development in our region as it will provide a type of housing that is by design generally considered more affordable. The project is proposed to take advantage of and approve upon the existing infrastructure and has been designed to incorporate the existing facilities.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

The surrounding infrastructure was designed and constructed in anticipation of the type of intensity proposed with this type of facility and is not anticipated to negatively impact the adjacent properties. A traffic report and preliminary sewer and water studies have been included as part of this request.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

All specific landscape, parking and sight design standards have been described in detail in the project description which is included with this application.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

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

9. Utilities:

a. Sewer Service	Washoe County
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Spectrum
g. Water Service	Great Basin Water Co.

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #	65056 & 65058	acre-feet per year	15.3
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

Please, refer to the intent to serve letter from the Great Basin Water Co. that is included in Section 4 of this application.
---

10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station 42, 3680 Diamond Peak Drive. 1.5 miles
b. Health Care Facility	Renown Urgent Care, 280 Vista Knoll Parkway #106, 11.0 miles
c. Elementary School	Nancy Gomes Elementary School, 3870 Limkin Street, 0.8 miles
d. Middle School	Cold Springs Middle School, 18235 Cody Court, adjacent
e. High School	North Valleys High School, 1470 E. Golden Valley Road, 13.0 miles
f. Parks	Village Center Park, adjacent
g. Library	North Hills Library, 1075 North Hills Boulevard, 11.7 miles
h. Citifare Bus Stop	Route 7 - Silver Lake Road and Stead Boulevard, 9.5 miles

## Tentative Subdivision Map Application Supplemental Information

(All required information may be separately attached)

1. What is the location (address or distance and direction from nearest intersection)?

The 9.8 acre project is located at the intersection of Village Center Drive and Village Parkway at 18400 Village Parkway.

2. What is the subdivision name (proposed name must not duplicate the name of any existing subdivision)?

Woodland Village Town Center

3. Density and lot design:

a. Acreage of project site	9.8 acres
b. Total number of lots	111 units
c. Dwelling units per acre	11.3 du/ac
d. Minimum and maximum area of proposed lots	800 sq. ft. and 326,700 sq. ft.
e. Minimum width of proposed lots	16 feet
f. Average lot size	1,000 square feet

4. What utility company or organization will provide services to the development:

a. Sewer Service	Washoe County
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Spectrum Communications
g. Water Service	Great Basin Water Co.

5. For common open space subdivisions (Article 408), please answer the following:

- a. Acreage of common open space:

7.5± acres (76.5%)

- b. What development constraints are within the development and how many acres are designated slope, wetlands, faults, springs, and/or ridgelines:

The site is flat and ideal for development, there are no development constraints on the property

- c. Range of lot sizes (include minimum and maximum lot size):

The range of size include town homes 800 sq. ft. to the largest including common area to be 7.5 acres

d. Proposed yard setbacks if different from standard:

To accommodate the attached single-family product the setbacks proposed include 0 ft on side and rear and 8 ft on front

e. Justification for setback reduction or increase, if requested:

Single-family detached product is not allowed in the NC zoning and the proposed setbacks are common with town homes.

f. Identify all proposed non-residential uses:

There is an existing mixed commercial (Village Grill) and Community Center that will remain on site.

g. Improvements proposed for the common open space:

Improvements proposed include ingress and egress, alleyways, off street parking landscaping and trails.

h. Describe or show on the tentative map any public or private trail systems within common open space of the development:

The common areas will continue the existing trails located within the project site and are identified on the site plan.

i. Describe the connectivity of the proposed trail system with existing trails or open space adjacent to or near the property:

The trails will provide connectivity through the site from the surrounding common area to the park and school.

j. If there are ridgelines on the property, how are they protected from development?

There are no ridgelines associated with this property.

k. Will fencing be allowed on lot lines or restricted? If so, how?

There are no fences associated with this property, the only private area will include a front yard.

l. Identify the party responsible for maintenance of the common open space:

An Home Owners Association (HOA) will be established to maintain the common areas.

6. Is the project adjacent to public lands or impacted by "Presumed Public Roads" as shown on the adopted April 27, 1999 Presumed Public Roads (see Washoe County Engineering website at <http://www.washoecounty.us/pubworks/engineering.htm>). If so, how is access to those features provided?

N/A

7. Is the parcel within the Truckee Meadows Service Area?

Yes

No

8. Is the parcel within the Cooperative Planning Area as defined by the Regional Plan?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, within what city?
------------------------------	--	---------------------------

9. Has an archeological survey been reviewed and approved by SHPO on the property? If yes, what were the findings?

N/A the site is and infill site and has been previously disturbed.

10. Indicate the type and quantity of water rights the application has or proposes to have available:

a. Permit #	65056 & 65058	acre-feet per year	15.3
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

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

See the intent to serve letter from the Great Basin Water Co. submitted in Section 4 of this submittal

11. Describe the aspects of the tentative subdivision that contribute to energy conservation:

The proposed project will at a minimum utilize energy conservation materials as required in Washoe County Code.

12. Is the subject property in an area identified by Planning and Building as potentially containing rare or endangered plants and/or animals, critical breeding habitat, migration routes or winter range? If so, please list the species and describe what mitigation measures will be taken to prevent adverse impacts to the species:

No, the project site is in an area identified as most suitable for development within the Cold Springs Area Plan.

13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

The roads will be private but the community is not proposed to be gated. Pedestrian access through the property will be maintained.

14. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply?

The property is in compliance with all of the policies within the area plan. See project description for further detail.

15. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

The property is in compliance with all of the plan modifiers within the area plan. See project description for further detail.

16. Will the project be completed in one phase or is phasing planned? If so, please provide that phasing plan:

The project is proposed in one phase but maybe be in phased and constructed based on the market conditions.

17. Is the project subject to Article 424, Hillside Development? If yes, please address all requirements of the Hillside Ordinance in a separate set of attachments and maps.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

18. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include separate attachments.
------------------------------	--	---------------------------------------

## Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high:

19. How many cubic yards of material are you proposing to excavate on site?

The project is anticipated to disturbed approximately 8.13 acres. See grading plan for more detail.
---

20. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

The project is not anticipating to export any material and import approximately 9,346 cy. See grading plan.
---

21. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

Yes, from all directions. All disturbance will be temporary and comply with all District Health requirements for dust control until permanently stable.
---

22. What is the slope (Horizontal/Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

The site is relatively flat and cuts will not exceed 7 ft and fills are anticipated to not exceed 6 ft.
---

23. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

No berms are planned as part of this request.
---

24. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

Minimal retaining walls are anticipated with this project, see grading plan for further details.
--

25. Will the grading proposed require removal of any trees? If so, what species, how many, and of what size?

The request is not anticipated to remove any trees, landscaping will provide a minimum of 296 trees.

26. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

All disturbed areas will be developed or formally landscaped. No native seed mix is proposed.

27. How are you providing temporary irrigation to the disturbed area?

Water trucks will be used for dust suppression during construction as needed.

28. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

Yes.



## Project Description

### Location

The project site is within unincorporated Washoe County, in the Cold Springs area. The 9.8± acre site includes Washoe County Assessor Parcel Numbers (APN) 556-390-05 & 556-390-14. The site is located at the intersection of Village Parkway and Village Center Drive, within the Cold Springs Area Plan/Suburban Character Management Area. The site is partially developed and includes the Cold Springs Family Center and a small mixed-use commercial building which is home to the *Village Grill*. The site is surrounded by Public Facilities including Cold Springs Middle School, Village Center Park to the east, and single-family residential developments to the west and south, (*Refer to Vicinity Map, Assessor's Parcel Map and Site Aerial in Section 3 of this submittal packet*).

### Project Request

The applicant is requesting a Tentative Map (TM) and Special Use Permit (SUP), the request includes:

- i.) A Special Use permit to allow up to a maximum of 14 dwelling units per acre (du/ac) within the Neighborhood Commercial (NC) regulatory zoning designation in accordance with the Cold Springs Area Plan (CS.2.2.2),
- ii.) A Special Use Permit to modify the minimum yard standards to allow for single-family attached units in accordance with Washoe County Municipal Code Section 110.406.23; and
- iii.) A Tentative Map for a 111-unit single-family attached development within the Neighborhood Commercial (NC) regulatory zoning designation.

The Tentative Map request is allowed within the Cold Springs Area Plan (CSAP), including the increase in du/ac and an adjustment to the lot standards with approval of a Special Use Permit according to the CSAP and Washoe County Development Code.

### Washoe County Master Plan and Zoning

The project site is within the Cold Springs Area Plan with a master plan designation of Commercial (C; 88%) and Suburban Residential (SR; 12%) and a zoning designation of Neighborhood Commercial (NC; 88%) and Public Facility (PF; 12%). The site is within the Suburban Character Management Area, an area designated within the CSAP as, a mixed-use area dominated by 1/3-acre lot or smaller common open space neighborhoods (refer to Section 3 of the submittal packet for the Master Plan and Zoning Maps).

There is no change in land use proposed with this request. Although a portion of the off-street parking and circulation is proposed within the portion of the site is located within the PF zoning designation, the residential units proposed are completely located within the NC zoning designation (refer to Section 3 of the submittal packet for the *Site Plan and Zoning Map*). The proposed request is in substantial conformance with the goals of the Cold Springs Area Plan. The proposed project is allowed with a special use permit to increase the density within the NC regulatory zoning to a maximum of 14 du/ac and a modification to the minimum setbacks. The TM supports the overall plan as well as the intended use expressed in the goals and policies of the Suburban Character Management Area it is located within.

Project benefits which support these plans include, but are not limited to:

- ✓ The pattern of land use designations in the Cold Springs Area Plan will implement and preserve the community character described in the Character Statement (Goal 1).

## Woodland Village Town Center Tentative Map & Special Use Permit

- ✓ Development in the Cold Springs Area Plan will implement, preserve, and enhance the community character described in the Character Statement (Goal 2).
- ✓ Amendments to the Cold Springs Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the Cold Springs Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement (Goal fourteen).

### Site Characteristics

This is an infill parcel in the center of the Woodland Village development and has been graded in anticipation of future development. The entire parcel is generally flat with no steep slopes. The project site is in an area ideal for the proposed development. The existing *Village Grill* commercial development and Cold Springs Family Center will remain as part of this proposal. The western boundary of the site is bound by Village Parkway, a two-lane arterial with a center turning median and sidewalk on both sides. The major roadway delivering traffic from the surrounding neighborhoods to US 395 to the south. The site is also bound by Cold Springs Middle School, Woodland Village Center Park and surrounded by single-family neighborhoods (*Refer to Site Aerial in Section 3 of this submittal packet*).

### Land Use Compatibility

The project site is an infill site with a 6,000 square foot mixed commercial building that is home to the *Village Grill* and a 12,000 square foot Cold Springs Family Center; however, the majority of site is vacant. The site has previously been graded in anticipation of future development but has been vacant for over a decade. The adjacent properties have been developed and will benefit from the current request. Specifically, surrounding land uses include single family residential to the south and west, and public facilities to the east and north. The current and proposed land use and zoning designations are conforming with and allowed within the CSAP with the approval of a Special Use Permit and Tentative Map.

ADJACENT PROPERTY DESCRIPTION			
	Land Use Designation	Zoning	Use
<b>North</b>	Suburban Residential (SR), Rural (R)	Public Facility (PF), General Rural (GR)	Cold Springs Middle School, and Vacant Home Owners Association (HOA) Common Area
<b>South</b>	Suburban Residential (SR), Rural (R)	Parks and Recreation (PR), Medium Density Suburban (MDS), General Rural (GR)	Village Center Park, Single Family Detached, and Vacant HOA Common Area
<b>East</b>	Suburban Residential (SR)	Public Facility (PF), Parks and Recreation (PR), Medium Density Suburban (MDS)	Cold Spring Middle School, Village Center Park, and Single-Family Detached
<b>West</b>	Rural (R)	General Rural (GR)	Vacant HOA Common Area

### Tentative Map Details

The project is proposing a 111-unit single-family attached development incorporating the Village Grill and Cold Springs Family Center on 9.8± acres. This is proposed on an infill site that has anticipated development for over a decade. This proposed mixed-use development will help the region meet an ever-increasing housing need and provide a housing alternative to the single family detached that dominate the area. The proposed project will provide the area with a more affordable alternative to the single family detached product. The single family

## Woodland Village Town Center Tentative Map & Special Use Permit

attached product is affordable by design and will help create a true towncenter that the area has been anticipating since the approval of the Woodland Village Master Planned Community. The surrounding infrastructure has been designed in anticipation of this type of development. The proposed project is an allowed use with the approval of a special user permit and tentative map, for further detail, the following looks specifically at how the proposed project meets current Code requirements and compliments the area.

- Site Design: As stated above the proposed project will incorporate the existing buildings into the requested 111-unit single-family attached town homes. The existing circulation and parking will be reconfigured to accommodate the new changes. The attached buildings will be zero lot line on the sides and rear with a private front yard. The streets and off-street parking will be privately owned and maintained by a Home Owners Association (HOA) or Landscape Management Association. A majority of the common area will be landscaped areas in between the proposed buildings. A network of trails will improve upon the existing trail network and provide connectivity from the surrounding neighborhoods, through the project site and to the park and school. Ingress and egress to the site will be located along Village Parkway and Village Center Drive and will maintain circulation to the surrounding properties (refer to the Site Plans in the Map Pocket that has been included with this submittal).
- Town Home Design: The proposed buildings (~20 total) will be a mix of two and three stories and will not exceeded the maximum height requirement. Each building will range between 2 to 10 units per building and will contain a mix of 2 and 3-bedroom town homes. The buildings will be alley loaded with a minimum of a two-car garage or a one car garage with a one car driveway in the rear. The front door is located on the opposite end of the garage in the front of the unit. The architecture will be similar to the surrounding neighborhoods and will comply with the character statement outlined in the CSAP suburban character management area. Since this is a tentative map, the applicant is currently working with an architect on floorplans and building elevations; however, a sample of the type of architecture have been submitted with this application for review. The final design will be reviewed at final map to insure compliance with the standards outlined in Washoe County Development Code and the CSAP, (refer to the Architecture Samples provided in Section 4 of this submittal).
- Residential Density: This property is zoned Neighborhood Commercial (NC) which generally allows 5 residential dwelling units per acre; however, the Cold Springs Area Plan Policy CS.2.2.2 will allow an increase in density from 5 du/ac to a maximum of 14 du/ac with the approval of a Special Use Permit. As part of this tentative map, the applicant is requesting an increase in density through the approval of a special use permit. The project site is 9.8± acres in size, roughly 88% of the project site (8.6± acres) has a regulatory zoning designation of NC. At a maximum of 14 du/ac the project site will allow up to 121 dwelling units. The requested 111 units is below the maximum density and will result in a gross density of 12.9 du/ac and an overall density of 11.3 du/ac, which is in conformance with the CSAP.

Furthermore, as part of the request, the 6,000 square foot commercial building that is home to the *Village Grill*, will remain, creating a mixed use town center which is in conformance of the CSAP that encourages incorporating commercial uses along with single-family attached units in the NC zoning designation. The CSAP allows a vertical or horizontal mix of commercial and residential use. Since the commercial building already exists, it is reasonable to propose a horizontal mixed use rather than a vertical mixed use as it is more appropriate for this location.

- Lot Standards: According to CSAP Policy CS.2.2.2, single family detached homes are not allowed within the NC zoning designation, therefore the applicant is proposing single-family attached homes as part of this request. However, this product will not meet the current minimum lot standards associated with

**Woodland Village Town Center**  
**Tentative Map & Special Use Permit**

the NC zoning designation identified in *Table 110.406.05.1* in the Washoe County Development Code (WCDC). Therefore, a modification to the minimum lot standards is proposed as part of this special use permit in accordance with WCDC Section 110.406.23. The standards to be modified will allow a minimum setback of zero (0) feet on the side and rear, and eight (8) feet on the front as well as a modification to allow a minimum of 800 square foot lot area and a minimum lot width of 16 feet. This will allow the applicant to propose the attached single-family product similar to many of the town homes found throughout the county.

<b>ALTERNATIVE LOT STANDARDS</b>					
	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Front Yard (Feet)	Side Yard (Feet)	Rear Yard (Feet)
<b>Current NC Standards (Table 110.406.05.1)</b>	10,000	75	15	15	20
<b>Proposed Standards</b>	800	16	8	0	0

- **Water, Sewer, and Utilities:** Public utilities currently exist within the project site, currently serving the Cold Spring Family Center and the *Village Grill*. Other utilities are located within Village Parkway. The surrounding infrastructure including Village Parkway was constructed in anticipation of development with similar intensity and density and would be able to accommodate the request. Based on the density of the request, it is anticipated that the existing utilities will be able to accommodate the proposed demand. Utility plans and preliminary reports have been completed with this request. Water will connect to existing facilities within Village Parkway and will be served by Great Basin Water Co. NV Energy will provide electric and sewer will be provided by Washoe County, (refer to Section 4 *Great Basin Water Co. Intent to Serve Letter* included in this submittal).
- **Ingress and Egress:** Ingress and egress will be provided at four (4) locations, with three being along Village Parkway and another onto Village Center Drive. The existing access point located near the *Village Grill* will remain. The ingress and egress to the north, currently being used to serve the Cold Springs Family Center will move approximately 100 feet to the north and is not anticipated to have any adverse impacts to the current location. A new ingress and egress point is proposed at the intersection of Rockland Drive and Village Parkway and will provide access to a majority of the town homes. The fourth ingress and egress point onto Village Center Drive located in the southeast corner of the project site will also be relocated to the north of the existing location and should have minimal impacts on the surrounding infrastructure. The four points of access will allow traffic to be dispersed with a majority of the traffic utilizing the improvements along Village Parkway.
- **Traffic Impacts:** As part of this request a Traffic Impact Report was conducted and is included in Section 4 of this submittal. As indicated in the report, the project is expected to generate a851 average daily trips and a maximum of 71 PM peak hour trips. Although a majority of the traffic will access the site from Village Parkway minimal improvements are recommended. A majority of the improvements are proposed at the three ingress and egress intersections along Village Parkway and include signage, striping, crosswalks and turn lanes for each intersection (refer to the Traffic Impact Report in Section 4 of this submittal packet).

**Woodland Village Town Center**  
**Tentative Map & Special Use Permit**

- **Parking:** The site is proposing 130 off-street parking spaces, 175 garage spaces, and 97 driveway spaces for a total of 387 spaces. The current Washoe County parking requirement for the proposed mixed-use development is 330 spaces. The parking required for the Cold Springs Family Center has been relocated around the community center. The parking for the Village Grill will also be reconfigured to accommodate the proposed residential buildings but a majority of the parking will still be concentrated around the Village Grill. Each proposed unit will have a minimum one-car garage with a one-car driveway or a two-car garage. A majority of the units will have a 20-foot-long driveway ranging from between 20 feet wide or 16 feet wide. A landscape strip will help separated the driveways.

<b>Required Parking:</b>	<b>330 spaces</b>
- Residential	222 spaces
- Mixed Retail	40 spaces
- Community Center	68 spaces
<b>Proposed Parking:</b>	<b>410 spaces</b>
- Residential	294 spaces
o 175 Garage	
o 97 Driveway	
o 22 Off-Street	
- Village Grill	45 spaces
- Cold Springs Family Center	70 spaces

- **Landscaping/Common Areas:** The site is proposing single-family attached with an 8-foot private front yard. The streets and parking stalls will be private and are included in the 327,135 square feet of total common areas. Existing landscaping is located along parts of Village Parkway and along the Village Grill and Cold Springs Family Center, this includes a total of 97 trees 6” in diameter or larger approximately 27 of the existing trees are proposed to be removed. However, additional landscaping will include a minimum of 81,229 square feet (20%) and will include a minimum of 285 trees in accordance with the landscaping standards identified within Washoe County Code Section 110.412.
- **Grading:** This site is relatively flat and has been previously graded in anticipation of future development therefore minimal grading to construct the project will be required. Grading will include demolition of a portion of the existing parking lot and streets and excavation and grading of the proposed pads and utilities. Cuts are not anticipated to exceed 7 feet and fills are not anticipated to exceed 6 feet. The site is anticipated to import approximately 9,346 cubic yards of fill. The 8.13 acres of disturbed areas will either be developed or landscaped in accordance with Washoe County requirements (*Refer to Tentative Map Plan Set in Map Pocket of this submittal packet*).
- **Lighting/Signage:** Since the proposed development is residential, a lighting study is not required. All lighting on the commercial and community center is not anticipated to change. Any lighting of the off-street parking or exterior buildings will comply with dark sky standards to reduce or eliminate glare and light pollution. Signage is not proposed at this time, but will meet all code requirements and be reviewed prior to the issuance of final map.
- **Public Services:** Fire service is currently provided by Truckee Meadows Fire District. The closest fire station is Truckee Meadows Fire Station 42 located approximately 1.5 miles to the south at 3680 Diamond Peak Drive. Police is provided by Washoe County Sheriff.

**Woodland Village Town Center**  
**Tentative Map & Special Use Permit**

- **Schools:** The site will generate students but is not anticipated to put a strain on the local schools. Younger students will utilize the new Inskeep Elementary School located off of Briar Drive located less than half a mile to the west and is scheduled to open in 2021. Middle school students will attend Cold Springs Middle School adjacent to the site and High School Students will attend North Valleys High School. All of the schools are within walking distance or currently have bus services available. With the completion of the new Inskeep Elementary School in 2021, all Cold Springs schools will be operating at less than capacity. Therefore, the request is not anticipated to negatively impact the schools.

**Development Statistics Summary**

Total Site Area:	9.8± acres (426,888 sq. ft.)
Building Footprint Area:	99,550± sq. ft.
Total Common Area:	327,135± sq. ft.
Landscape Area Required:	81,229± sq. ft. (20%)
Landscape Area Provided:	81,229± sq. ft. (20%)
<b>Setbacks</b>	
Front Yard:	8 feet
Side Yard:	0 feet
Rear Yard:	0 feet
Building Height:	35 feet
Minimum Lot Width:	16 feet
Minimum Lot Size:	800 feet
Parking Required:	330 spaces
Parking Provided:	410 spaces
Accessible Parking Required:	5 spaces
Accessible Parking Provided:	5 spaces

**Woodland Village Town Center**  
**Tentative Map & Special Use Permit**

**Findings**

Prior to approving an application for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of the following are true:

**(a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;**

Response: There is no change in land use proposed with this request. Although a portion of the off-street parking and circulation is located within the PF zoning designation, the residential units proposed are completely located within the NC zoning designation (refer to Section 3 of the submittal packet for the *Site Plan and Zoning Map*). The proposed request is in substantial conformance with the goals of the Cold Springs Area Plan. The proposed project is allowed with a special use permit to increase the density within the NC regulatory zoning to a maximum of 14 du/ac and a modification to the minimum setbacks. The TM supports the overall plan as well as the intended use expressed in the goals and policies of the Suburban Character Management Area it is located within.

