



Tentative Map WTM16-003

Washoe County Planning Commission

February 7, 2017

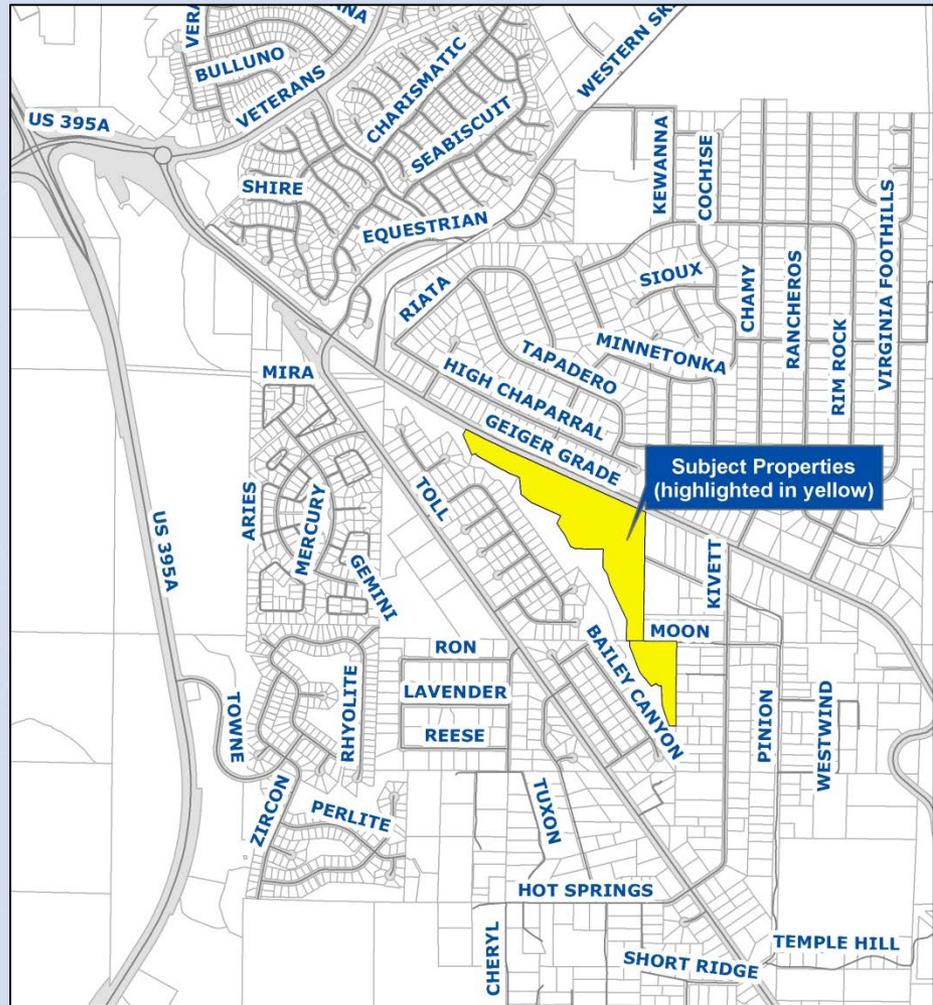
BAILEY CREEK ESTATES





Vicinity Map

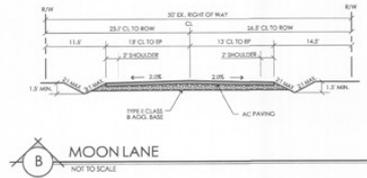
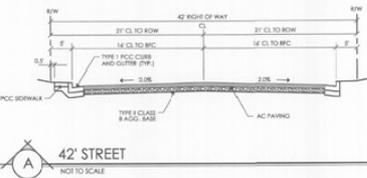
- Southeast Truckee Meadows Area Plan
- South of Geiger Grade at Shadow Hills Drive
- Medium Density Suburban (MDS)
- Previous 57-lot subdivision approved in 2004; expired 2010