**(b) Improvements. 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;**

Response: The western boundary of the site is bound by Village Parkway, a two-lane arterial with a center turning median and sidewalk on both sides. Village Parkway has plenty of capacity as indicated in the include traffic report and is the major roadway delivering traffic from the surrounding neighborhoods to US 395 to the south. Public utilities currently exist within the project site, currently serving the Cold Spring Family Center and the *Village Grill*. Other utilities are located within Village Parkway. The surrounding infrastructure including Village Parkway was constructed in anticipation of similar development in intensity and density and would be able to accommodate the request. Based on the density of the request, it is anticipated that the existing utilities will be able to accommodate the proposed demand. Utility plans and preliminary reports have been completed with this request. Water will connect to existing facilities within Village Parkway and will be served by Great Basin Water Co. NV Energy will provide electric and sewer will be provided by Washoe County.

**(c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;**

Response: This is an infill parcel in the center of the Woodland Village development and has been graded in anticipation of future development. The entire parcel is generally flat with no steep slopes. The project site is in an area ideal for the proposed development. The existing *Village Grill* commercial development and community center will remain as part of this proposal. The western boundary of the site is bound by Village Parkway, a two-lane arterial with a center turning median and sidewalk on both sides. Village Parkway is the major roadway delivering traffic from the surrounding neighborhoods to US 395 to the south. The site is also bound by Cold Springs Middle School and Woodland Village Center Park and generally surrounded by single-family development to the south (*Refer to Site Aerial in Section 3 of this submittal packet*).

**Woodland Village Town Center**  
**Tentative Map & Special Use Permit**

**(d) Issuance Not Detrimental. 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; and**

Response: This proposed mixed-use development will help the region meet an ever-increasing housing need and provide a housing alternative to the single family detached that dominate the area. This will provide a more affordable product to the area, an alternative to the single-family detached product. Single-family attached product is affordable by design and will help create a true town center that the area has been anticipating since the approval of the Woodland Village Master Planned Community. There is surrounding infrastructure has been designed in anticipation of this type of development and is able to handle the increase capacity associated with this request. The current and proposed land use and zoning designations are conforming with and allowed within the CSAP with the approval of a Special Use Permit and Tentative Map. This request will not be detrimental to the character of the surrounding area.

**(e) 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.**

Response: Not applicable to the project.

**TENTATIVE MAP FINDINGS**

**(a) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;**

Response: There is no change in land use proposed with this request. Although a portion of the off-street parking and circulation is located within the PF zoning designation, the residential units proposed are completely located within the NC zoning designation (refer to Section 3 of the submittal packet for the *Site Plan and Zoning Map*). The proposed request is in substantial conformance with the goals of the Cold Springs Area Plan. The proposed project is allowed with a special use permit to increase the density within the NC regulatory zoning to a maximum of 14 du/ac and a modification to the minimum setbacks. The TM supports the overall plan as well as the intended use expressed in the goals and policies of the Suburban Character Management Area it is located within.

**(b) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;**

Response: The project is proposing a 111-unit single-family attached development incorporating the Village Grill and Cold Springs Family Center on 9.8± acres. This is proposed on an infill site that has anticipated development for over a decade. This proposed mixed-use development will help the region meet an ever-increasing housing need and provide an affordable housing alternative to the single-family detached homes that dominate the area. The attached product is affordable by design and will help create a true town center that the area has been anticipating since the approval of the Woodland Village Master Planned Community. There is infrastructure has been designed in anticipation of this type of development. The proposed project is an allowed use with the approval of a special use permit and tentative map.

**Woodland Village Town Center**  
**Tentative Map & Special Use Permit**

**(c) Type of Development. That the site is physically suited for the type of development proposed;**

Response: This is an infill parcel in the center of the Woodland Village development and has been graded in anticipation of future development. The entire parcel is generally flat with no steep slopes. The project site is in an area ideal for the proposed development. The existing *Village Grill* commercial development and community center will remain as part of this proposal. The western boundary of the site is bound by Village Parkway, a two-lane arterial with a center turning median and sidewalk on both sides and delivers traffic from the surrounding neighborhoods to US 395 to the south. The site is also bound by Cold Springs Middle School and Woodland Village Center Park (*Refer to Site Aerial in Section 3 of this submittal packet*).

**(d) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;**

Response: In accordance with Article 702, the proposed project has been designed to ensure that public infrastructure necessary to support the project is available concurrently with the impacts of the project without causing the level of service to fall below adopted standards. The site has been anticipated for development for many years and with the construction of Village Parkway utilities sufficient to support the proposed development are available. Any new facilities/infrastructure needed for the project will be designed to Washoe County standards to ensure that all required services are provided to all new dwelling units.

**(e) Fish and 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;**

Response: The proposed subdivision is not located within an environmentally sensitive location. In fact, the site is located in an area that is identified as “most suitable for development” within the Cold Springs Area Plan. The site is surrounded by development and has been anticipated for infill development for over a decade. The improvements associated with the project are not anticipated to cause substantial environmental damage or harm to endangered plants or wildlife habitats.

**(f) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;**

Response: The proposed project has been designed in accordance with environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water service and sewer service. All necessary infrastructure is currently located adjacent to or within the project. All new infrastructure required to serve the proposed project will be constructed to service all new dwelling units. Refer to attached engineering reports in Section 4 of this application packet for detailed information.

**(g) 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;**

Response: There are several easements identified on the property that have been incorporated into the proposed project. As designed, the proposed project will not conflict with easements for public

**Woodland Village Town Center**  
**Tentative Map & Special Use Permit**

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access through or adjacent to the property. If it is determined in the future the design will impact an easement the applicant will work to abandon the easement or redesign the site to comply with the easement.

**(h) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent land and provides appropriate secondary access for emergency vehicles;**

Response: The project site is in an area that is surrounded by development. Trails providing connection to the park and the surrounding neighborhoods will be completed as part of this project. Access to the community center and the Village Grill will be kept public. The project has been designed to provide access via 4 points of ingress and egress. Three from Village Parkway and one along Village Center Drive. The project will not impact existing sidewalks along Village Parkway. All alleyways and drive isle have been designed in accordance with local regulations and access for emergency vehicles will be accommodated.

**(i) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and**

Response: No land is anticipated to be donated to Washoe County as part of this request. All common open space, parks, or drainage channels will be maintained by a Homeowners Association, or equivalent, as approved by Washoe County.

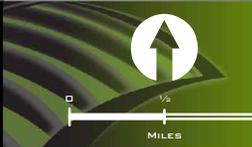
**(j) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.**

Response: At this time, specific building designs are not available for the project. It is anticipated that new high-performance building and material technologies will be used for energy efficiency.



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

**Vicinity Map**  
**Woodland Village Town Center SUP and TM**  
 October, 2020




**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard  
 Reno, NV 89502  
 Tel: 775.823.4068  
 Fax: 775.823.4068



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

**Legend**

 Project Area



# Aerial Map

## Woodland Village Town Center SUP and TM

October, 2020



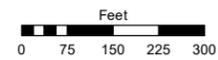
**WOOD RODGERS**  
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 1261 Corporate Boulevard Tel: 775.823.4068  
 Reno, NV 89502 Fax: 775.823.4066

WOODRODGERS WSUP2020

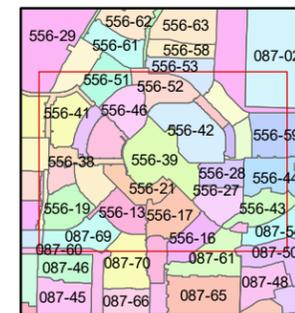
**EXHIBIT E**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Michael E. Clark, Assessor

1001 East Ninth Street  
Building D  
Reno, Nevada 89512  
(775) 328-2231



1 inch = 300 feet



created by: NLH 07/31/2009

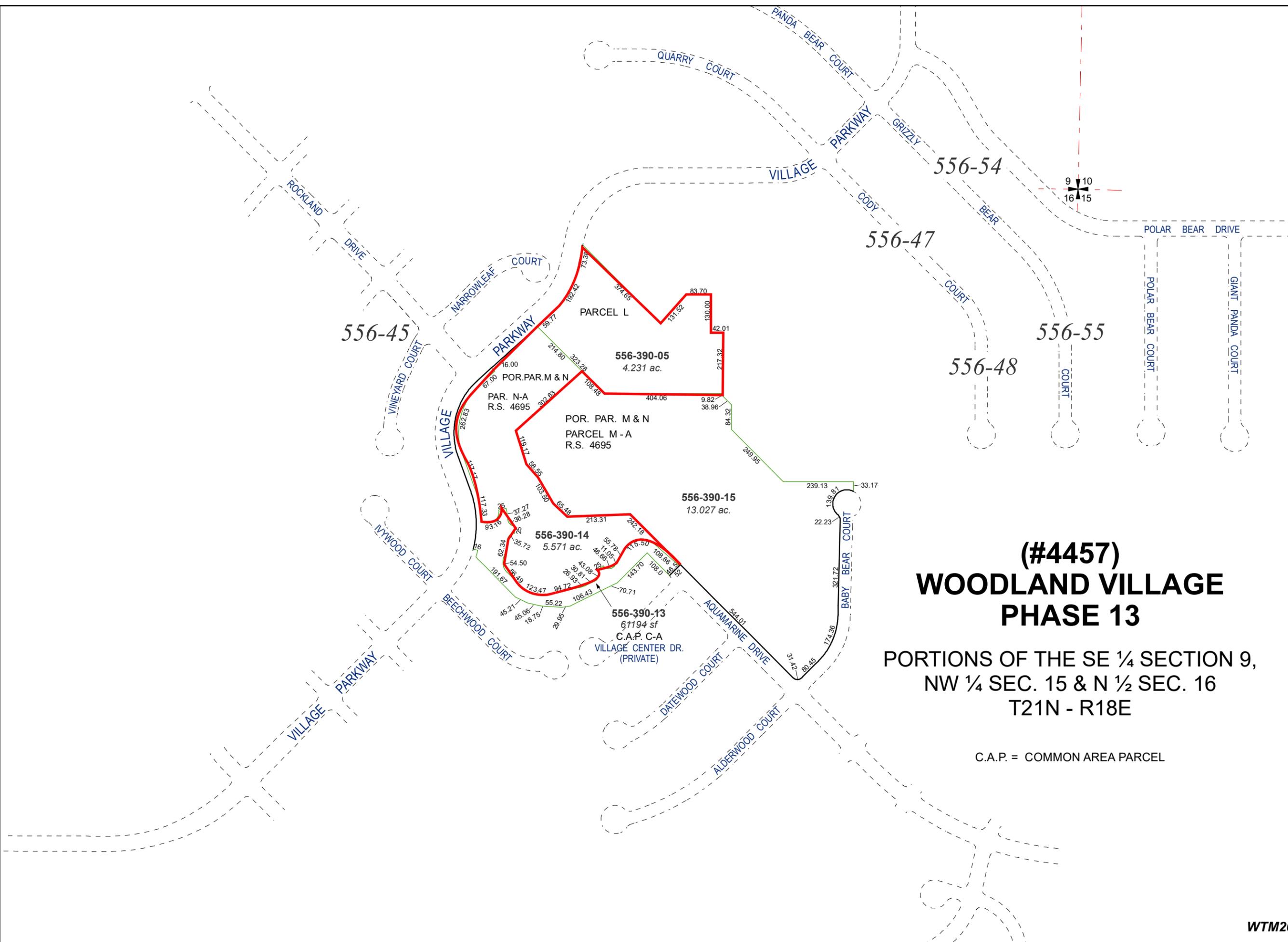
last updated: EMG 5/20/15 SR 8/29/17

area previously shown on map(s)  
556-29

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed for errors or omissions in the data delineated hereon.

WTM20-005 & WSUP20-002

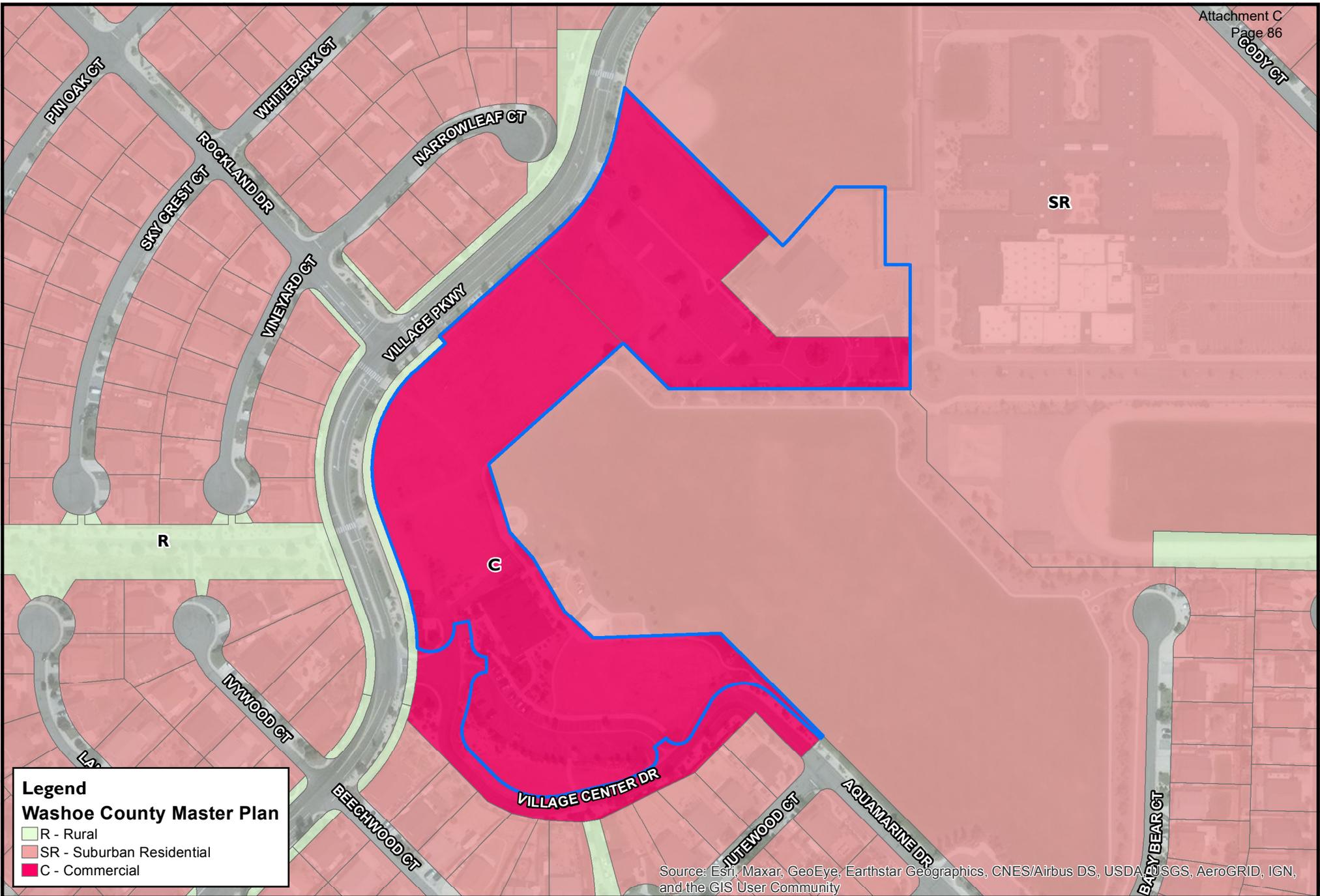
EXHIBIT E



# (#4457) WOODLAND VILLAGE PHASE 13

PORTIONS OF THE SE ¼ SECTION 9,  
NW ¼ SEC. 15 & N ½ SEC. 16  
T21N - R18E

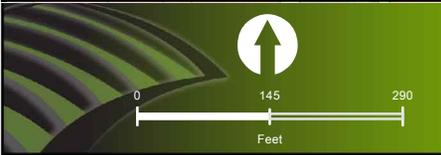
C.A.P. = COMMON AREA PARCEL



**Legend**  
**Washoe County Master Plan**

- R - Rural
- SR - Suburban Residential
- C - Commercial

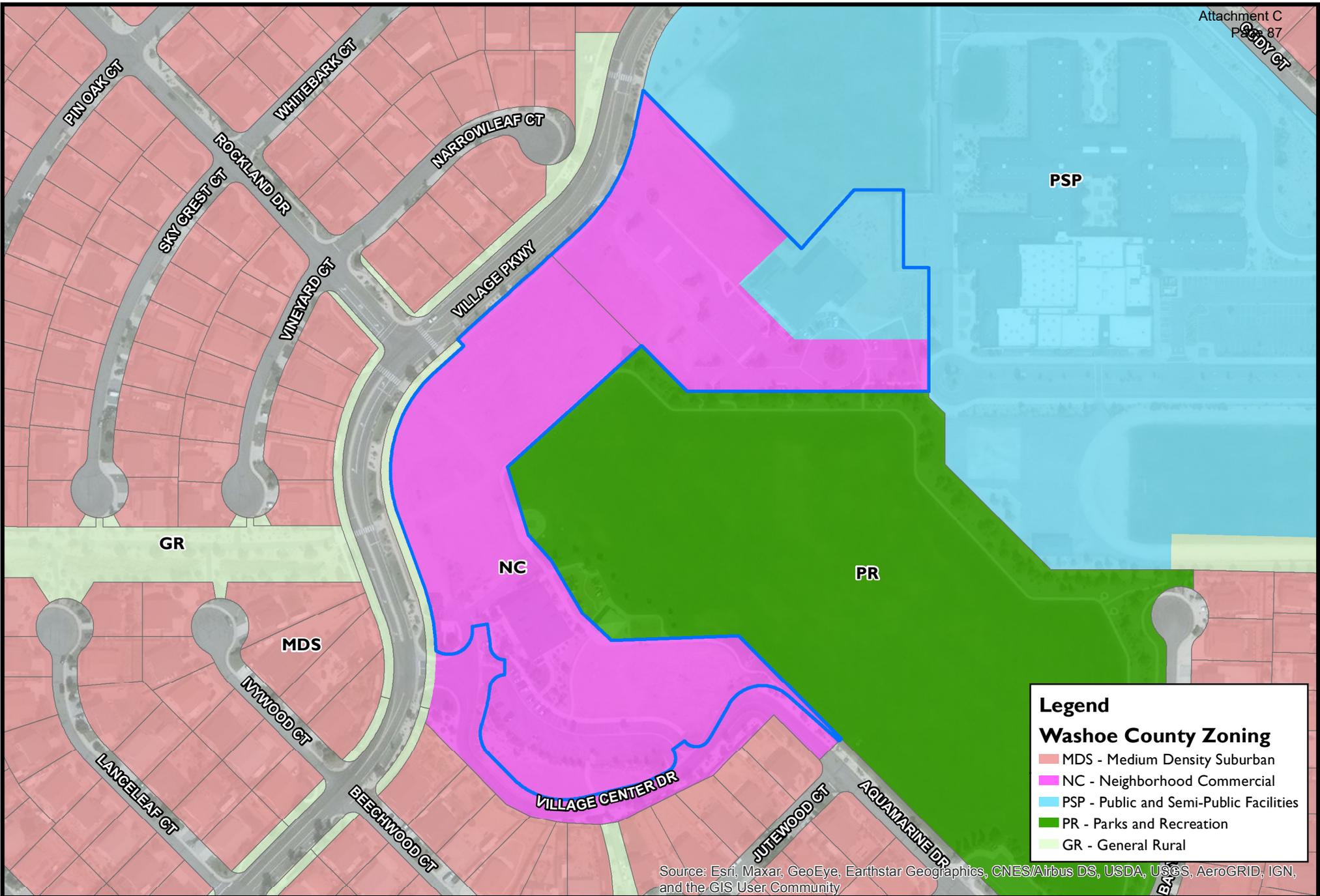
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**Master Plan**  
**Woodland Village Town Center SUP and TM**

October, 2020

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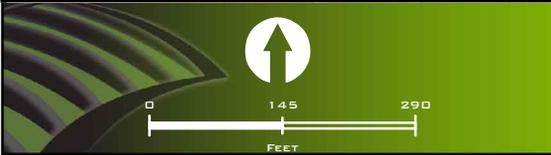


**Legend**

**Washoe County Zoning**

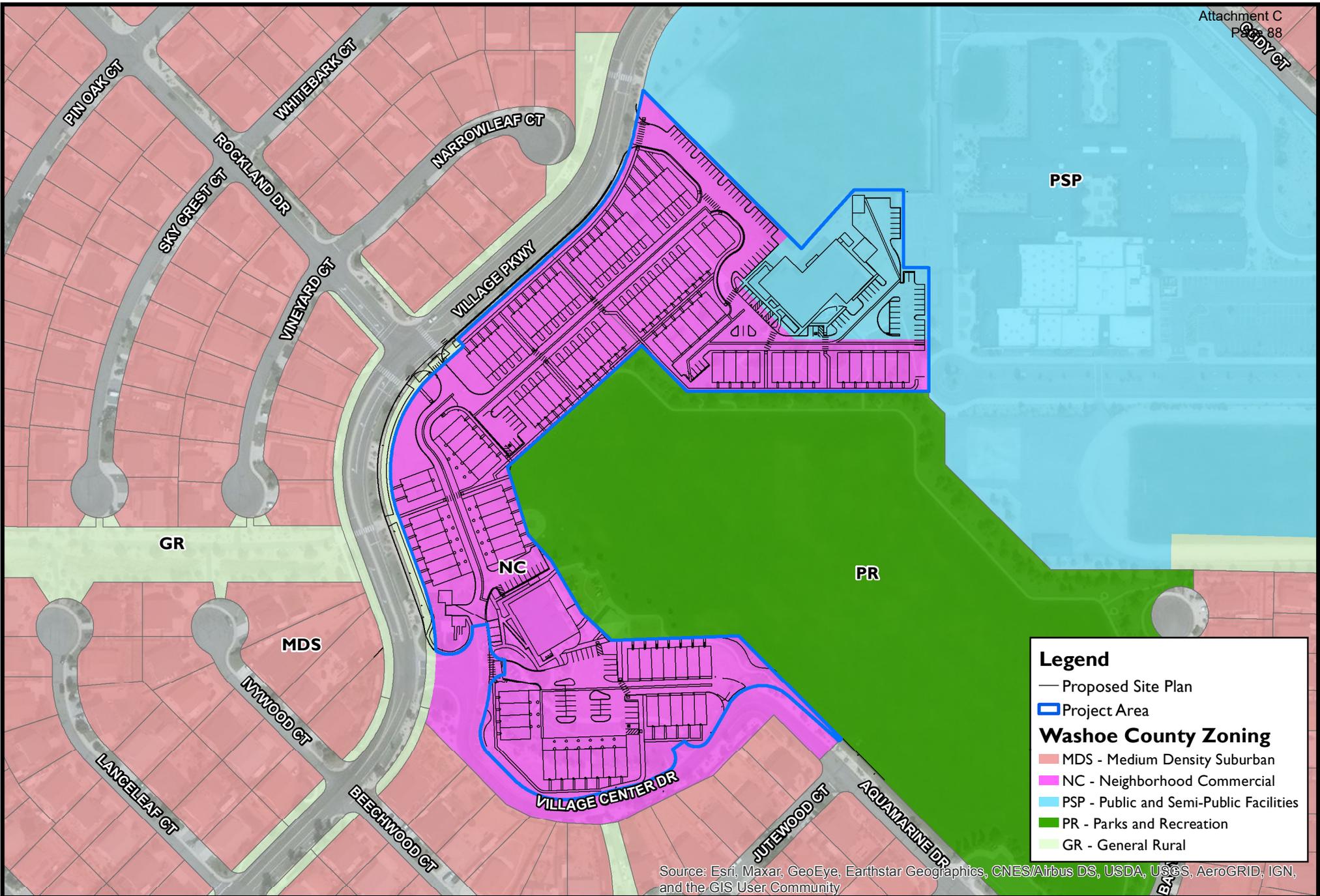
- MDS - Medium Density Suburban
- NC - Neighborhood Commercial
- PSP - Public and Semi-Public Facilities
- PR - Parks and Recreation
- GR - General Rural