Site Plan

BAILEY CREEK ESTATES TENTATIVE MAP PRELIMINARY LOT AND BLOCK PLAN



BAILEY CREEK ESTATES PRELIMINARY LOT AND BLOCK PLAN

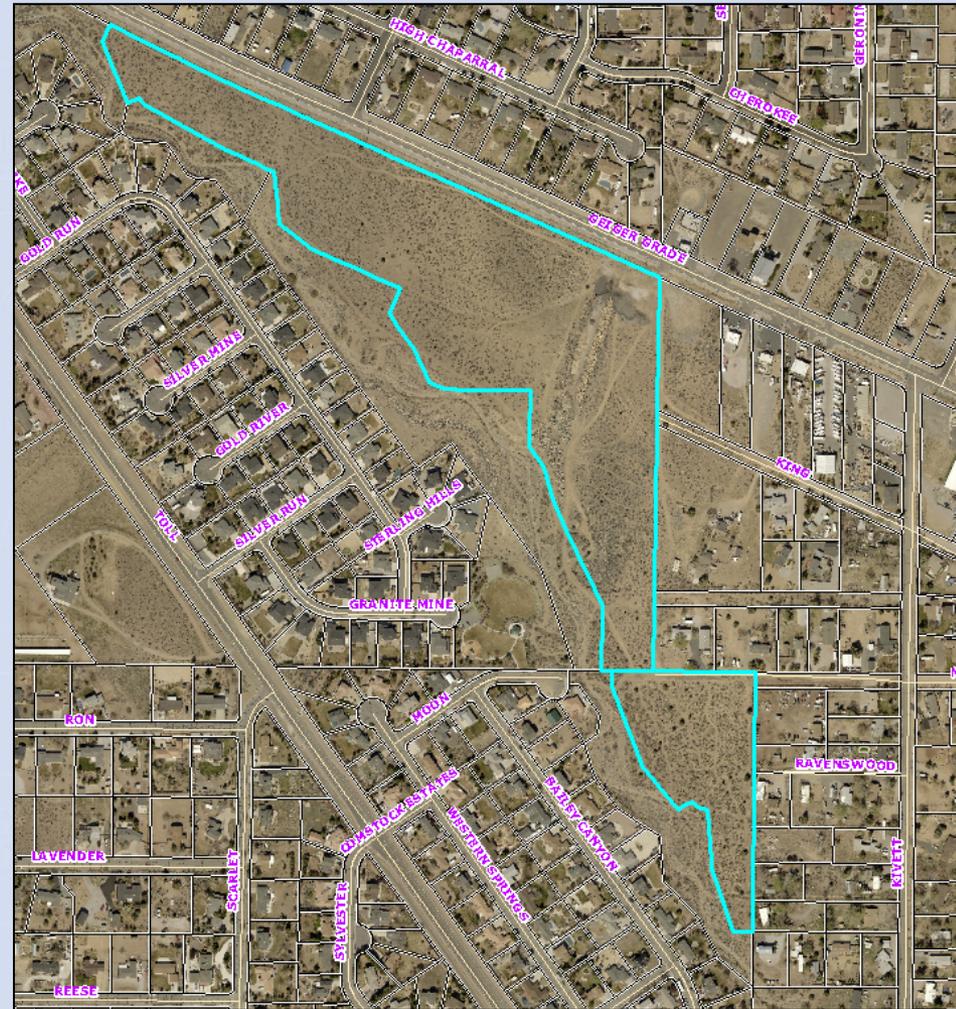


WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd Reno, NV 89502
Tel 775.823.4068 Fax 775.823.4066



Compatibility

- Lot sizes comply with Area Plan requirements
- Single-story/multi-story requirements
- Other Area Plan policies to minimize potential impacts





Commenting Agencies

- **Washoe County:**
 - Planning & Development
 - Engineering & Capital Projects
 - Utility Services
 - Health District
- **Washoe County School District**
- **Truckee Meadows Fire Protection District**
- **Truckee Meadows Water Authority**
- **NV Division of Environmental Protection**
- **NV Division of Water Resources**
- **Regional Transportation Commission**



Schools

Here to answer school questions:
Mike Boster
Washoe County School District

- **Capacity of area schools:**
 - Brown Elementary: 137%
 - Depoali Middle: 94%
 - Damonte Ranch High: 108%
- **Development would generate:**
 - 14 elementary school students
 - 3 middle school students
 - 7 high school students
- **Students may be assigned to nearest school with capacity**
- **Brown Elementary will convert to multi-track year-round calendar for 2017-18 school year**



Traffic

Here to answer traffic questions:
Dwayne Smith, County Engineering

- **Primary access: Geiger Grade**
- **Gated emergency access off Moon Lane**
- **56 PM peak hour trips; 42 AM peak hour trips**
 - Under threshold to provide traffic study, but one was supplied as a courtesy
 - 533 ADT
- **Deceleration lane required along southern portion of Geiger Grade**



Water & Sewer

■ **Water Service:**

- Provided by Truckee Meadows Water Authority
- Located within TMWA retail service area
- Service from STMGID East system
- TMWA: No impact to local domestic wells

■ **Sewer Service:**

- Provided by Washoe County Utility
- Treatment at South Truckee Meadows Water Reclamation Facility



Grading and Drainage

Here to answer drainage questions:
Dwayne Smith, County Engineering

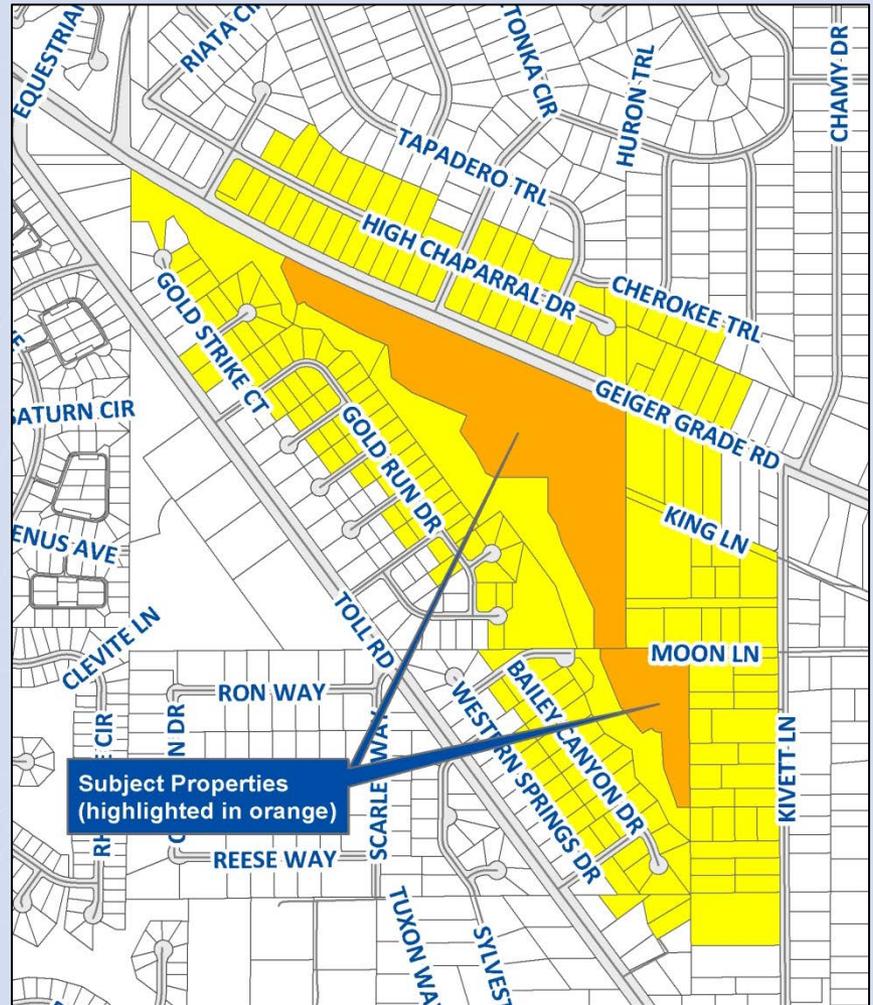
- **Site is relatively level**
- **50,000 c.y. cut and fill to balance on site**
- **5 common areas proposed for drainage & detention**
- **Southern portion of site is Shaded X (500-year floodplain)**
- **Bailey Canyon Creek located on adjacent property to west (Cottonwood Creek Estates)**

(More on this later)



Public Notice

Property owners of 204 parcels within 500 feet of property received notice





Citizen Advisory Board (CAB)

- **CAB: January 25, 2017**
- **Questions/concerns:**
 - Drainage and flooding
 - Traffic
 - School capacity
 - Emergency access
 - Wildlife in area
 - Views & height of homes
 - Construction noise
 - Development schedule
- **CAB recommended comments be forwarded**
- **Applicant response in report addendum**



Public Comment

- **Several letters received**
- **Online petition at [change.org](https://www.change.org)**
- **Common concerns similar to CAB meeting:**
 - Stray horses in area
 - Drainage/flooding
 - Emergency access
 - School capacity
 - Noise/light
 - Water availability
 - Traffic
 - Open Space
 - View from existing homes



Most Commonly Raised Topics

■ Horses in area

- BLM indicates these are not wild mustangs under federal protection or jurisdiction
- State estray regulations apply
 - Considered stray or feral livestock
 - Property of the State
 - NRS deals mainly with collection, not protection
- Regional Animal Services: No specific protections for estrays