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



**Zoning**  
**Woodland Village Town Center SUP and TM**  
 October, 2020

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**Legend**

- Proposed Site Plan
- ▭ Project Area

**Washoe County Zoning**

- MDS - Medium Density Suburban
- NC - Neighborhood Commercial
- PSP - Public and Semi-Public Facilities
- PR - Parks and Recreation
- GR - General Rural

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



# Zoning and Site Plan

## Woodland Village Town Center SUP and TM

October, 2020

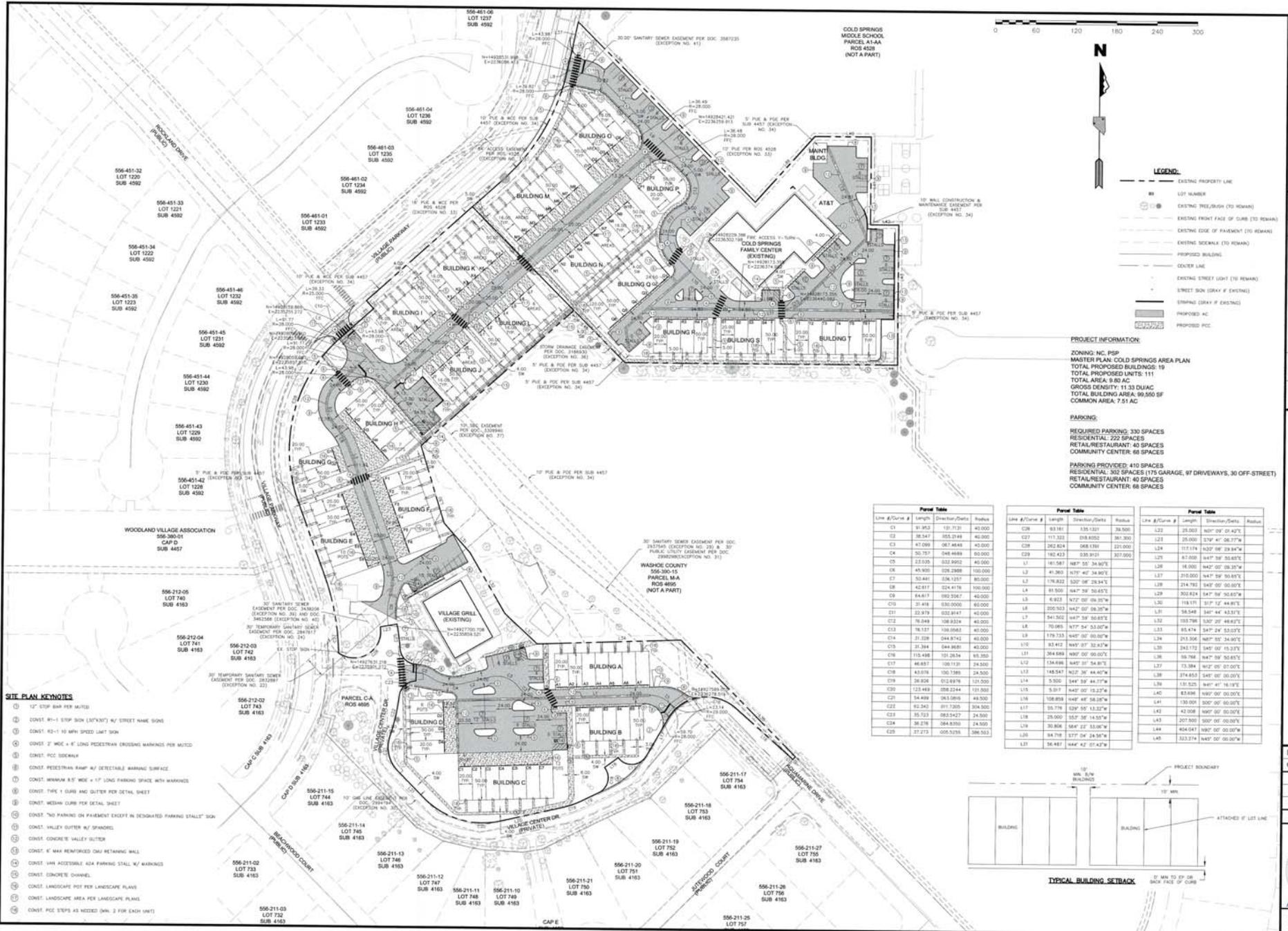
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WOOD RODGERS WSUP2020

**EXHIBIT E**







**LEGEND**

- EXISTING PROPERTY LINE
- LOT NUMBER
- EXISTING TREE/BUSH (TO REMAIN)
- EXISTING FRONT FACE OF CURB (TO REMAIN)
- EXISTING EDGE OF PAVEMENT (TO REMAIN)
- EXISTING SIDEWALK (TO REMAIN)
- EXISTING BUILDING
- CENTER LINE
- EXISTING STREET LIGHT (TO REMAIN)
- STREET SIGN (EXISTING)
- SPRINKLER (EXISTING)
- PROPOSED AC
- PROPOSED PCC

**PROJECT INFORMATION:**  
 ZONING: NC, PSP  
 MASTER PLAN, COLD SPRINGS AREA PLAN  
 TOTAL PROPOSED BUILDINGS: 19  
 TOTAL PROPOSED UNITS: 111  
 TOTAL AREA: 9.80 AC  
 GROSS DENSITY: 11.33 DU/AC  
 TOTAL BUILDING AREA: 99,550 SF  
 COMMON AREA: 7.51 AC

**PARKING:**  
 REQUIRED PARKING: 330 SPACES  
 RESIDENTIAL: 222 SPACES  
 RETAIL/RESTAURANT: 40 SPACES  
 COMMUNITY CENTER: 68 SPACES  
 PARKING PROVIDED: 410 SPACES  
 RESIDENTIAL: 302 SPACES (175 GARAGE, 97 DRIVEWAYS, 30 OFF-STREET)  
 RETAIL/RESTAURANT: 40 SPACES  
 COMMUNITY CENTER: 68 SPACES

**Parcel Table**

Line #/Curve #	Length	Structure/Status	Radius
C1	91.950	19.7131	40.000
C2	35.547	355.2449	40.000
C3	47.099	587.4849	40.000
C4	30.757	544.4489	40.000
C5	23.535	333.9052	40.000
C6	45.959	329.2386	100.000
C7	50.441	334.1217	80.000
C8	42.817	324.4176	100.000
C9	64.617	592.5267	40.000
C10	31.418	330.0000	60.000
C11	33.979	332.8147	40.000
C12	10.248	108.9324	40.000
C13	18.127	139.0663	40.000
C14	31.328	244.8742	40.000
C15	21.384	244.8681	40.000
C16	115.498	121.2634	85.350
C17	46.857	109.1123	24.500
C18	43.074	150.7389	24.500
C19	38.836	113.6976	121.500
C20	123.469	109.2244	141.500
C21	14.448	181.0995	49.500
C22	62.242	811.7285	304.500
C23	35.723	383.5427	24.500
C24	34.276	384.8350	24.500
C25	27.273	309.5235	398.503

**Parcel Table**

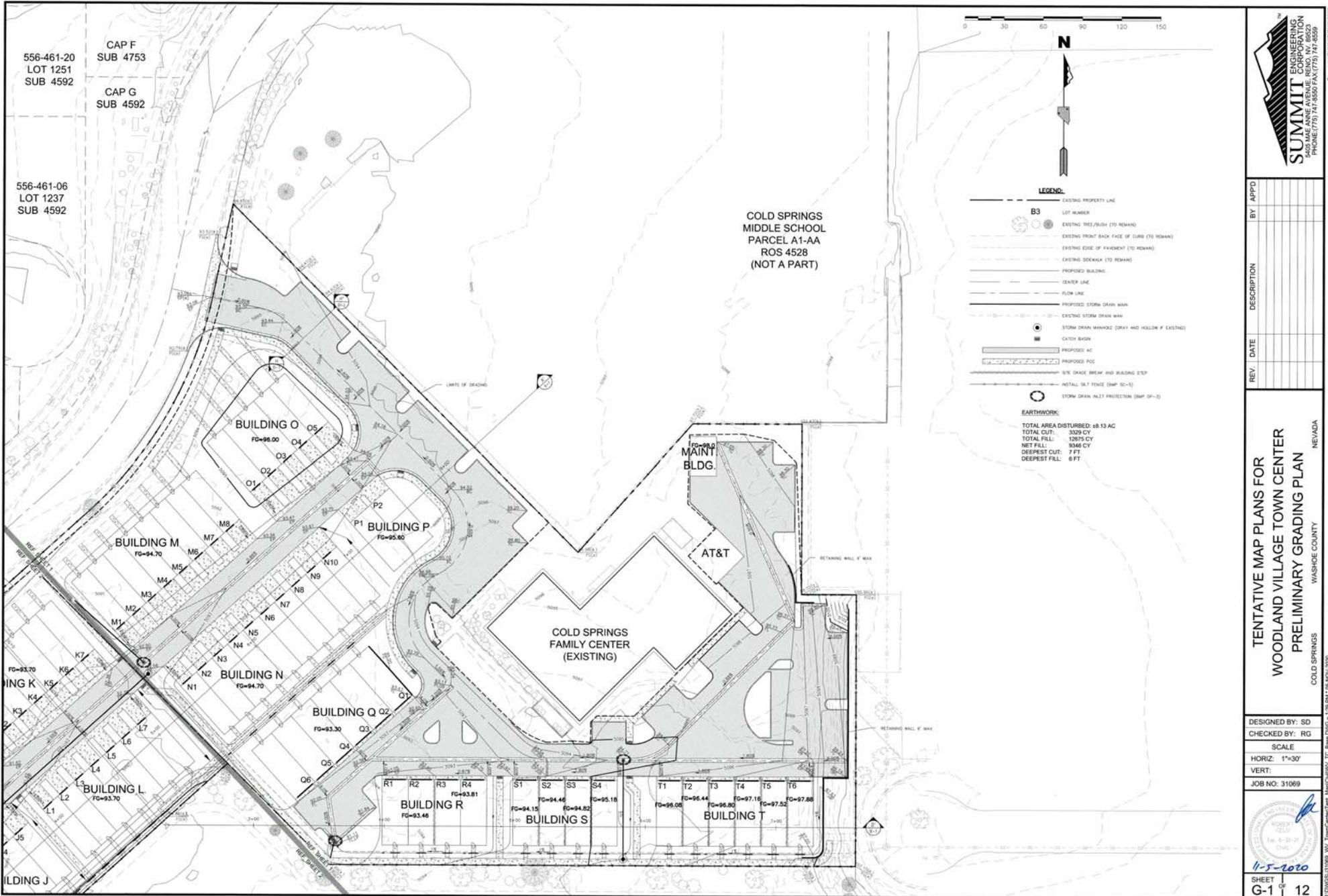
Line #/Curve #	Length	Structure/Status	Radius
C26	93.161	135.1201	39.500
C27	117.322	118.6502	61.300
C28	282.824	108.1391	221.000
C29	162.423	238.9107	307.000
L1	181.587	587.55.24.907°	
L2	41.260	1077.407.24.907°	
L3	176.822	1027.98.28.94°	
L4	81.509	147.58.28.645°	
L5	6.923	1472.007.09.207°	
L6	200.523	1427.007.09.207°	
L7	241.302	1427.58.30.603°	
L8	70.965	1477.54.53.007°	
L9	179.733	1427.007.00.007°	
L10	83.412	1427.007.32.817°	
L11	264.688	1427.007.00.007°	
L12	134.636	1427.007.54.817°	
L13	145.547	1427.34.44.407°	
L14	5.500	1447.58.44.577°	
L15	5.917	1447.007.15.227°	
L16	108.878	1447.48.58.287°	
L17	35.718	1427.58.13.257°	
L18	25.000	1427.30.14.507°	
L19	30.806	1447.22.53.807°	
L20	84.718	1377.07.24.547°	
L21	56.487	1447.42.07.427°	

**Parcel Table**

Line #/Curve #	Length	Structure/Status	Radius
L22	25.000	1427.007.07.427°	
L23	25.000	1207.41.06.974°	
L24	117.174	1207.007.28.974°	
L25	87.008	1427.58.58.657°	
L26	36.000	1427.007.00.207°	
L27	215.000	1427.58.58.657°	
L28	214.922	1427.007.00.207°	
L29	302.824	1427.58.58.657°	
L30	119.171	1317.12.44.817°	
L31	58.549	1447.44.43.517°	
L32	103.796	1427.007.00.4907°	
L33	85.474	1427.24.53.027°	
L34	215.306	1427.007.00.207°	
L35	242.172	1427.007.00.1537°	
L36	98.766	1427.58.58.657°	
L37	73.394	1427.007.07.027°	
L38	374.635	1427.007.00.207°	
L39	131.525	1427.407.16.107°	
L40	83.886	1427.007.00.007°	
L41	130.001	1427.007.00.007°	
L42	42.508	1427.007.00.007°	
L43	207.000	1427.007.00.007°	
L44	404.547	1427.007.00.007°	
L45	323.274	1427.007.00.007°	

- SITE PLAN NOTES**
1. 12" STP 60# PER MUTED
  2. CONST. 8"-1 STOP SIGN (LOCKED) w/ STREET NAME SIGN
  3. CONST. 8"-10 MPH SPEED LIMIT SIGN
  4. CONST. 2" WIDE x 4" LONG PEDESTRIAN CROSSING MARKINGS PER MUTED
  5. CONST. PCC SIDEWALK
  6. CONST. PEDESTRIAN RAMP w/ DETECTABLE WARNING SURFACE
  7. CONST. MINIMUM 8.5" WIDE x 12" LONG PARKING SPACE WITH MARKINGS
  8. CONST. TYPE 1 CURB AND GUTTER PER DETAIL SHEET
  9. CONST. MEDIAN CURB PER DETAIL SHEET
  10. CONST. "NO PARKING ON PAVEMENT EXCEPT IN DESIGNATED PARKING STALL" SIGN
  11. CONST. VALLEY OUTER w/ SPANDREL
  12. CONST. CONCRETE VALLEY OUTER
  13. CONST. 4" MAX REINFORCED CONCRETE RETAINING WALL
  14. CONST. VEH ACCESSIBLE ADA PARKING STALL w/ MARKINGS
  15. CONST. CONCRETE CHANNEL
  16. CONST. LANDSCAPE POT PER LANDSCAPE PLANS
  17. CONST. LANDSCAPE AREA PER LANDSCAPE PLANS
  18. CONST. PCC STEPS AS NEEDED (MIN. 3 PER EACH UNIT)

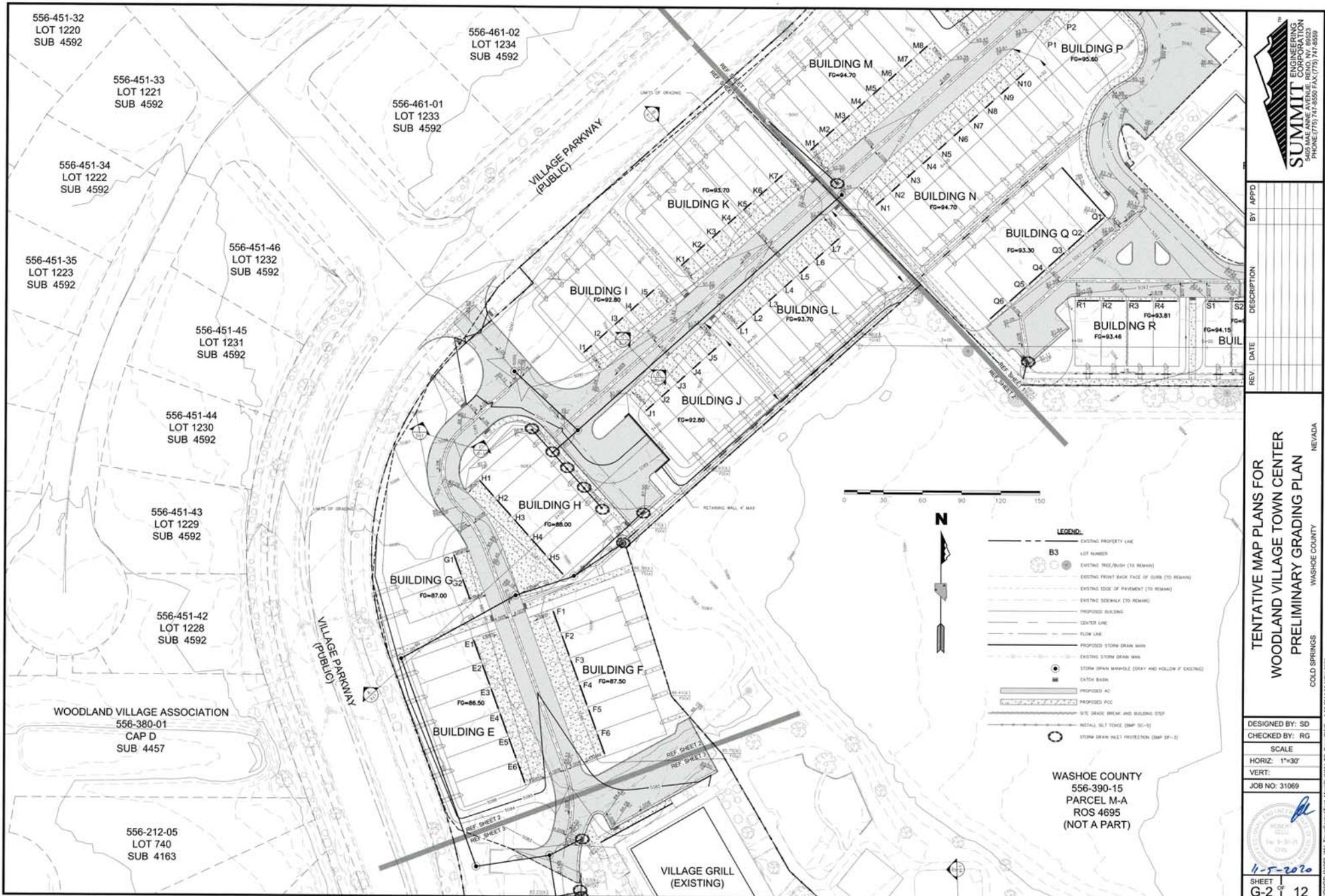
BY: AP/DP  
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 REV. DATE  
 REQUIRED PARKING FOR WOODLAND VILLAGE TOWN CENTER PRELIMINARY SITE PLAN  
 WASHINGTON COUNTY, MISSOURI  
 WOODLAND VILLAGE TOWN CENTER PRELIMINARY SITE PLAN  
 SHEET S-1 OF 12  
 DESIGNED BY: SD  
 CHECKED BY: RG  
 SCALE  
 HORIZ: 1"=60'  
 VERT:  
 JOB NO: 31069  
 PROJECT BOUNDARY  
 ATTACHED TO LOT LINE  
 TYPICAL BUILDING SETBACK  
 10' MIN TO SIDE BUILDING  
 10' MIN TO FRONT FACE OF CURB



TENTATIVE MAP PLANS FOR  
WOODLAND VILLAGE TOWN CENTER  
PRELIMINARY GRADING PLAN

DESIGNED BY: SD  
CHECKED BY: RG  
SCALE  
HORIZ: 1"=30'  
VERT:  
JOB NO: 31069

4-5-2020  
SHEET G-1 12



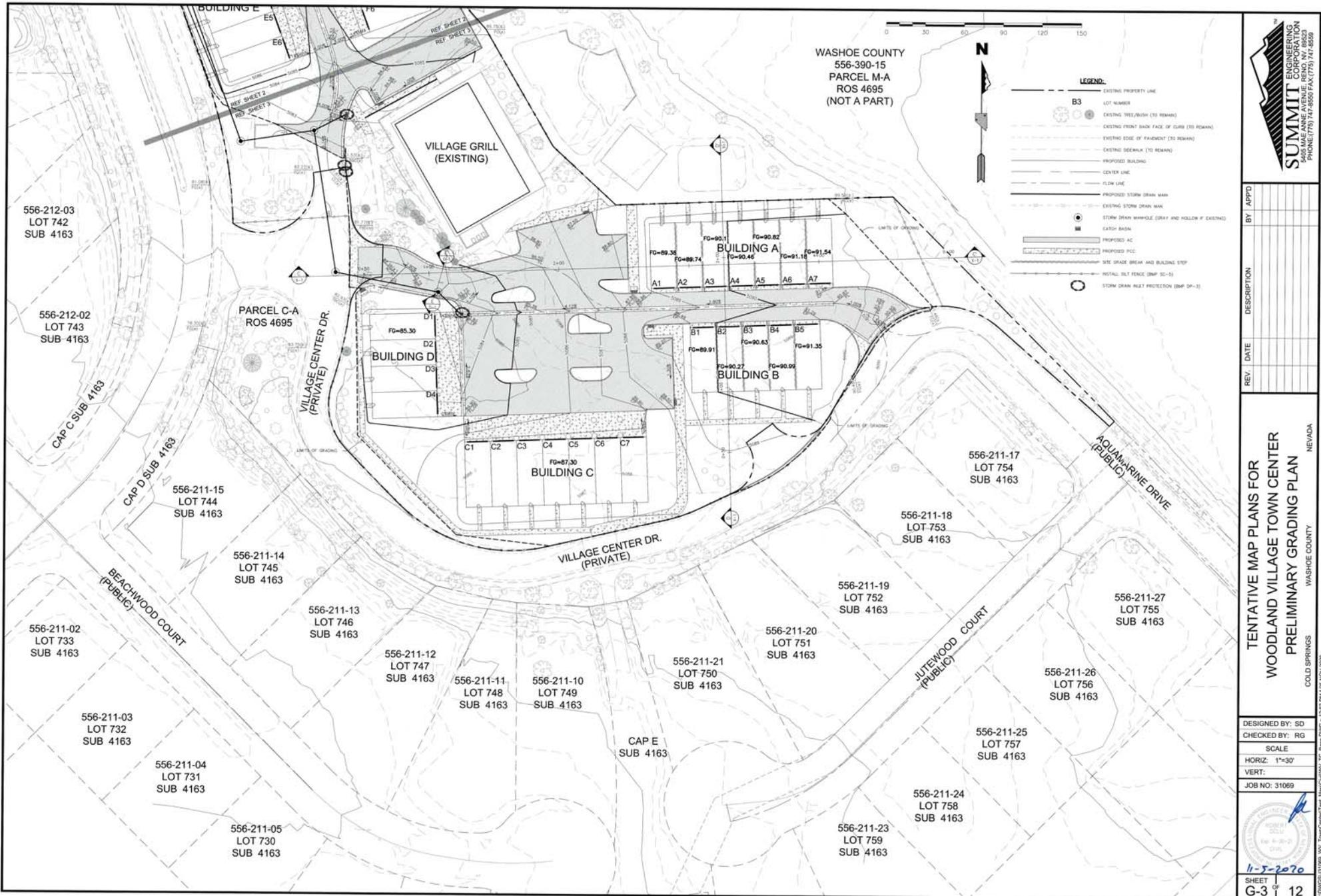
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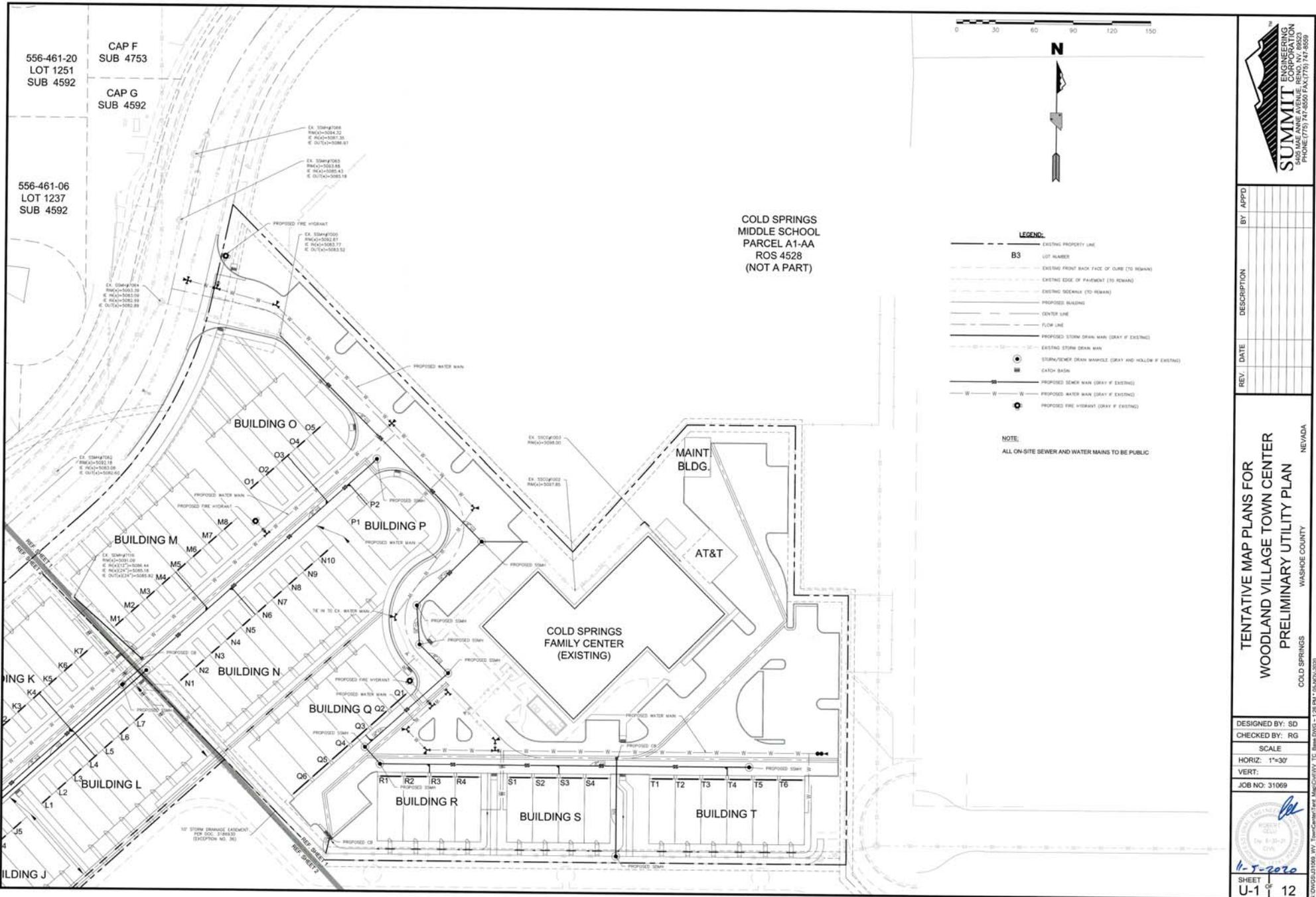
TENTATIVE MAP PLANS FOR  
WOODLAND VILLAGE TOWN CENTER  
PRELIMINARY GRADING PLAN

WASHOE COUNTY, NEVADA  
COLD SPRINGS

DESIGNED BY: SD  
CHECKED BY: RG  
SCALE  
HORIZ: 1"=30'  
VERT:  
JOB NO: 31069

4-5-2020  
SHEET  
G-2 OF 12





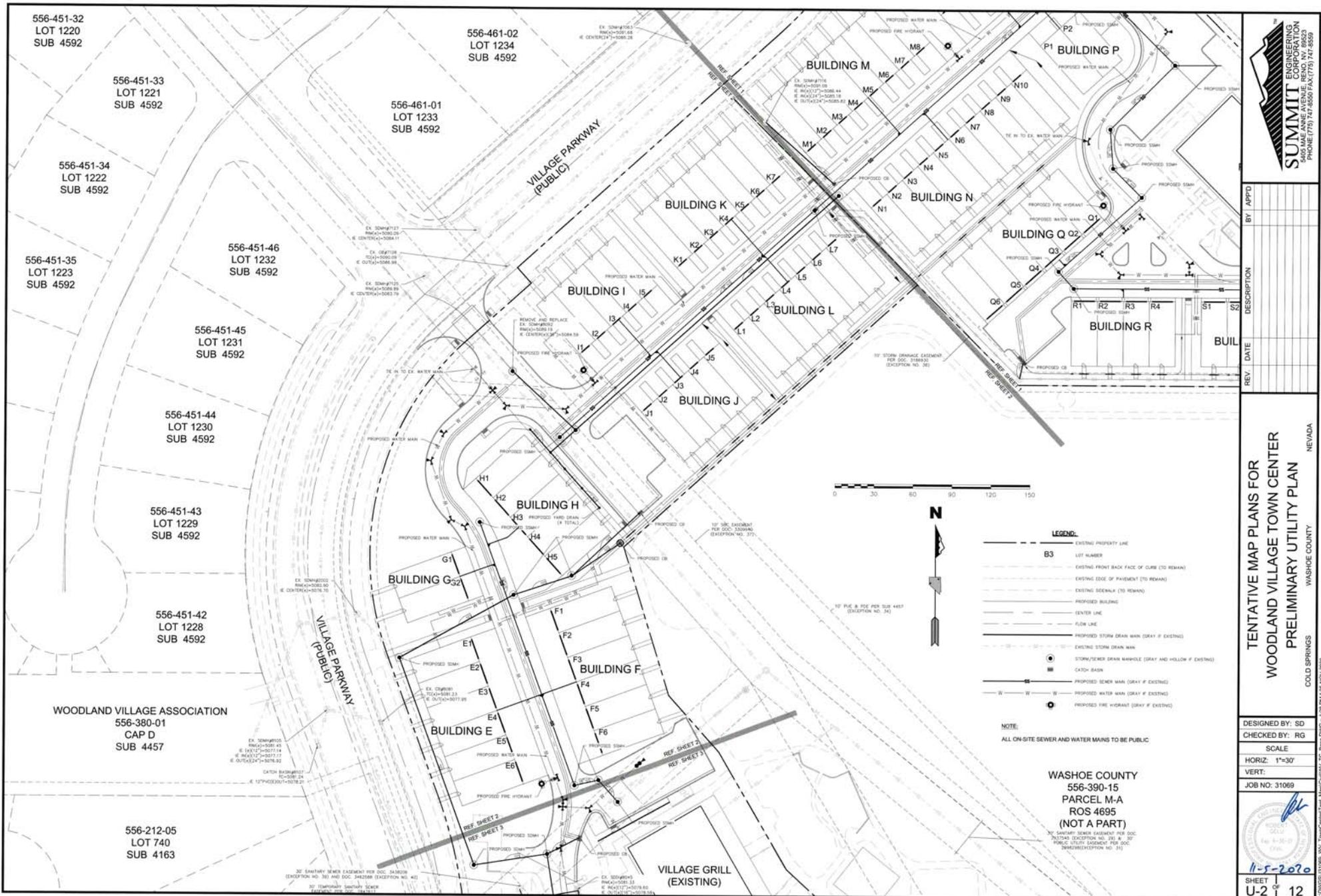
REV.	DATE	DESCRIPTION

TENTATIVE MAP PLANS FOR  
WOODLAND VILLAGE TOWN CENTER  
PRELIMINARY UTILITY PLAN

WASHOE COUNTY NEVADA  
COLD SPRINGS

DESIGNED BY: SD  
CHECKED BY: RG  
SCALE:  
HORIZ: 1"=30'  
VERT:  
JOB NO: 31069

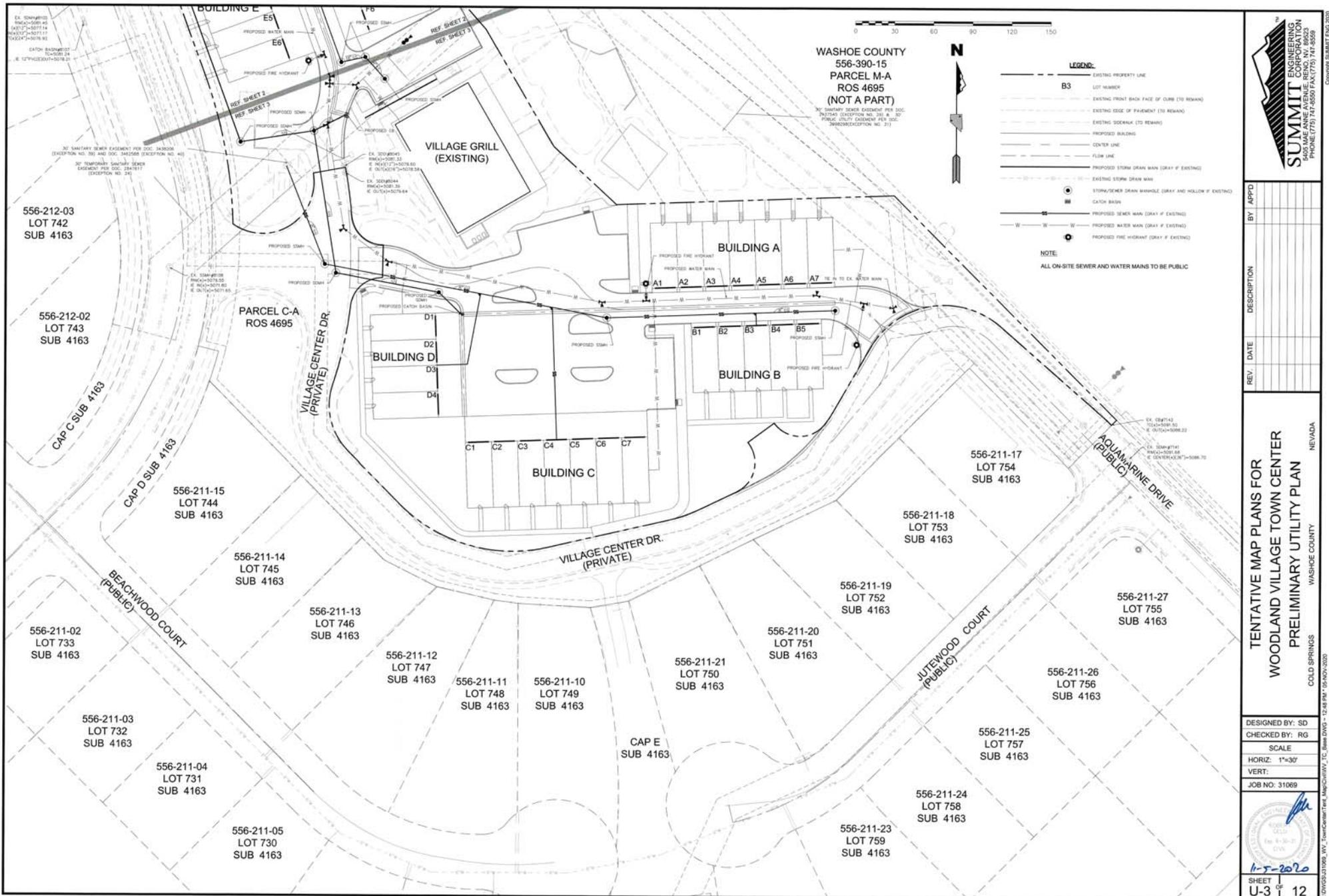
11-5-2020  
SHEET U-1 OF 12



REV.	DATE	DESCRIPTION	BY	APP'D

TENTATIVE MAP PLANS FOR  
 WOODLAND VILLAGE TOWN CENTER  
 PRELIMINARY UTILITY PLAN  
 WASHOE COUNTY, NEVADA  
 COLD SPRINGS

DESIGNED BY: SD
CHECKED BY: RG
SCALE
HORIZ: 1"=30'
VERT:
JOB NO: 31069
DATE: 11-5-2020
SHEET U-2 OF 12

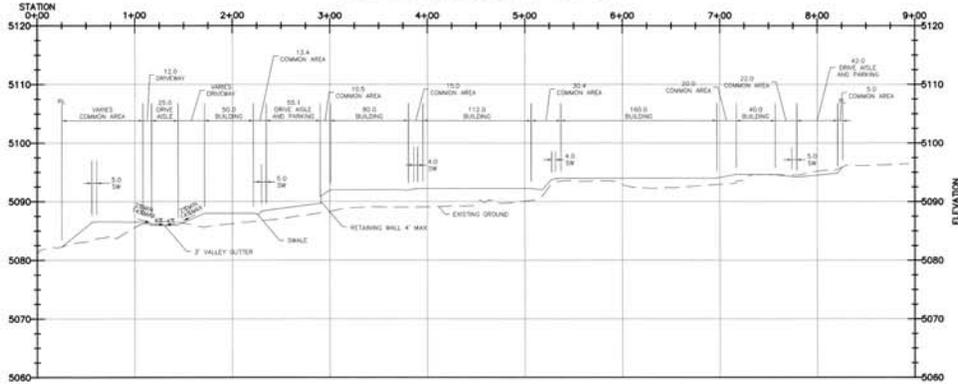


NEVADA  
WASHOE COUNTY  
COLD SPRINGS

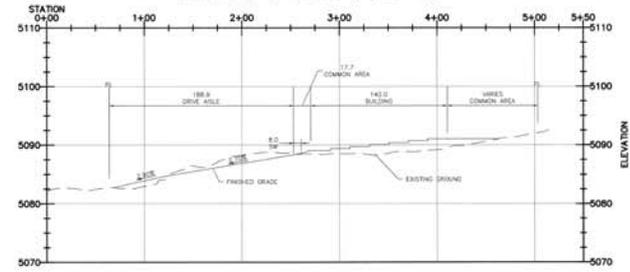
DESIGNED BY: SD  
CHECKED BY: RG  
SCALE  
HORIZ: 1"=30'  
VERT:  
JOB NO: 31069



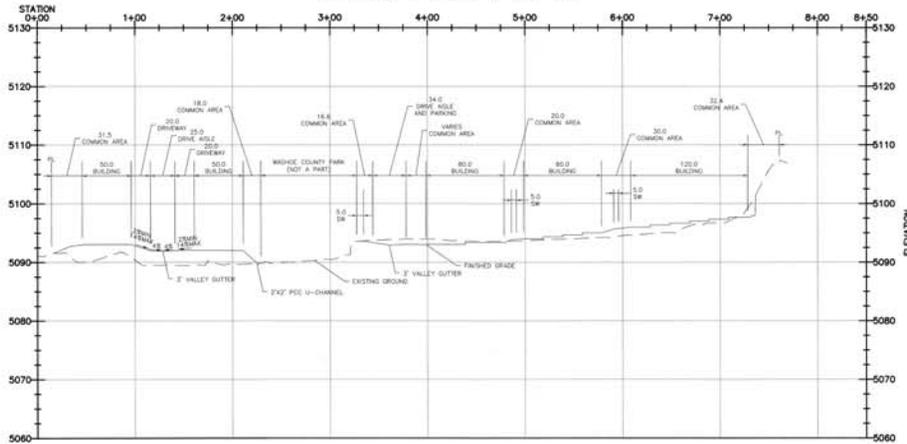
### SECTION A-A'



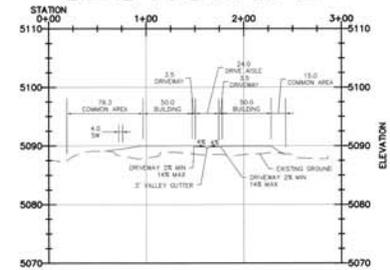
### SECTION C-C'



### SECTION B-B'



### SECTION D-D'



REV.	DATE	DESCRIPTION	BY	APP'D

TENTATIVE MAP PLANS FOR  
WOODLAND VILLAGE TOWN CENTER  
CROSS SECTIONS  
WASHOE COUNTY  
COLD SPRINGS  
NEVADA

DESIGNED BY: SD  
CHECKED BY: RG  
SCALE  
HORIZ: 1"=60'  
VERT: 1"=10'  
JOB NO: 31069



4-5-2020  
SHEET 11 OF 12



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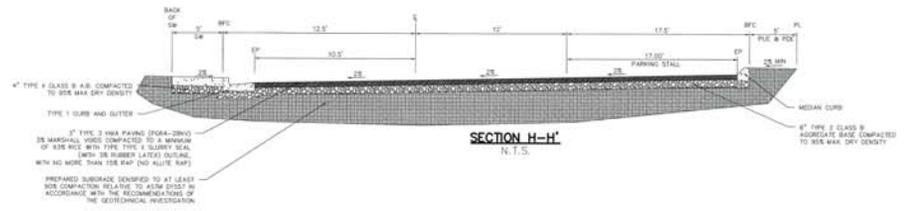
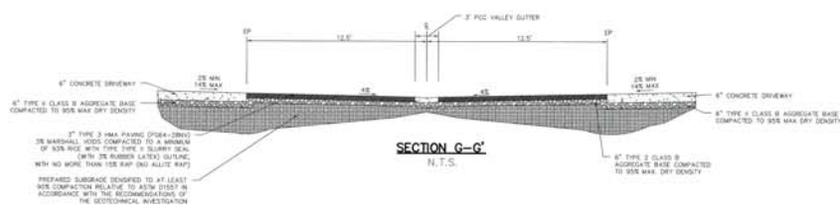
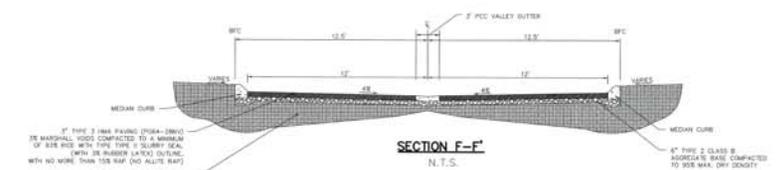
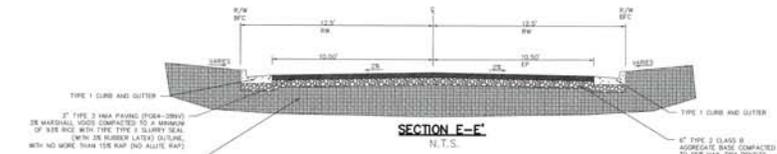
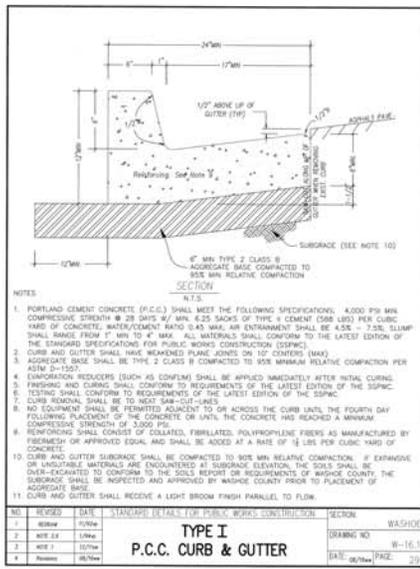
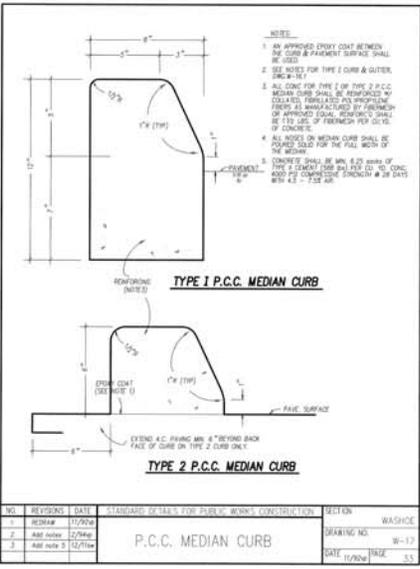
REV.	DATE	DESCRIPTION	BY	APPD

TENTATIVE MAP PLANS FOR  
WOODLAND VILLAGE TOWN CENTER  
DETAILS  
WASHOE COUNTY  
REVISION  
COLD SPRINGS  
NOV-2020

DESIGNED BY: SD  
CHECKED BY: RG  
SCALE  
HORIZ: N.T.S.  
VERT:  
JOB NO: 31069



11-5-2020  
SHEET D-1 OF 12



## LANDSCAPE DATA

SITE AREA = 426,888 SQ FT (9.8 ACRES)  
 DEVELOPABLE SITE AREA = 406,144 SQ FT (9.3 ACRES)

ZONING: NC/PSP (NEIGHBORHOOD COMMERCIAL/PUBLIC SEMI-PUBLIC)  
 COLD SPRINGS AREA PLAN

REQUIRED LANDSCAPE AREA = 81,229 SQ FT MIN.  
 (20% OF DEVELOPABLE SITE AREA)

PROPOSED LANDSCAPE AREA = 81,229 SQ FT MIN.  
 • PROVIDED LANDSCAPE AREA  
 • EXISTING LANDSCAPE AREA

REQUIRED TREES = 285  
 • 1 TREE PER 300 SQ FT OF REQUIRED LANDSCAPE AREA = 271  
 • PARKING TREES = 14  
 1 TREE PER 10 PARKING SPACES (136 SPACES PROVIDED)

PROPOSED TREES = 285  
 • PROVIDED TREES = 188  
 • EXISTING ON SITE TREES TO REMAIN = 27 +/-  
 • EXISTING STREET TREES TO REMAIN = 70 +/-

## PLANT LEGEND

-  EXISTING TREES TO REMAIN
-  DECIDUOUS SHADE TREE
-  FLOWERING TREE
-  EVERGREEN TREES
-  LANDSCAPE AREA
-  EXISTING LANDSCAPE AREA

## TREE PRESERVATION AND DEMOLITION NOTES

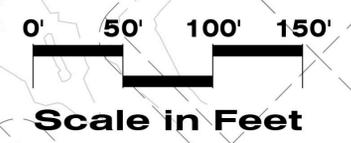
1. TREES TO REMAIN SHALL BE PRESERVED ACCORDING TO A TREE MITIGATION PLAN DEVELOPED BY A LANDSCAPE ARCHITECT OR CERTIFIED ISA ARBORIST IN ACCORDANCE WITH WASHOE COUNTY DEVELOPMENT CODE SECTION 110.412. 25 EXISTING VEGETATION (C) PRESERVATION OF SIGNIFICANT TREES.