Most Commonly Raised Topics

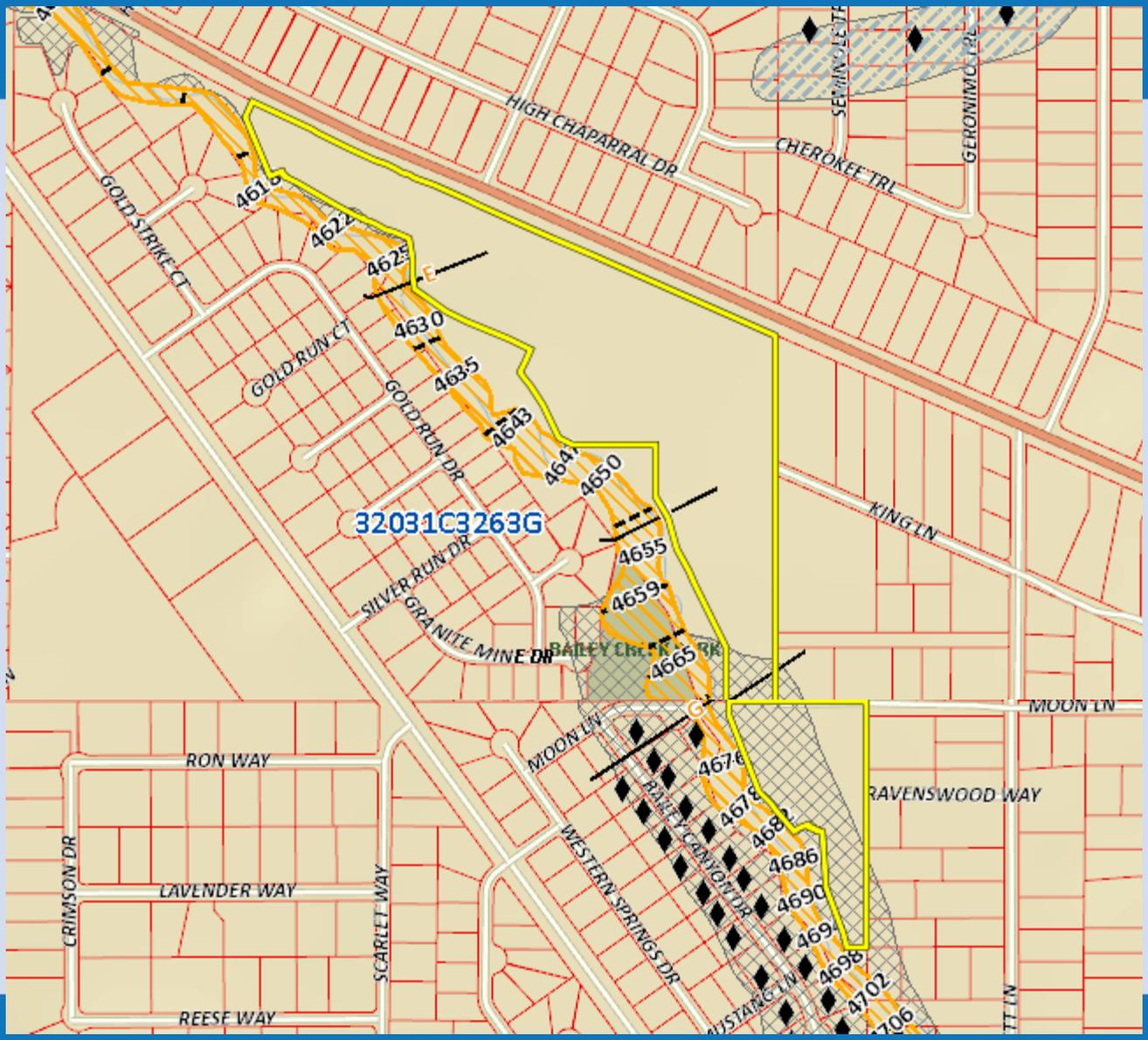
- **Drainage/flooding in general area**
 - Bailey Canyon Creek located on adjacent property to west (part of Cottonwood Creek Estates)
 - Southern portion of subject site is Shaded X (within 500-year floodplain)



 **FLOODWAY**

Flood Zones

	A
	AE
	AH
	AO
	D
	X
	Shaded X





Here to discuss drainage and flooding:

Dwayne Smith

Division Director, Engineering & Capital Projects