2. 27 TREES WITH A DIAMETER OF 6" OR GREATER AT 54" HT. ARE TO BE REMOVED.

-  6 DECIDUOUS
-  21 EVERGREEN

## GENERAL NOTES

1. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
2. TREES
  - DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES.
  - 50% OF EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 7 FEET, THE REMAINDER SHALL HAVE A MIN. HEIGHT OF 5 FEET.
  - TREES SHALL BE A MIXTURE OF CONIFEROUS AND DECIDUOUS VARIETIES.
3. FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990).
4. ALL SHRUB BEDS WILL RECEIVE 3" DEPTH MULCH WITH WEED CONTROL.
5. ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.
6. PLAN IS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER CITY OF RENO CODE REQUIREMENTS. PLANT LOCATIONS, FINAL SPECIES SELECTION, AND SIZE AT PLANTING SHALL BE DETERMINED DURING DEVELOPMENT OF THE FINAL CONSTRUCTION DOCUMENTS.



Preliminary Landscape Plan  
**VILLAGE CENTER TOWNHOMES**  
 Woodland Village

No.	Revision	Date

LA No: 082-512-04--20  
 Designed: KRD  
 Drawn: LA  
 Checked: KRD  
 Date: 11/9/2020

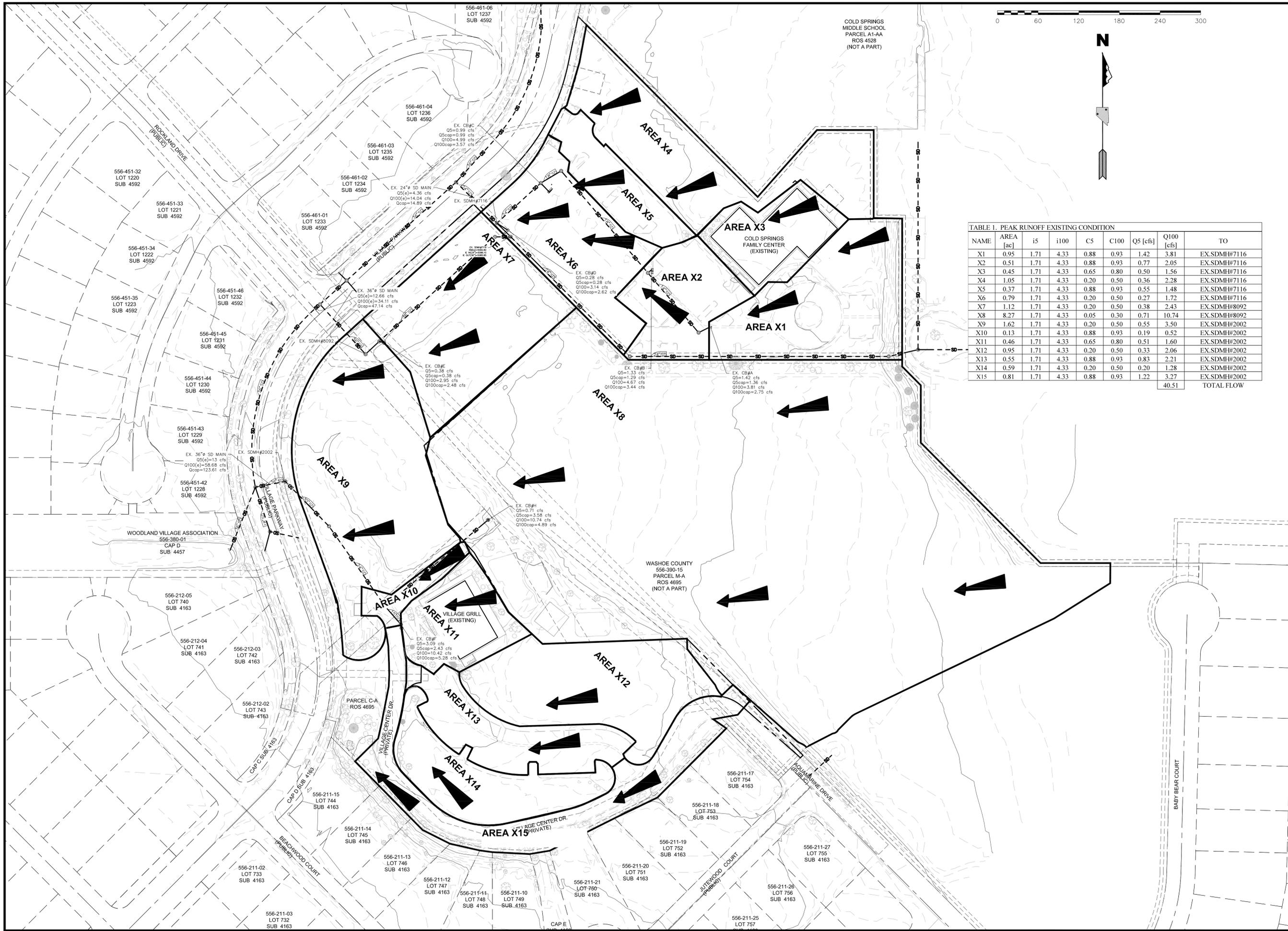


TABLE 1. PEAK RUNOFF EXISTING CONDITION

NAME	AREA [ac]	i5	i100	C5	C100	Q5 [cfs]	Q100 [cfs]	TO
X1	0.95	1.71	4.33	0.88	0.93	1.42	3.81	EX.SDMH#7116
X2	0.51	1.71	4.33	0.88	0.93	0.77	2.05	EX.SDMH#7116
X3	0.45	1.71	4.33	0.65	0.80	0.50	1.56	EX.SDMH#7116
X4	1.05	1.71	4.33	0.20	0.50	0.36	2.28	EX.SDMH#7116
X5	0.37	1.71	4.33	0.88	0.93	0.55	1.48	EX.SDMH#7116
X6	0.79	1.71	4.33	0.20	0.50	0.27	1.72	EX.SDMH#7116
X7	1.12	1.71	4.33	0.20	0.50	0.38	2.43	EX.SDMH#8092
X8	8.27	1.71	4.33	0.05	0.30	0.71	10.74	EX.SDMH#8092
X9	1.62	1.71	4.33	0.20	0.50	0.55	3.50	EX.SDMH#2002
X10	0.13	1.71	4.33	0.88	0.93	0.19	0.52	EX.SDMH#2002
X11	0.46	1.71	4.33	0.65	0.80	0.51	1.60	EX.SDMH#2002
X12	0.95	1.71	4.33	0.20	0.50	0.33	2.06	EX.SDMH#2002
X13	0.55	1.71	4.33	0.88	0.93	0.83	2.21	EX.SDMH#2002
X14	0.59	1.71	4.33	0.20	0.50	0.20	1.28	EX.SDMH#2002
X15	0.81	1.71	4.33	0.88	0.93	1.22	3.27	EX.SDMH#2002
							40.51	TOTAL FLOW



REV.	DATE	DESCRIPTION	BY	APPD

TENTATIVE MAP PLANS FOR  
WOODLAND VILLAGE TOWN CENTER  
EXISTING HYDROLOGY PLAN

WASHOE COUNTY NEVADA  
COLD SPRINGS

DESIGNED BY: SD  
CHECKED BY: RG  
SCALE  
HORIZ: 1"=60'  
VERT:  
JOB NO: 31069



SHEET HY-1 OF 12



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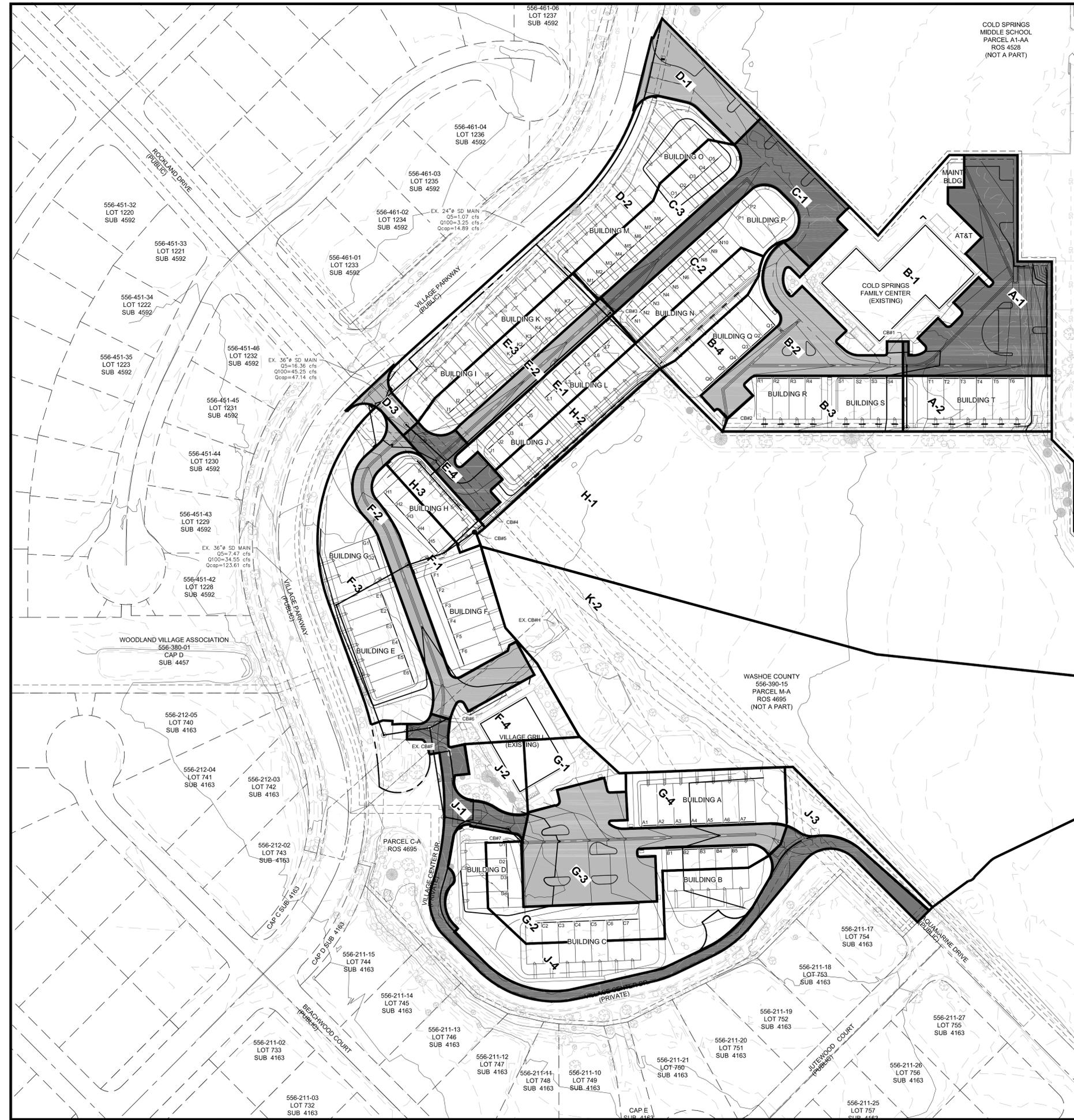


TABLE 2. PEAK RUNOFF PROPOSED CONDITION

NAME	AREA [AC]	i5	i100	C5	C100	Q5 [cfs]	Q5 TOTAL [cfs]	Q5 str.cap [cfs]	Q100 [cfs]	Q100 TOTAL [cfs]	Q100 str.cap [cfs]	TO	STREET SLOPE
A-1	0.62	1.71	4.33	0.88	0.93	0.94	1.23	1.96	2.50	3.47	17.64	CB #1	0.66%
A-2	0.28	1.71	4.33	0.60	0.78	0.29			0.96				
B-1	0.70	1.71	4.33	0.65	0.80	0.78	1.85	1.71	2.42	5.62	15.36	CB #2	0.50%
B-2	0.36	1.71	4.33	0.88	0.93	0.54			1.44				
B-3	0.31	1.71	4.33	0.60	0.78	0.32	1.10	1.87	1.05	3.25	16.82	CB #3	0.60%
B-4	0.21	1.71	4.33	0.60	0.78	0.22			0.71				
C-1	0.37	1.71	4.33	0.88	0.90	0.56	1.11	1.87	1.44	3.54	16.82	VILLAGE PARKWAY	0.60%
C-2	0.30	1.71	4.33	0.50	0.67	0.26			0.88				
C-3	0.27	1.71	4.33	0.60	0.78	0.28	0.91	1.96	0.93	2.73	17.64	CB #4	0.66%
D-1	0.21	1.71	4.33	0.64	0.75	0.23			0.69				
D-2	0.79	1.71	4.33	0.60	0.78	0.81	1.51	2.08	2.65	4.67	18.68	CB #6	0.74%
D-3	0.05	1.71	4.33	0.88	0.93	0.07			0.20				
E-1	0.25	1.71	4.33	0.60	0.78	0.26	1.72	2.41	0.84	3.59	21.72	CB #7	1.00%
E-2	0.14	1.71	4.33	0.88	0.93	0.21			0.55				
E-3	0.24	1.71	4.33	0.60	0.78	0.24	0.95	N/A	0.80	7.46	N/A	DRAINAGE CHANNEL/ CB #5	N/A
E-4	0.13	1.71	4.33	0.88	0.93	0.20			0.54				
F-1	0.41	1.71	4.33	0.60	0.78	0.42	1.54	4.11	1.37	4.75	36.99	EX. CB #F	2.90%
F-2	0.32	1.71	4.33	0.88	0.93	0.48			1.28				
F-3	0.60	1.71	4.33	0.60	0.78	0.61	0.34	N/A	2.01	5.14	N/A	EX. CB #H	N/A
G-1	0.16	1.71	4.33	0.65	0.80	0.18			0.55				
G-2	0.38	1.71	4.33	0.60	0.78	0.39	0.34	N/A	1.27	5.14	N/A	EX. CB #H	N/A
G-3	0.55	1.71	4.33	0.88	0.30	0.83			0.72				
G-4	0.31	1.71	4.33	0.60	0.78	0.32	0.95	N/A	1.05	7.46	N/A	DRAINAGE CHANNEL/ CB #5	N/A
H-1	4.28	1.71	4.33	0.05	0.30	0.37			5.55				
H-2	0.44	1.71	4.33	0.60	0.78	0.45	1.54	4.11	0.42	4.75	36.99	EX. CB #F	2.90%
H-3	0.13	1.71	4.33	0.60	0.78	0.13			0.42				
J-1	0.45	1.71	4.33	0.88	0.93	0.68	0.34	N/A	1.81	5.14	N/A	EX. CB #H	N/A
J-2	0.14	1.71	4.33	0.65	0.80	0.16			0.49				
J-3	0.12	1.71	4.33	0.05	0.30	0.01	0.34	N/A	0.16	5.14	N/A	EX. CB #H	N/A
J-4	0.68	1.71	4.33	0.60	0.78	0.69			2.28				
K-1	3.95	1.71	4.33	0.05	0.30	0.34	0.34	N/A	5.14	5.14	N/A	EX. CB #H	N/A
TOTAL									44.21				

TABLE 3. CATCH BASIN CAPACITIES

CB#	TYPE	Q5 [cfs]	Q5cap [cfs]	Q100 [cfs]	Q100cap [cfs]	Overflow Q5 [cfs]	Overflow to	Overflow Q100 [cfs]	Overflow to
CB #1	S=1.80%	1.23	0.61	3.47	1.41	0.62	CB #2	2.06	CB #2
CB #2	DUAL	2.47	7.16	7.67	9.78	0.00	N/A	0.00	N/A
CB #3	S=0.66%	1.10	0.53	3.25	1.26	0.57	VILLAGE PARKWAY	1.99	VILLAGE PARKWAY
CB #4	SUMP	1.47	3.58	4.72	4.89	0.00	N/A	0.00	N/A
CB #5	BEEHIVE GRATE	0.95	-	7.46	-	0.00	N/A	0.00	N/A
CB #6	SUMP	1.51	3.58	4.67	4.89	0.00	N/A	0.00	N/A
CB #7	SUMP	1.72	3.58	3.59	4.89	0.00	N/A	0.00	N/A
EX. CB #F	SUMP	1.54	3.58	4.75	4.89	0.00	N/A	0.00	N/A
EX. CB #H	SUMP	0.34	3.58	5.14	4.89	0.00	N/A	0.25	N/A

BY: APPD

REV. DATE

DESCRIPTION

TENTATIVE MAP PLANS FOR WOODLAND VILLAGE TOWN CENTER PROPOSED HYDROLOGY PLAN

DESIGNED BY: SD

CHECKED BY: RG

SCALE

HORIZ: 1"=60'

VERT:

JOB NO: 31069



SHEET HY-2 OF 12

WASHOE COUNTY NEVADA COLD SPRINGS





# WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

## Planning Commission Members

Larry Chesney, Chair  
Francine Donshick, Vice Chair  
Thomas B. Bruce  
Sarah Chvilicek  
Kate S. Nelson  
Larry Peyton  
Pat Phillips  
Trevor Lloyd, Secretary

Tuesday, January 5, 2021  
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, January 5, 2021, via Zoom.

No members of the public were allowed in the Commission Chambers due to concerns for public safety resulting from the COVID-19 emergency and pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 1 which suspends the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate. This meeting will be held by teleconference only.

The meeting was televised live and replayed on Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> also on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>

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## 1. \*Determination of Quorum

Chair Chesney called the meeting to order at 6:30 p.m. The following Commissioners and staff were present via Zoom:

Commissioners present: Larry Chesney, Chair  
Francine Donshick, Vice Chair  
Thomas B. Bruce  
Sarah Chvilicek  
Kate S. Nelson  
Larry Peyton  
Pat Phillips

Staff present: Trevor Lloyd, Secretary, Planning and Building  
Roger Pelham, Senior Planner, Planning and Building  
Julee Olander, Planner, Planning and Building  
Eric Young, Senior Planner, Planning and Building  
Jen Gustafson, Deputy District Attorney, District Attorney's Office  
Katy Stark, Recording Secretary, Planning and Building

## 2. \*Pledge of Allegiance

Commissioner Bruce led the pledge of allegiance.

## 3. \*Ethics Law Announcement

Deputy District Attorney Jen Gustafson provided the ethics procedure for disclosures.

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

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

#### **5. \*General Public Comment and Discussion Thereof**

Derek Schoepf stated he is asking the board to deny the Woodland Village project that they are proposing. They want to change the setbacks and they want to have multi families housing, 14 per acre of land. He said he is citing safety concerns including fire. The fire department doesn't have adequate equipment to take care of a fire if a larger building is built. The fire department would mostly likely come from Reno. They would have to be equipped and we would have to pay for that. Changing setbacks would induce risk for fire and risk our children going to school. There would be increased traffic flow, more congestion, pedestrian danger. If there is an incident, that would cost more to put infrastructure in place.

Randall Chuck stated he has some traffic concerns. In the study, they did not look at Village Pkwy and Polar Bear Dr intersection, and Polar Bear Drive and Desert Lake Dr intersection, and then Desert Drive to Crystal Canyon Blvd and Crystal Canyon Blvd to White Lake Parkway. There are school buses regularly on that path. There was an accident that occurred right there on Crystal Canyon and White Lake Parkway. There was a fatality and it involved a school bus. The report completely missed this path's route and they need to do more studies and possibly figure out if there's improvements needed for these intersections.

Blair Speth stated it's a ridiculous proposal that is being considered. He stated we are in Cold Springs and are different than people who live in Reno. We want open space and to be far from the density of Reno. It's superfluous. It states that this development is needed, and the adjacent property will benefit. He asked how 1000 daily trips will be beneficial; how will this preserve community character. It will diminish property values. We strongly opposed this special use permit. Some of us to have a house we love in a great community. It is our dream and it takes life planning to achieve and it's not right to take away from us.

Christina Pena (Taylor MCC) stated she recently bought in the Woodland Village due to the fact that it was away from the city. She said she came from a city and know that this is one of the five safest communities in this neighborhood. When you put multi housing in, it will bring more crime, more traffic. There's less parking, plus our children are not as safe. Where they're trying to do this project is basically in the backyard of our middle school. As parents, we do not want that much traffic nor housing. This is our forever home. We've spent thousands of dollars to make sure our neighbors aren't very close and when you put condos in, now you lowered our property values. We want to stay small and that doesn't mean not growing but where you're planning to put this this is our Community Center. It's where our dog park is. We already have a stream of traffic going to work. You're adding all of this along with the buses. We have more snow. We can't handle the traffic. We don't have the police out here; we have to use the Sheriff. We don't have the fire services. If one of these three story buildings catch on fire, the winds out here are horrible and now we have a whole half a subdivision that's burned down. She asked those who are thinking about this to not think about the money aspect; think about the people that are paying their taxes to live like this and we're wanting safety for our children. We come out here and then your decisions can put our children at a safety risk. When you guys are thinking about this think about the generation that we are raising children out here. We are opening up new schools. We do not want condos or multi housing; that is a lot of dense housing. Safety, traffic, fire, and everything will increase along with the cost. Thank you.

Diana Berlin-Smith said she is a residential appraiser. She said she is here to specifically address

information that was not in the traffic impact report. In a report submitted, there's going to be an additional 851 vehicles on Village Pkwy. She asked, "What does this mean, and who does this impact?" It specifically impacts the 150 homes identified. She stated we never received a notice about this but had to hear it on our community page. It impacts us because of road noise that will keep you up at night and prevent enjoying your backyard. Fannie Mae and FHA identify location as a factor that must be addressed in appraisals. They both state road noise has impact of marketability and value of a property. They must analyze when evaluating a home. She said she polled appraisers and 70% said, in a stable market, a single-family home that backs up to a busy road would be adverse. Less than 1% said it would remain neutral. She said she polled Realtors and Nevada Real Estate Commissioner who stated road noise impacts sale price and marketability. That means two homes that are similar, the home with road noise will take longer to sell for less. That was their opinion. Please take into consideration those in existing homes weren't included in traffic impact survey.

Cyndie stated she agreed with what has been mentioned already about impacts, and wanted to add her voice, and others may feel the same. She said she recommends denial of this plan.

There were no further requests for public comment, Chair Chesney closed the public comment period.

## **6. Approval of Agenda**

In accordance with the Open Meeting Law, Commissioner Donshick moved to approve the agenda for the January 5, 2021 Planning Commission meeting. Commissioner Bruce seconded the motion, which passed unanimously with a vote of seven for, none against.

## **7. Approval of the November 4, 2020 Draft Minutes and November 16, 2020 Draft Minutes**

Commissioner Donshick moved to approve the minutes. Commissioner Nelson seconded the motion to approve the minutes. The motion passed unanimously with a vote of seven for, none against.

## **8.Planning Items [Non-action item]**

**A. RTC Presentation** – Amy Cummings and/or Dan Doenges from the Regional Transportation Commission (RTC) will provide the Planning Commission with an update regarding the 2050 Regional Transportation Plan.

Amy Cummings provided a 2050 Regional Transportation Plan PowerPoints slideshow.

Chair Chesney stated he sits on an RTC committee. The old story that development pays for itself is not true. The development impact fees in no way pay for infrastructure. The population is paying for developer's profit. That is a legitimate point when looking at impact fees. Affordable housing, missing middle are buzz words but don't help you guys at all. New development does not pay its way. If there is a way to possibly increase revenue for transportation system and infrastructure system; perhaps rapid development can be throttled back. He thanked them. He said he doesn't think there is room for tax revenue at the local level.

Sarah Chvilicek asked if RTC/Washoe website have the maps that were shared tonight. She would like to look at them better. Ms. Cummings stated she will share the link for the plan and survey and virtual presentation of what was just provided. The map link goes into an interactive map.

Commissioner Phillips stated she agreed with what he said. She said her worry is all the additional funding that is needed for all the roads and improvements.

Commissioner Bruce stated he agrees with what has been said.

## 9. Public Hearings [For possible action]

**A. Tentative Subdivision Map Case Number WTM20-005 and Special Use Permit Case Number WSUP20-0021 (Woodland Village Town Center) [For possible action]** – For possible action, hearing, and discussion to approve:

- (1) A tentative subdivision map to allow the subdivision of 8.6 acres into 111 attached residential lots; and
- (2) A special use permit to allow the use of single family, attached per Table 110.302.05.1; to allow up to 14 dwelling units per acre per Cold Springs Area Plan policy CS.2.2.2; to decrease the front setback to 8 feet and the rear and side setbacks to 0-feet; to decrease the minimum lot width to 16 feet; and to decrease the minimum lot size to 800 sq. ft.

- Applicant: Woodland Village North, LLC
- Property Owner: WWC Commercial LLC
- Location: 18400 Village Pkwy.
- Assessor's Parcel Numbers: 556-390-14 & 556-390-05
- Parcel Sizes: 5.57 & 4.23 acres
- Master Plan Category: Commercial (C)
- Regulatory Zone: Neighborhood Commercial (NC)
- Area Plan: Cold Springs
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 608, Tentative Subdivision Maps; Article 810, Special Use Permits; & Article 406, Building Placement Standards
- Commission District: 5 – Commissioner Herman
- Prepared by: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3627
- E-Mail: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

Chair Chesney opened the public hearing. Trevor Lloyd read the item description.

Chair Chesney called for disclosures. There were no disclosures.

Julee Olander, Washoe County Planner, provided a staff presentation.

Commissioner Chvilicek asked how the school numbers were generated. She stated they seem low. Ms. Olander stated the school district provides the numbers and agreed they do seem a little low. Commissioner Chvilicek noted she is suspect of those numbers.

Commissioner Donshick stated she is always worried with traffic concerns. She noted RTC provided a letter, but their questions weren't answered in Exhibit B. Ms. Olander referred to the applicant and Paul Solaegui to address it.

Chair Chesney reminded the Commission that this is a tentative map process.

Eric Hasty, applicant representative from Wood Rodgers, provided a PowerPoint presentation.

Chair Chesney stated he was concerned; he stated he went through the fire department's conditions, but roadways into this project are two-lane for a 3-story project. He said he suggests you take a look at fire protection that far from the street and that from a fire station.

Pat Phillips inquired about the town center and placement. She said town center is where they can get services. This is turning commercial into residential and it's changing the nature of the neighborhood. She said it worries her that this is in the center and would like it on the side and have less impact to the already established neighborhood.

Commissioner Nelson asked if the applicant could address the questions asked in the RTC letter. Mr. Hasty stated he wasn't aware of those questions and didn't believe Paul Solaegui was on Zoom to address those questions. Commissioner Nelson asked when that traffic study was performed. Mr. Hasty noted it was around the time it was submitted approximately November of last year. Commissioner Donshick stated the RTC letter was dated December 15, 2020. It's Exhibit B on page 2 of the staff report. Commissioner Nelson stated those are important questions. She noted traffic counts and volumes are low. It's important to get that answered.

Robert Gelu, Civil engineer stated he tracked down the traffic engineer and would like to table this question for 10 minutes until Paul Solaegui could join the meeting. Chair Chesney stated those questions need to be addressed.

Commissioner Chvilicek asked in compliance with Cold Springs Area Plan, when addressing affordable housing, how do you factor in accessibility to public transportation? Affordability and public transportation go hand-in-hand. Eric Hasty said this is not affordable housing; this will be market value. We aren't claiming it's affordable housing.

Ms. Olander stated she found emails from the school district which neither one of them got into the staff report. She stated the first email indicated they projected 22 students elementary, 12 middle, 11 for high school. That is double what was in the staff report. Commissioner Chvilicek said they are grossly under reported. With the number of units, and early entry homes, these numbers are going to be much higher. Chair Chesney said these are good points, but we are getting in the weeds. This is the subdivision map; it will go through a number of processes before shovel hits the dirt. Every one of these points is good, but we need to move it along.

Chair Chesney opened the public comment period.

Katy Stark stated emails were submitted. Several individuals who submitted emails are also online.

Blair Speth stated Ms. Phillips noted the town center is a place to gather. Are people supposed to gather in people's front yards when there is no setback? He asked if we are supposed to gather and set up BBQs in front yards. One thing you don't see in the drawings are the mountains. We like the mountain views but will see a two-story building. He stated he agrees with Commissioner Phillips. He stated he doesn't think it fits in the neighborhood. Nothing looks remotely like that. It's out of character for the area and cannot believe it's being considered.

Allison Speth public comment via email: Hi. My name is Allison, and I'm ten years old. Personally, I think that the idea to put apartments in Cold Springs is just plain dumb. I'm concerned about

traffic safety as well. First of all, there is a park right next to this build site, as well as a middle school teaching grades 5-8. There are lots of very young kids who play at this school and the park. And of course, nobody wants to look out their front window just to see a bunch of three-story buildings. And, according to my family's research, people would travel in and out about 850 times per day. There are also lots of kids playing outside daily, and kids might even have to walk through the apartment complex to get where they need to go. Now, I know what you're thinking. "There can't possibly be kids playing outside every day, especially in this weather." But I go outside with my friends at least once a day. And every time I ride in my car to go somewhere, I see at least one person walking or hanging out with their friends. I hope you don't end up building apartments in our small community, and honestly, I don't think this will benefit anybody in any way. -Allison Speth

Jacob Himphill public comment via email: My name is Jacob Himphill and I live at 18325 Beechwood Ct in Cold Springs right in front on the proposed new subdivision. I've lived here for 17 years and own my home. I love it out here for the peace and quiet and being able to enjoy the pace of life out here. Now with the proposed 111 townhouses right near me, that's not the type of community I want to live in or raise my kids! I bought my house in a master planned community that did not have townhouses planned in it. Therefore I'm 100% against it and if it gets approved more than likely I will leave Cold springs.

Diana Berlin-Smith submitted public comment via email, but she chose to speak via Zoom for her three minutes of public comment for this item. She said the traffic impact report was talking about the traffic and how many additional vehicles were going to be generated going up and down Village Parkway. She said they only sent notice to people within 300 feet of the proposed development. But they did not address this type of impact. What she was addressing in that email is that it specifically impacts (she counted them) 115 homes, 15 homes that are identified that back that road and there are another five homes that there is nothing in-between to mitigate the noise. They didn't address the road noise. Road noise is something you get from a busy road, and with 851 additional vehicles, that is additional. It's noise that takes away our enjoyment of our backyards and our outside spaces. We bought these homes to enjoy our outdoor spaces; that's why we have larger lots out here. The road noises are recognized by both Fannie Mae and FHA in their guidelines, and it says that appraisers must analyze report and location factors, and they say they must look at road noise for this location. She polled appraisers. 70 percent of those appraisers who she polled said they would mark this location as adverse, which could affect value. Only one percent said that locations with road noise would remain neutral, meaning no value difference. She also surveyed realtors in local market area and called the Nevada Real Estate Commissioner too, and everyone stated that properties subject to road noise are affected by marketability in sale price. If you have two properties, and someone has a choice, they will choose the property that does not have road noise. This was never addressed in the traffic impact report. So this does impact the minimum that I say is 115 people that back this roadway. This is the major egress from out of this development. No one addressed this; they don't care. It's going to impact marketability and value. It's going to make my home possibly go down in value in a stable market. That is not going to make a lot of people happy. Thank you for listening.

Christina Pena stated she wants to address the person who is proposing this. She said she is a homeowner. The person proposing this stated it will be paid by the HOA when in actuality, we are covering this cost. She said when she bought the house, there were two roads in, and they aren't building more roads. It will still be the two roads. She said she was told this will be a town center on the planning center. As a homeowner, she said she didn't think it was condos, but thought it would be the grille or tea shop. These are not affordable by a single parent which isn't helping the market. The driveway of the proposal is on fence line of the middle school. Safety cannot be ensured. She asked if there is a cap of renters. She stated the developer should have asked the

homeowners more questions. She said the property values will go down and raise costs. She spoke about fire safety. She asked how you are going to safely get everyone out during a fire. It will take longer to get services out here. She stated we don't want to live like a city. We want a town center, not residential.

Rebecca Marko (Beck) everyone who has spoken brought up great points. Cold Springs is a food desert. There aren't any grocery store with fresh foods. It will create more people to drive out of Cold Springs to go to services since we are lacking commercial area. She stated we expected a nice little downtown with services. We don't have anything. We have Family Dollar and 7-11. It's a concern. It's taking one area that could have had a market. It's a slap in the face to call this a town center. We are going to cram in 111 condos. Another concern is cars flying down village parkway that crash into yards. Looking at these drawing of condos, it's scary, a car can fly right into it. a few years ago, a drunk driver hit a light on village center. We don't have a safety area. They don't match. There will be a lot of noise. The kids walk to school. In the morning, the area is busy with kids going to school. Please consider safety. They are taking away our commercial area for houses.

Jennifer Sullivan, resident of Cold Springs on Datewood Court which is about a block away from condos. She said she has lived here for 7 years and bought out her because it's not an inner-city cluster area. She stated we enjoy the quiet living and open space but are concerned with safety. She stated her kids attend school. They have to walk through a dense development which is a concern. She spoke about the safety concerns of roadway with doorway on the street. Cars have slid into fences and homes. She stated we have had a kid hit. Adding 111 units with kids walking to school is concerning. She said we don't want to see another incident or see a 2-3 story building. It should be open space. The people trying to build in this area, they are building for profit, not for benefit of community.

With no further public comment, Chair Chesney closed the public comment period.

Commissioner Bruce asked about a special use permit to allow attached single family in neighborhood commercial regulatory zone. He asked what the normal regulatory zone is for attached single-family. Ms. Olander stated that single family attached is allowed in LDS, MDS, HDS, LDU, MDU, and HDU. It requires special use permit in the NC zone. Its allowed in GRA. Permitted in PR with administrative permit. There are some places where it's allowed. In NC area, you have to have a special use permit.

Commissioner Bruce stated this was on the agenda 8 months ago and they asked it to be changed. He stated he doesn't remember comments about residential units. It was for a central unit. He said they talked about having a small grocery store and no mention of residential activity. Now they have come back to change. This sounds like a bait and switch. Ms. Olander stated it was mixed use with residential and commercial. It was a zone change and master plan amendment. They didn't need to specify. Commissioner Bruce stated he doesn't recollect residential being mentioned. He asked why we don't change the zoning so it fits. Ms. Olander noted the Cold Springs Area Plan requires a SUP if they do this type of housing and they want to change placement standings. Commissioner Bruce said setbacks are starting point for change. He thanked Ms. Olander and asked not to take his comments personally. Mr. Hasty spoke about NC zoning mixed use; it is a flex space which allows other commercial.

Commissioner Chvilicek asked for point of clarification, since this is a development within existing development, in the town center with zero setbacks and traffic patterns, the plan indicates traffic pattern is within the development, not surrounding area. Mr. Hasty stated when we designed this, we used the setbacks already outlined in the Neighborhood Commercial (NC) from the property line. He stated we aren't putting residences 8 feet setback on property line on Village; we will use

15 feet which is to code. He noted only time we will use that zero setback is to lot the townhomes. He added we are meeting NC fire codes between structures. Commissioner Chvilicek inquired about the traffic flow shown in the drawing is specific to town center. Mr. Hasty confirmed that is correct.

Commissioner Donshick and Nelson asked Mr. Solaegui about RTC's questions that were asked after the traffic study was complete and if they addressed the question. Paul Solaegui stated he doesn't have a copy of the report but read the questions. He stated the number of trips on Crystal Canyon include 70% that direction, and 30% flow to Border Town. He spoke about how they came to that split. He said we did a master overview study of Woodland Village. He stated they studied all 20+ phases of that subdivision and warrants to close out on that subdivision. He said they felt good with split. He stated RTC wondered about the logic, and it was based on 20 phases and how they split the interchanges. He said he has engineering evidence the distribution was accurate. He spoke about warrants at Village Parkway, Whitelake, and Crystal Canyon, and Whitelake Parkway intersection. Those intersections were reviewed and re-evaluated along with this projects traffic, and the levels of services were appropriate and warrants of traffic signals were not met. He said he is happy to address anything further but felt it was addressed adequately.

Chair Chesney asked about CAB's recommendation. Ms. Olander stated they were unanimously in favor. They recommended approval of SUP and tentative subdivision map. Chair Chesney asked if our acceptance of this include all engineering and staff reports by developer or will there be future review as this goes through permitting and building process. Mr. Lloyd if approved, you would be approving the tentative map and SUP. It would require final design and final approval of final map and associated conditions would have to be met with reports and studies.

Commissioner Chvilicek asked Mr. Lloyd and General Counsel, in response to public comment by the residents in Cold Spring, could there be a condition that these are owner occupied or not investor purchased and resold. Mr. Hasty stated all of their developments has a rule that you have to live in the house for a full year. Mr. Lissner, owner/developer, stated we did that for the entire Woodland Village. He invited anyone to call him to discuss the concerns with the project, 775-813-0046.

Chair Chesney stated the applicant have met all requirements of Master Plan, Cold Springs Area Plan, and the findings. He stated he cannot find a finding that can be voted against. He said his heart goes out to those who purchase the single-family residences. He cannot blame those who cannot follow the process of zone changes. It's been on the map for 6-8 years.

Commissioner Chvilicek stated she looks at how an application addresses the area plans, the CAB's response and community. She stated by serving on Regional and Planning Commission, going through updates and looking at other communities, she stated she observed communities thrive when they have mixed use or mixed housing availability. She thanked planning staff for identifying that it is in the area plan and CAB supports it.

Commissioner Phillips stated she is worried about the finding: 'the issuance is not detrimental.' There are too many aspects that are detrimental that need to be corrected.

Commissioner Chvilicek asked if we can separate these motions or can they be done together. DDA Gustafson stated she can make them together or separate. Chair Chesney stated he recommends making the motion together. Mr. Lloyd suggested reading both motions.

Commissioner Chvilicek said her reasoning for making the motion is that this project is in compliance with area plan where the community provided input and CAB recommended this unanimously.

During the motion, Derek, public member asked about Cold Spring CAB members. He stated Cold Spring doesn't have a CAB. Commissioner Chvilicek noted it's North Valleys CAB represents Cold Springs.

**MOTION(S):** Commissioner Chvilicek 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, with the conditions included as Exhibit A to this matter, Tentative Subdivision Map Case Number WTM20-005 for Woodland Village North, LLC, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

1. Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
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 Chvilicek further 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, with the conditions included as Exhibit A to this matter, Special Use Permit Case Number WSUP20-0021 for Woodland Village North, LLC, having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Cold Springs 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;
3. Site Suitability. That the site is physically suitable for residential development and for the intensity of such a development and in accordance with Division Seven;
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.

Commissioner Donshick seconded the motions. The motions carried 5 in favor, 2 opposed. Chair Chesney called roll call. Commissioners Bruce and Phillips opposed.

**B. Variance Case Number WPVAR20-0007 (Rusk Side (west) and Rear (south) Yard Setback Reduction) [For possible action]** – For possible action, hearing, and discussion to approve a variance to reduce the required building setbacks for an Agricultural Building as a Main Use from 100 feet to 25 on the side (west) and from 100 feet to 16 feet on the rear (south).

- Applicant/Property Owner: Rusk Family Trust
- Location: On the south side of Nikki Lane, at its eastern terminus, which is approximately 1/3 of a mile northeast of its intersection with William Brent Road
- Assessor's Parcel Number: 055-081-03
- Parcel Size: ± 2.48 acres
- Master Plan Category: Rural
- Regulatory Zone: General Rural
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows / Washoe Valley
- Development Code: Authorized in Article 804, Variances
- Commission District: 2 – Commissioner Lucey
- Prepared by: Roger Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3622
- E-Mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

Chair Chesney opened the public hearing. He called for member disclosures. There were no member disclosures.

Roger Pelham, Senior Washoe County Planner, provided a staff presentation.

Applicant representative, Dave Snelgrove, introduced Bob Rusk, applicant, who read from a prepared statement. Dave Snelgrove provided a PowerPoint slideshow.

Commissioner Bruce asked for clarification; the structure being proposed is 12x72 ft. Mr. Snelgrove confirmed. Commissioner Bruce stated his understanding that you do not need permission to put up a 200 sq. ft. structure on your property. Mr. Pelham stated that is partially correct. A 200 sq. ft. accessory structure may be constructed on a parcel without building permit as long as it meets setbacks; that is as an accessory structure. You have to have a primary dwelling first.

Commissioner Chvilicek stated in report, this property is zoned GR which is 40-acres. It's an existing non-conforming lot. As a non-conforming lot, it still has to comply with the existing zoning. Mr. Pelham said zoning doesn't change. Any development on parcel has to meet applicable code. This is a built-in safety valve for this type of situation. Because it's existing non-conforming lot, smaller than GR, it has standards that reflect the size of parcel instead of strict application of zoning. Evaluation is based on HDR zoning. It's consistent with HDR zoning, but unfortunately, it's GR.

Mr. Snelgrove said this being 2.5 acre parcel in a typically 40-acre zoning area. It's a legally created parcel; got applied to this specific zoning because of high ground water. He said when you look at other aspects of code, they allow to use HDR setbacks. That isn't carried on in this aspect of code.

Commissioner Phillips stated she was looking at the irrigation aspect. She asked since the irrigation covers large acreage, would this help conserve usage of water by placing building in this area. Bob stated he addressed that at the end of his presentation; it would be a disruption of irrigation pasture to place it in the middle. West Washoe Valley is so green because the water comes down from snowpack through channels. He said it irrigates everything. It drains across irrigated pastures, goes under the freeway and Washoe lake.

There were no requests for public comment, Chair Chesney closed the public comment period.

Commissioner Donshick thanked Staff. She thanked Rusk family for their conservation.

**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 deny Variance Case Number WPVAR20-0007 for Rusk Family Trust, being unable to make all four required findings in accordance with Washoe County Development Code Section 110.804.25:

1. Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;
2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;

4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property;
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.

Commissioner Bruce seconded the motion to deny. The motion carried unanimously.

#### **10.Planning Items** [Non-action item]

**A. Master Plan Update** – Eric Young, Senior Planner provided the Planning Commission with a status report of the update to the Washoe County Master Plan.

Eric Young provided a PowerPoint presentation Master Plan status update.

Chair Chesney thanked Mr. Young and Commissioners. He stated his task is important. He complimented him on the Tahoe Plan. He invited Mr. Young to solicit the Commission's help. Commissioner Chvilicek stated there are two Commissioners on this board, and one other who has since left who were involved with Regional Plan update. She implored Washoe County staff to use small focus groups and engage Planning Commission often.

#### **11.Chair and Commission Items** [Non-action item]

**A.** Future agenda items – Chair Chesney proposed to have Eric Young attend Commissioner meetings frequently and regularly. Commissioner Chvilicek stated she will engage in focus groups and offer to help facilitate the process to have the Washoe county document be relevant and comparative to what Reno and Sparks have done. She encouraged Mr. Young to engage each Commissioner to be part of the focus groups.

**B.** Requests for information from staff – Chair Chesney thanked Jen Gustafson for information. He stated he will rely on her to guide him.

#### **12.Director's and Legal Counsel's Items** [Non-action item]

**A.** Report on previous Planning Commission items – Trevor Lloyd reported on two items that went before the Board of County Commissioners (BCC) on appeal: Reno Christen Fellowship was regulatory zone amendment was denied by BCC. Geothermal Plant was approved by BCC.

**B.** Legal information and updates - None

#### **13.Public Comment** [Non-action item]

There were no requests for public comment. Chair Chesney closed the public comment period.

#### **14.Adjournment** [Non-action item]

With no further business scheduled before the Planning Commission, the meeting adjourned at 9:44 p.m.

Respectfully submitted by Misty Moga, Independent Contractor.

Approved by Commission in session on February 2, 2021

*Trevor Lloyd*

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Trevor Lloyd

Secretary to the Planning Commission

Planning Commission Public Comment Emails WTM20-005 and WSUP20-0021 (Woodland Village Town Center) – January 5, 2021

-----Original Message-----

From: Pimphill21 <[jpimphill@yahoo.com](mailto:jpimphill@yahoo.com)>  
Sent: Monday, January 4, 2021 5:53 PM  
To: Olander, Julee <[JOlander@washoecounty.us](mailto:JOlander@washoecounty.us)>  
Subject: Coldsprings tentative subdivision case # WTM20-005

>  
> My name is Jacob Himphill and I live at 18325 beechwood ct in  
> Coldsprings right in front on the proposed new subdivision. I've  
> lived here for 17 years and own my home. I love it out here for the  
> peace and quiet and being able to enjoy the pace of life out here. Now  
> with the proposed 111 townhouses right near me, that's not the type of  
> community I want to live in or raise my kids! I bought my house in a  
> master planned community that did not have townhouses planned in it.  
> Therefore I'm 100% against it and if gets approved more then likely I  
> will leave Coldsprings

**From:** Diana Berlin-Smith <[nvappraisal@charter.net](mailto:nvappraisal@charter.net)>  
**Sent:** Tuesday, January 5, 2021 4:12 PM  
**To:** Herman, Jeanne <[JHerman@washoecounty.us](mailto:JHerman@washoecounty.us)>  
**Cc:** 'hollybullock@ebmc.com' <[hollybullock@ebmc.com](mailto:hollybullock@ebmc.com)>; Olander, Julee <[JOlander@washoecounty.us](mailto:JOlander@washoecounty.us)>; CAB <[cab@washoecounty.us](mailto:cab@washoecounty.us)>; Chvilicek, Sarah <[chviliceks@unce.unr.edu](mailto:chviliceks@unce.unr.edu)>  
**Subject:** RE: case Number WTM20-005; WSUP20-0021 Woodland Village

To Whom It Concerns,

This is my comments and information gathered for your consideration regarding the change proposed to allow 111 single family attached home to be built in Woodland Village.

As a residential appraiser I analyze and report market participant's reactions in

value in the real estate industry. I have been a licensed appraiser since 2009. I also back Village Parkway.

The Proposal for a zoning change for the building of 111 single family attached homes will have an affect the properties that back this road or have no obstruction to mitigate the road noise from the "851 additional cars with a maximum of 71 PM hour trips" on this road.

From the Traffic Impact Report:

“the project is expected to generate a851 average daily trips and a maximum of 71 PM peak hour trips. Although a majority of the traffic will access the site from Village Parkway minimal improvements are recommended. A majority of the improvements are proposed at the three ingress and egress intersections along Village Parkway and include signage, striping, crosswalks and turn lanes for each intersect”.

FHA recognizes the influence of road noise and states this externality must be analyzed by the appraiser.

From the FHA Single Family Housing Policy Handbook 4000.1

(A)Definition Externalities refer to off-site conditions that affect a Property’s value. Externalities include heavy traffic, airport noise and hazards, special airport hazards, proximity to high pressure gas lines, Overhead Electric Power Transmission Lines and Local Distribution Lines, smoke, fumes, and other offensive or noxious odors, and stationary storage tanks.

(C)Required Analysis and Reporting. The Appraiser must consider how Externalities affect the marketability and value of the Property, report the issue and the market’s reaction, and address any positive or negative effects on the value of the subject Property within the approaches to value. (1) Heavy Traffic. The Appraiser must analyze and report if close proximity to heavily traveled roadways or railways has an effect on the marketability and value of a site because of excess noise and safety issues.

Fannie Mae recognized it and has a section in the lending form for this type of location externality.

UAD: Location Influence on Value

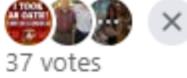
Specify the influence Location has on the value of the property.  
Enter a description when "Other" is one of the selected factors.

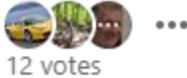
Influence on Value	Select up to two Location Factors	
<input type="checkbox"/> Neutral	<input type="checkbox"/> Residential	<input type="checkbox"/> Landfill
<input type="checkbox"/> Beneficial	<input type="checkbox"/> Industrial	<input type="checkbox"/> PublicTransportation
<input type="checkbox"/> Adverse	<input type="checkbox"/> Commercial	<input type="checkbox"/> Other
	<input type="checkbox"/> BusyRoad	
	<input type="checkbox"/> WaterFront	
	<input type="checkbox"/> GolfCourse	
	<input type="checkbox"/> AdjacentToPark	
	<input type="checkbox"/> AdjacentToPowerLines	

Enter a brief "Other" description (ex. RRTracks)

I posted a poll for my peers (appraisers) to answer. Of the 53 answers I received, 37 approximately 70% said a property subject to road noise would consider the location to be adverse. 12, approximately 22%–voted for what the market says and 4, less 1 percent neutral with no change.

In a stable market, if a single family subject backs a busy road and subject to road noise, would you consider the location as possibly one of the following?

Added by you  
Adverse  37 votes

Added by [Tim Rusch](#)  
Depends on what market says  12 votes

Added by you  
Neutral  4 votes

I also engaged with local realtors and including Darrell Plummer, The Nevada Real Estate Commissioner. All stated that a location that is subject to road noise from traffic, in a stable market, usually sale for less or with more concessions and experiences more than average Day on Market to sell. Market participants such as buyers would always prefer a home without road noise if given a choice between two similar properties and offer less than a property that is not subject to road noise.

120 homes that will experience greater traffic noise due to backing, siding or within close proximity to the street of Village Parkway. Note: Most homes listed back Village Parkway. I understand that only homes within 120 ft were notified. I request that all homes that will experience greater traffic noise be these be notified.

10 – Snow Valley Dr, 8 – Flamingo Dr, 18 – Blackbird Dr, 3 – Jacana Ct, 13 – Fairfax Ct, 22 – Georgetown Dr, 11 – Alexandria Ct, 4 – La Casa Ct, 3 Fontana Ct, 2 – Cherryleaf Ct, 2 – Almondleaf Ct, 2 – Silverleaf Ct, 2 – Lanceleaf Ct, 5 – Ivywood Ct, 2 – Beechwood Ct, 5 Vineyard Ct and 5 Narowleaf Ct.

Please be aware that existing homeowners and children that take Village Parkway to school will be affected by changing the zoning and allowing these attached homes to be built in this area.

Diana Berlin-Smith  
18215 Fontana Ct

Reno, NV 89508  
775.233.5059  
[nvappraisal@charter.net](mailto:nvappraisal@charter.net)

**From:** Allison Speth <[allison.n413@gmail.com](mailto:allison.n413@gmail.com)>  
**Sent:** Tuesday, January 5, 2021 5:33 PM  
**To:** Olander, Julee <[JOlander@washoecounty.us](mailto:JOlander@washoecounty.us)>; Washoe311 <[Washoe311@washoecounty.us](mailto:Washoe311@washoecounty.us)>;  
Herman, Jeanne <[JHerman@washoecounty.us](mailto:JHerman@washoecounty.us)>  
**Subject:** Special Use Permit Case Number WSUP20-0021

Hi. My name is Allison, and I'm ten years old. Personally, I think that the idea to put apartments in Cold Springs is just plain dumb. I'm concerned about traffic safety as well. First of all, there is a park right next to this build site, as well as a middle school teaching grades 5-8. There are lots of very young kids who play at this school and the park. And of course, nobody wants to look out their front window just to see a bunch of three story buildings. And, according to my family's research, people would travel in and out about 850 times per day. There are also lots of kids playing outside daily, and kids might even have to walk through the apartment complex to get where they need to go. Now, I know what you're thinking. "There can't possibly be kids playing outside every day, especially in this weather." But I go outside with my friends at least once a day. And every time I ride in my car to go somewhere, I see at least one person walking or hanging out with their friends.

I hope you don't end up building apartments in our small community, and honestly, I don't think this will benefit anybody in any way.

-Allison Speth



# WTM20-005 & WSUP20-0021 (Woodland Village)



*Washoe County Planning Commission*  
*January 5, 2021*

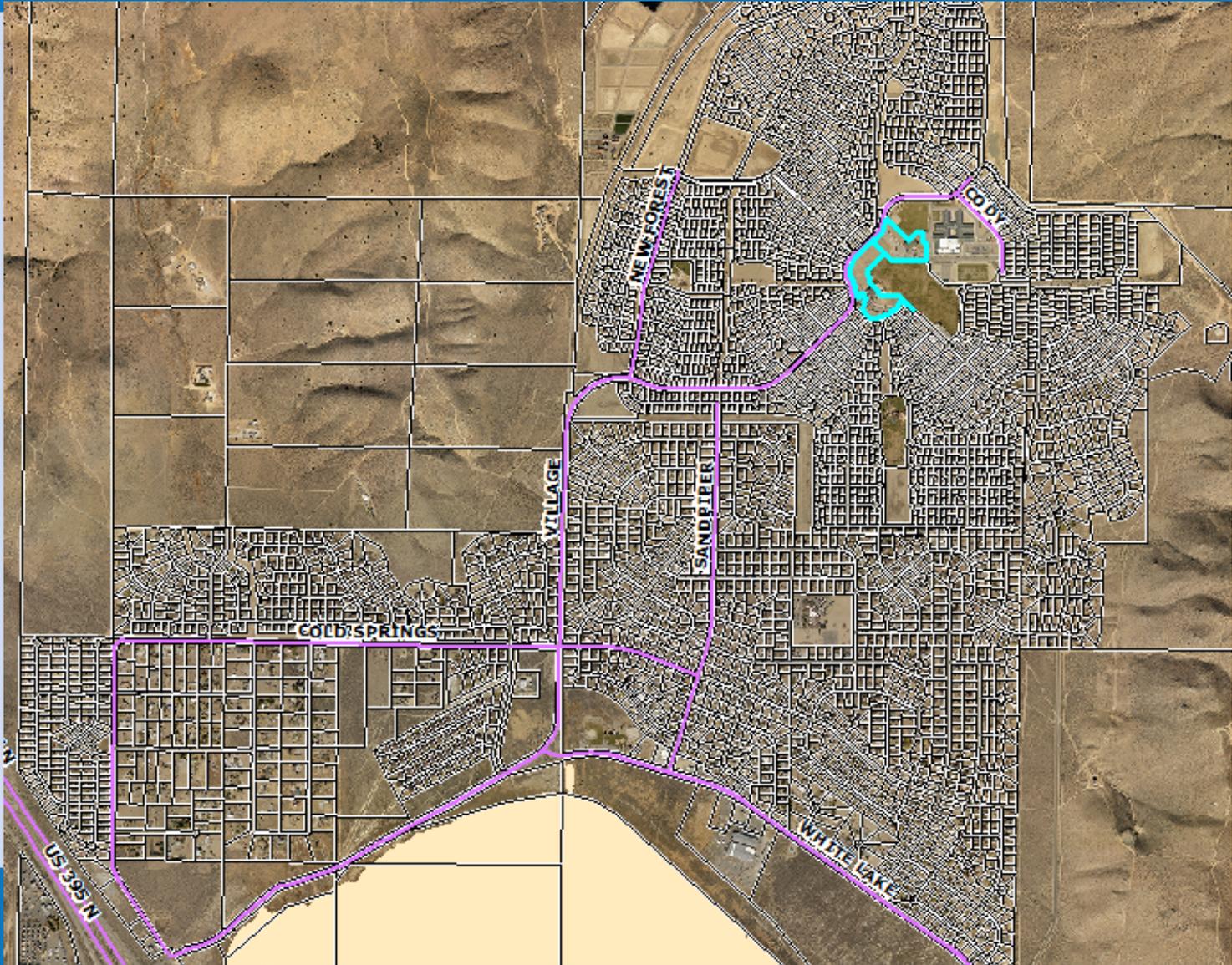


# Request

- **The applicant is requesting a tentative subdivision map for 111 attached residential lots; and**
- **A special use permit to allow:**
  - 1. Single family, attached use per WCC Table 110.302.05.1;**
  - 2. To allow up to 14 dwelling units per acre per Cold Springs Area Plan policy CS.2.2.2; and**
  - 3. to vary building placement standards (WWC 110.406)**



# Vicinity Map





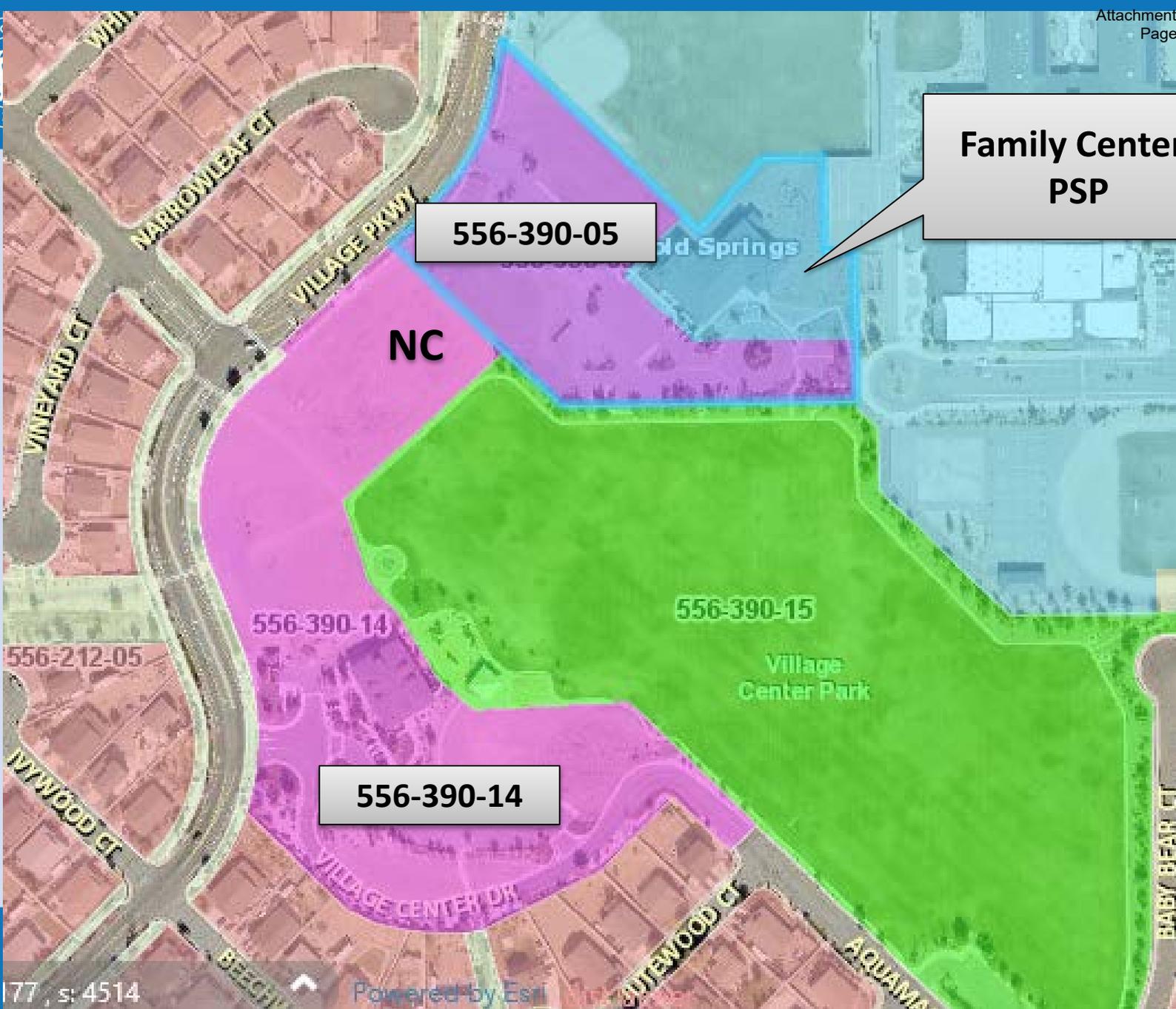
# Background

- The applicant had previously applied for a master plan and regulatory zone amendment (WMPA20-0002 & WRZA20-0002) for a portion of APN: 556-390-05
- The master plan amendment request was to change the designation on 71% of the 4.2-acre parcel from Suburban Residential (SR) to Commercial (C) and the remaining 29% (1.2 acres) of the parcel to remain SR
- The regulatory zone amendment request was to change the regulatory zone on 71% of the parcel from Public & Semi-Public Facilities (PSP) to Neighborhood Commercial (NC) and the remaining 29% (1.2 acres) of the parcel to remain PSP



# Background

- **An existing family center is located on the portion of the parcel where the master plan and regulatory zone was not changed**
- **The request was approved by the Washoe County Board of County Commissioners on May 26, 2020, with a final approval of the master plan amendment by the Truckee Meadows Regional Planning Commission on July 23, 2020**



Family Center-  
PSP

556-390-05

556-390-14



# Request

- **The applicant is now requesting a tentative subdivision map and special use permit for two parcels totaling 9.8 acres**
- **The request includes the portion of the parcel (4.2 acres) with the approved regulatory zoning of NC and the adjacent 5.57-acre parcel to the south that has a regulatory zoning of NC**
- **The request will allow the applicant to develop 111 attached single-family units on 8.6 acres**



# Special Use Request

- **The Cold Springs Area Plan policy CS.2.2.2 states, “Multi-family and single-family attached residential development at up to 14 dwelling units per acre shall be allowed with the approval of a special use permit in all Neighborhood Commercial regulatory zones provided there is a commercial use included in the development proposal.”**
- **Commercial uses are existing within the commercial building where the Village Grill, day care and tea shop are located**
- **The density of the development will be 12.9 units per acre for the 8.6-acre site**



# Building Placement Standards

Requirement	Woodland Village	Neighborhood Commercial (NC)
Front setback	8ft.	15 ft.
Rear setback	0 ft.	20 ft.
Side setback	0 ft.	15 ft.
Minimum lot size	800 sf.	10,000 sf.
Minimum width	16 ft.	75 ft.
Height	2-3 stories	60 ft.



# Proposal

- **Woodland Village is planned to help create a “true town-center”**
- **The application states that there will be 20 buildings that will be 2-3 stories high**
- **The buildings will have 2 to 10 units in each building and the units will have 2-3 bedrooms**
- **The buildings will be alley-loaded with either 1 to 2 car garages with a majority having a 20-foot-long driveways**



# Proposal

- **The front door for the units will be opposite of the garage with a private front yard area**
- **The applicant is proposing a network of trails connecting the new buildings to existing trails, which will be maintained by a homeowner's association (HOA) or landscape management association**



# Architectural Look



### LANDSCAPE DATA

- SITE AREA = 428,810 SQ. FT.
- DEVELOPABLE SITE = 380,000 SQ. FT.
- ZONING = NCSP-100 (COLD SPRING AREA)
- REQUIRED LANDSCAPE AREA = 371,000 SQ. FT.
- PROPOSED LANDSCAPE:
  - PROVIDED LANDSCAPE AREA = 371,000 SQ. FT.
  - EXISTING LANDSCAPE AREA = 100,000 SQ. FT.
- REQUIRED TREES = 280
  - 1 TREE PER 100 SQ. FT. OF REQUIRED LANDSCAPE AREA = 280
  - PARKING TREES = 14
  - 1 TREE PER 10 PARKING SPACES (134 SPACES PROVIDED)
- PROPOSED TREES = 280
  - PROVIDED TREES = 190
  - EXISTING ON SITE TREES TO REMAIN = 27
  - EXISTING STREET TREES TO REMAIN = 70

### PLANT LEGEND

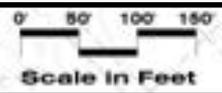
- EXISTING TREES TO REMAIN
- RECYCLED BIOMASS TREES
- FLAMINGO PALM
- EVERGREEN TREES
- LANDSCAPE AREA
- EXISTING LANDSCAPE AREA

Family Center

Commercial Building

### GENERAL NOTES

- ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- TREES
  - DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES.
  - 80% OF EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 7 FEET. THE REMAINDER SHALL HAVE A MIN. HEIGHT OF 5 FEET.
  - TREES SHALL BE A MIXTURE OF CONIFEROUS AND DECIDUOUS VARIETIES.
- FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOILS, HORTICULTURE, PRACTICES RELATIVE TO SOUND CLIMATE, SOIL, AND WATER RESOURCES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR SURVEY STOCK (ANSI Z60.1-1990).
- ALL SHRUB BEDS WILL RECEIVE 2" DEPTH MULCH WITH WEED CONTROL.
- ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DAP IRRIGATED BASED ON THE SPECIFIC PERIOLA FURNISH REQUIREMENTS OF EACH SPECIES. A REDUCED-PRESSURE TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.
- PLANS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER CITY OF BIRMINGHAM REQUIREMENTS. PLANT LOCATIONS, FINAL SPECIES SELECTION AND SIZE AT PLANTING SHALL BE DETERMINED DURING DEVELOPMENT OF THE FINAL CONSTRUCTION REQUIREMENTS.





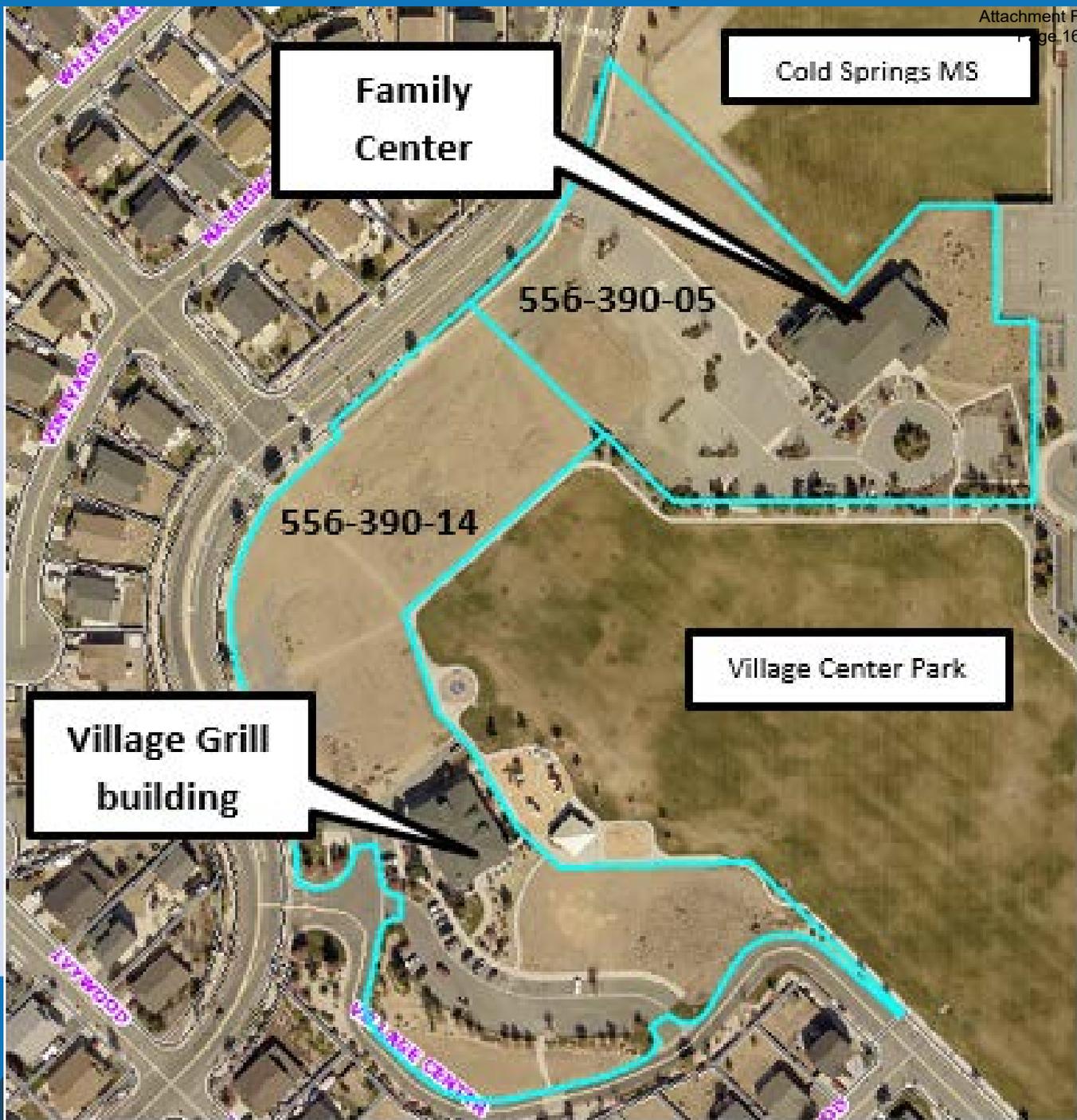
# Analysis

- **The applicant indicates that the 111 attached single-family units will be more affordable and will provide an alternative from the typical single-family detached housing found in the area**
- **Though the development will be primarily residential with some commercial uses, the applicant is willing to look at adding more commercial space in the future if there is demand**



# Site Analysis

- **The site is relatively flat and most of the site is vacant except for the family center, commercial building and parking areas**
- **The family center and commercial building will remain**
- **Adjacent to the site is Shaw Middle School to the northeast, Washoe County's 13-acre Village Center Park to the east and single-family residential housing to the south and west**



# Grading

- **The site had been previously graded in anticipation of future development and minimal grading will be needed to construct the proposed buildings**
- **There will be some grading with the removal of some parking areas, streets and for the excavation and grading for the proposed building pads**



# Parking

Use type	WWC parking requirement	Woodland Village
111 Residential units -2 spaces for each residence	222 spaces	294 spaces
6,000 sf. Commercial Building- (Retail use- 5 spaces for every 1,000 sf of building and 1 space per employee during peak employment shift	30+ spaces	45 spaces
12,240 sf. Community Center -5 spaces for every 1,000 sf of building and 1 space per employee during peak employment shift	68 spaces	70 spaces
<b>Total</b>	<b>320+</b>	<b>409 spaces</b>



# Landscaping

- **The site will be fully landscaped to meet Washoe County Code and the applicant indicates that 81,229 sq. ft. (20%) of the site will be landscaped with 285 trees**
- **The areas between the residential buildings will be landscaped and will be maintained by the HOA**



# Water & Sewer

- **The proposed development will be served by Great Basin Water Company for water and Washoe County for sewer service**
- **Utility service has been planned for this site and the infrastructure will accommodate the density of the proposed development.**



# Roadways & Traffic

- There will be several access points to the development primarily from Village Parkway and one access point from Village Center Drive
- The applicant indicates that the various accesses points will disperse traffic
- The main access to the development will be at the intersection of Rockland Drive and Village Parkway
- The access for the family center will be moved and is not anticipated to have any adverse impacts
- The streets and off-street parking areas will be privately owned and maintained by the development



# Traffic Study

- **The project is anticipated to generate 851 average daily trips with 61 trips occurring during the AM peak hour and 71 trips occurring during the PM peak hour and will have some impacts to the area**
- **The traffic study recommends that the applicant provide mechanisms to mitigate the impacts and the applicant is proposing improvements at the ingress and egress intersections on Village Parkway to include signage, striping, crosswalks and turn lanes.**



# Schools

- **The proposed development is zoned for Inskeep Elementary School, Cold Springs Middle School and Spanish Springs High School**
- **The development will generate approximately 14 elementary school students, 7 middle school students, and 7 high school students**



# Schools

School	2020/2021	2021/2022	2024/2025	2029/2030
Inskeep ES	N/A	63%	71%	72%
Cold Springs MS	65%	70%	77%	93%
North Valleys HS	98%	101%	104%	120%

- **The school district is in discussion with developers of Stonegate in Cold Springs to acquire a property parcel for the purposes of a high school.**
- **Also, the school district expects to see some relief to North Valleys High School with the renovation of current Hug High School into a career and technical academy once New Hug High School opens up in the Fall of 2022**

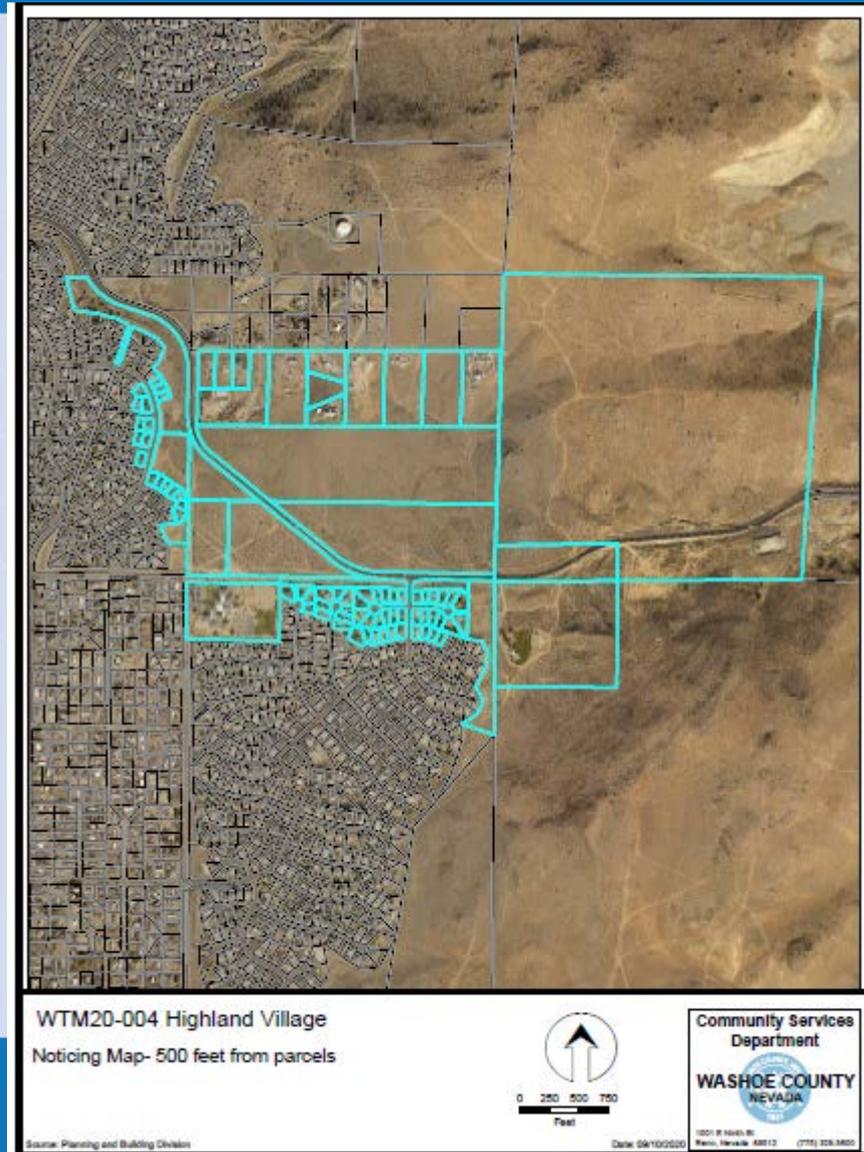


# North Valley CAB

- **North Valley CAB reviewed the application on December 14<sup>th</sup> and all members unanimously recommended the application.**
- **The comments included:**
  - Traffic on US-395
  - Availability of infrastructure
  - Bus service

# Public Notice

- Notices were sent 500 feet from the site to 77 affected property owners





# Reviewing Agencies

**Comments were received from:**

- **Washoe County Community Services**
  - Engineering and Capital Projects
  - Water Management
  - Parks
- Washoe County Health District
- Regional Transportation Commission (RTC)
- Washoe County School District
- Sun Valley General Improvement District (SVGID)
- Washoe-Storey Conservation District
- Nevada Division of Water Resources

**No recommendations for denial were received.**



# Tentative Subdivision Map Findings

- 1. Plan Consistency;**
- 2. Design or Improvement;**
- 3. Type of Development;**
- 4. Availability of Services;**
- 5. Fish or Wildlife;**
- 6. Public Health;**
- 7. Easements;**
- 8. Access;**
- 9. Dedications; and**
- 10. Energy.**



# Tentative Subdivision Map 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 approve Tentative Subdivision Map Case Number WTM20-005 for Woodland Village North, LLC, having made all ten findings in accordance with Washoe County Code Section 110.608.25**





# Special Use Permit Findings

- 1. Consistency.;**
- 2. Improvements;**
- 3. Site Suitability;**
- 4. Issuance Not Detrimental; and**
- 5. Effect on a Military Installation.**



# Special Use Permit 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 approve, with the conditions included as Exhibit A to this matter, Special Use Permit Case Number WSUP20-0021 for Woodland Village North, LLC, having made all five findings in accordance with Washoe County Code Section 110.810.30:**

# WOODLAND VILLAGE TOWN CENTER TM & SUP WTM20-005 & WSUP20-0021

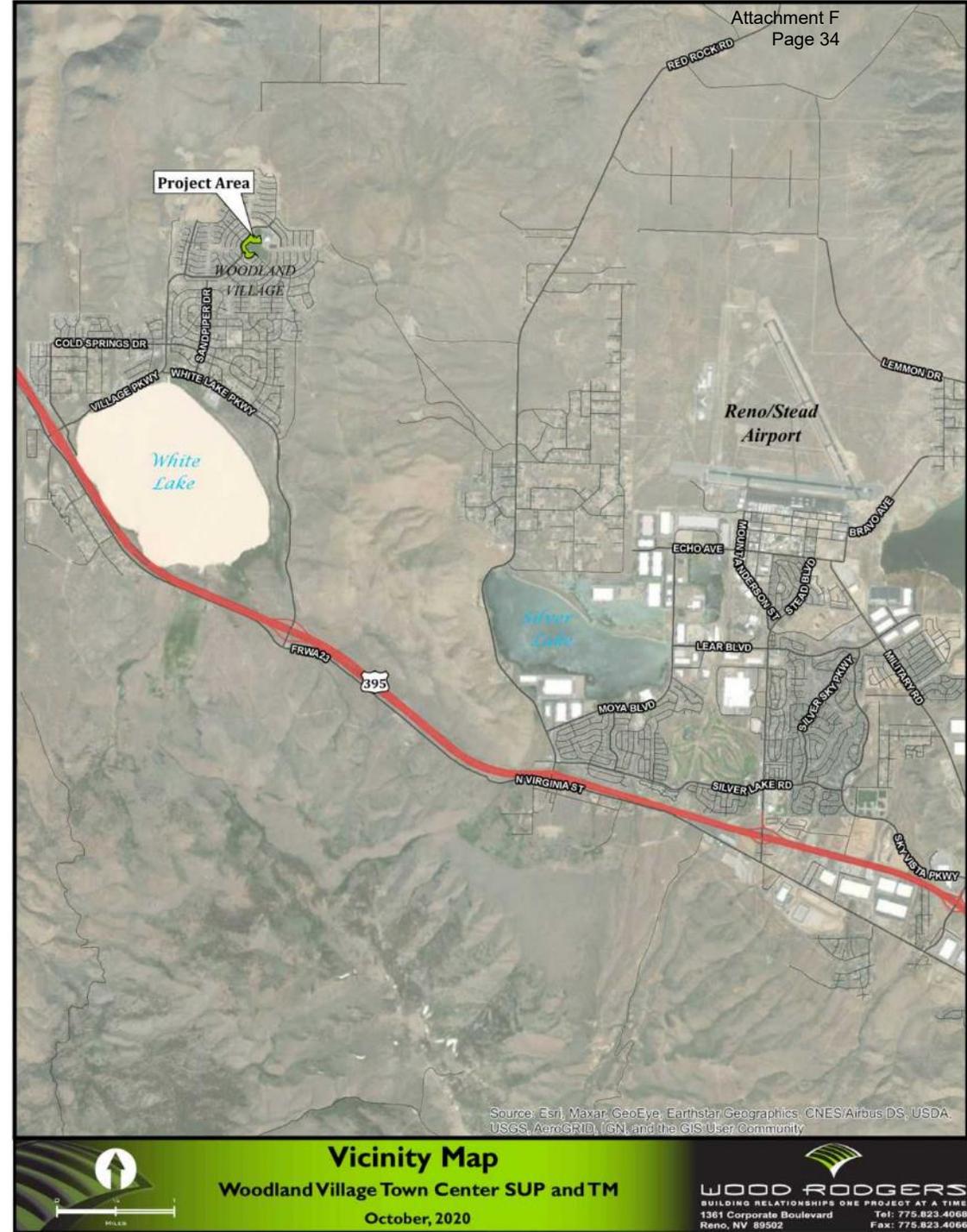
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WASHOE COUNTY PLANNING COMMISSION

JANUARY 5, 2021

- Woodland Village Town Center
- 9.8± acres
- Located in the heart of Woodland Village approx. 400 ft northeast of the intersection of Rockland Drive and Village Parkway
- Cold Springs Area Plan

# Project Location



- Infill development
- Mostly vacant
- Village Grill and Cold Springs Family Center
- Surrounded by:
  - CS Middle School
  - Village Center Park
  - Single-Family Neighborhoods
  - Village Parkway and Village Center Drive



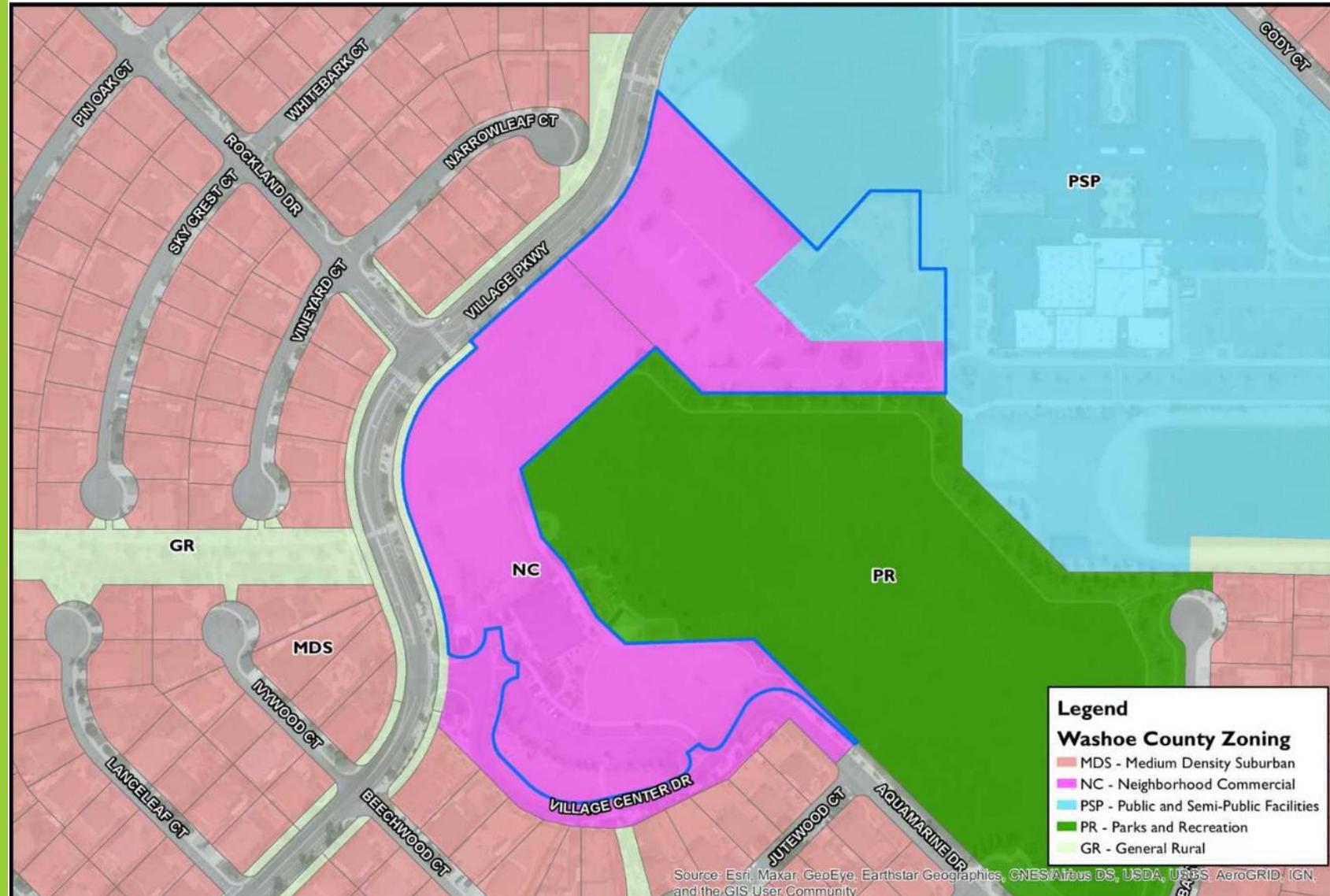
# Project Location

**Aerial Map**  
Woodland Village Town Center SUP and TM  
October, 2020

WOOD RODGERS  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Boulevard  
Reno, NV 89502  
Tel: 775.823.4068  
Fax: 775.823.4068

- MPA and RZA unanimously approved by the PC (4/20/2020) & BCC (5/26/2020)
- MPA and RZA were in anticipation of this request
- Master Plan = Commercial (C) & Suburban Residential (SR)
- Zoning = Neighborhood Commercial (NC) & Public-Semi Public (PSP)

# Master Plan & Zoning



## Requesting:

- i) A Special Use permit to allow up to a maximum of 14 dwelling units per acre (du/ac) within the Neighborhood Commercial (NC) regulatory zoning designation in accordance with the Cold Springs Area Plan (CS.2.2.2),
- ii) A Special Use Permit to modify the minimum yard standards to allow for single-family attached units in accordance with Washoe County Municipal Code Section 110.406.23; and
- iii) A Tentative Map for a 111-unit single-family attached development within the Neighborhood Commercial (NC) regulatory zoning designation.



## Project Request

- 111 townhomes mixed use development
- Cold Springs Family Center and the Village Grill will remain
- 12.9 du/ac (14 du/ac max.)
- Setbacks:
  - 0 ft side
  - 0 ft rear
  - 8 ft front
- Pedestrian trails will provide connectivity to park and surrounding neighborhoods

## Project Details



- Architecture will be designed to blend with the surrounding neighborhood
- Landscaped common area



Village Center  
Drive



# Project Details

- Stepped Two and Three Story buildings to match the existing neighborhood
- Continued pedestrian connectivity throughout the project



Woodland Village  
Parkway



## Project Details

- Parking will not be reduced
- Parking provided 410 spaces:
  - 294 residential
  - 45 Village Grill
  - 70 Family Center
- Traffic generated will be 851 average daily trips and 71 PM peak hour trips
- Traffic improvements along Village Parkway

# Project Details



The project meets Policies within the WC Master Plan and Cold Springs Area Plan

- ✓ Land Use & Transportation Element
- ✓ Housing Element
- ✓ CS.2.2.2 Allows this type of development

WC Planning Staff determined it meets ALL of the legal findings

- ✓ Consistency
- ✓ Site Suitability
- ✓ Availability of services

Unanimous approval at CAB

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**Project Compatibility**

*“ Multi-family and single-family attached residential development at up to 14 dwelling units per acre shall be allowed with the approval of a special use permit in all Neighborhood Commercial regulatory zones provided there is a commercial use included in the development proposal.”*

Cold Springs Area Plan  
Policy 2.2.2

- ✓ Requesting an SUP for:
  - i. Single-Family attached in the NC zoning
  - ii. Modification to setback standards
  
- ✓ And requesting a TM for:
  - iii. An 111 unit attached single-family development
  
- ✓ It meets ALL of the legal findings
  
- ✓ The applicant has reviewed and agrees with the proposed conditions



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## Project Review

# Thank you!



ILANUN'2020

Below is the link to the January 5, 2021 Planning Commission meeting video on the County Website. WTM20-005 & WSUP20-0021 begins at approximately 36:35:

[https://washoe-nv.granicus.com/MediaPlayer.php?view\\_id=6&clip\\_id=3357](https://washoe-nv.granicus.com/MediaPlayer.php?view_id=6&clip_id=3357)