



# WASHOE COUNTY

## Planning and Development

INTEGRITY COMMUNICATION SERVICE

Community Services Dept.  
P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-6100  
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**To:** Washoe County Planning Commission  
**RE:** Addendum to Staff Report for Tentative Map Case No. WTM16-003  
(Bailey Creek Estates)  
**Date:** February 2, 2017  
**Assigned Planner:** Kelly Mullin  
775.328.3608  
[kmullin@washoecounty.us](mailto:kmullin@washoecounty.us)

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### **Exhibit D, *Public Comment Letters***

Six public comment letters for Tentative Subdivision Map Case No. WTM16-003 (Bailey Creek Estates) have been submitted to Washoe County since the staff report for this case was distributed to you. The attached letters are considered an addendum to Exhibit D, *Public Comment Letters*. They will be included in the public record as Exhibit D-1 with the staff report.

Additionally, we'd like to make you aware of an online petition submitted to Washoe County regarding the Bailey Creek Estates project. That petition is available online at [www.change.org/p/kelly-mullin-stop-construction-of-bailey-creek-estates](http://www.change.org/p/kelly-mullin-stop-construction-of-bailey-creek-estates). Comments submitted via the petition website can be reviewed through the link above.

### **Exhibit H, *Draft CAB Meeting Minutes***

Draft minutes of the January 25, 2017 South Truckee Meadows/Washoe Valley Citizen Advisory Board (CAB) Meeting are now available and have been attached. These minutes will be included in the public record as Exhibit H with the staff report.

### **Exhibit I, *Applicant Response to CAB Meeting Discussion***

The Southeast Truckee Meadows Area Plan requires the applicant provide a statement responding to input received at the CAB meeting. That statement is attached and will be included in the public record as Exhibit I for the staff report.

RECEIVED  
FEB - 1 2017  
WASHOE COUNTY  
COMMUNITY DEVELOPMENT

January 30, 2017

From: Thomas & Linda Aust

4668 Gold Run Drive

Reno, Nv 89521

To: Kelly Mullin

Washoe County Planning Department

1001 E. 9<sup>th</sup> St.

Reno, Nv 89512

Dear Ms. Mullin

We are writing you today to express our extreme concern regarding the proposed Bailey Creek Estates project. Once again it seems as though no reasonable consideration is given to what appear to be logical objections to a project like this.

The first objection is water, water, water. Too much or not enough. Just two weeks ago our neighborhood flooded and Toll Road was closed for the better part of two weeks as a result of flooding from Bailey Creek. There will no doubt be adverse effects on this drainage area from the construction of these homes, streets, sewer system, and underground utilities. Will more water be diverted from it's natural path into our neighborhood? Who knows, but it most certainly is a distinct possibility. Next and even more obvious is that with the ever present drought in the west, we are simply one day going to run out of water.

Additionally is the impact on our schools. Brown Elementary, Damonte Ranch High, and Depoali Middle School are GROSSLY overcrowded. More homes mean more students in already overcrowded classrooms. Next year Brown is switching to a year round calendar due to overcrowding. This means that families like ours have one student on year round and one on the balanced calendar. For working families this poses an incredible hardship on family life and work schedules.

Does the developer pay for increased burdens on our schools, fire and law enforcement departments? Probably not. This development is not necessary. There is rampant building taking place on Veterans Parkway that will impact many of the issues we have referred to here as is.

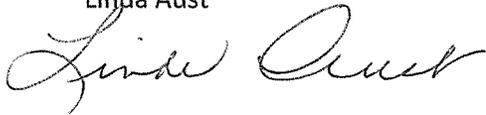
Please do not let Reno become the urban sprawl of Phoenix or even worse, Los Angeles. We need to consider the quality of life to existing residents as well as the impact on our existing precarious infrastructure. Do Not rubber stamp this project.

Thank you for your consideration in this matter.

Thomas Aust

A handwritten signature in cursive script that reads "Thomas Aust".

Linda Aust

A handwritten signature in cursive script that reads "Linda Aust".

**From:** Elmira  
**To:** [Mullin, Kelly](#)  
**Subject:** from Elmira Coker Bailey Creek Estates  
**Date:** Thursday, January 26, 2017 2:07:55 PM

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Hi Kelly, we met yesterday during Citizen Advisory Board meeting in regards to Bailey Creek development, which we definitely oppose. So, this are our thoughts why not. I am also attaching photos of the sign and photos of wild horses in the exact area of the site. Please let me know as you promised the time and place of Planning commission meeting on Feb 7th,  
Thank you,

Elmira and Randy Coker

To: Planning Commission  
Case# WTM-16-003 (Bailey Creek Estate)

01/26/2017

Dear Sirs,

we live in the area of planned development and we strongly object to the proposed project. There are reasons for why we feel that this is absolutely wrong and should not be proceeded with:

1) in paragraph 13, page 9 among others is stated that “the site does not appear to be in an area containing.....migration routes....” If it is so, then how is it possible that there is a sign placed by Washoe county right by High Chaparral street on south side of Geiger Grade announcing “Wild Horse area”? There are frequently wild horses in the whole area immediate south of Shadow hills and all the way to Bailey Creek and Toll Rd. I am attaching pictures of the sign and the horses taken some 10 days ago. It hurts me the most thinking that it ’s people from NV who will decide about whether to give this land for development to someone who comes from CA to build houses here. Why? He can care less about animals here, but NV is not CA and homebuilders from that state should stay were they belong. On the other hand wild horses belong here, not to CA and it should stay this way too. This is what makes Nevada Nevada.

2) on page 7 under point “i”, it says “there are no public or private trail systems.....”. That’s wrong. There is a trail going from Pizza restaurant, along Bailey creek, turning to the right along Geiger Grade and stopping approximately across gas station and people are walking there, as well as along the dirt road going along Bailey creek east bound. Seems like someone who wrote this document have never stepped his/her foot into this area.

3) dubious traffic count from pages 34-35. For some definite reason Solaegui Engineers decided to go out of figure 56 for pm peak hour total, based on 56 lot/houses. The only thing they forgot is that each house will have based on previous houses built by this developer not far from here (Mount Vista) 2-3 car garage, which means at least 2 to 3 cars per household, that ’s what usually families have, at least 2 cars, which means that figure 56 will be at least doubled if not more. On top of that, people coming from proposed development will have to cross incoming traffic lane to head towards freeway, which will promote accidents, since we were told yesterday by developer there will be not lights. When asked Mr. James Smith if Geiger Grade will be widened because of heavier traffic, there was no answer. But I understand the purpose of figure 56 to get under “magical” 80 to avoid traffic study. But why to assume that people are idiots and will buy anything that is attempted to be sold to them? You should also take in consideration the round about and all the traffic coming from Veterans Pkwy, Geiger grade, gas station. Not being built

wide enough, it looks pretty heavy in the morning hours, it will be worse if the development will occur.

4) questions related to recent flood events. on page 12 , point 25 it is mentioned that the berms will be put in place with fencing along the Geiger Grade, which for me means that more water will be running into culvert on south side of Geiger Grade, which is not adequate to conduct the running water just the way it is now even without additional contributing factors. Toll rd was flooded and closed for a week or more not because drainage system put in place is working perfectly, but because it DOES NOT! Which means the development will contribute to more possible flooding.

Further on, the report prepared by Wood Rodgers company whose rep James Smith was present yesterday on Citizen Advisory Board, states that their “studies indicate the site is well suited for the proposed development” It is amazing, because when asked directly if can assure that the future homes built on the site will NOT BE FLOODED, said he can not state that. Additionally, Wood Rodgers company refer to among others to Summit Engineering top report produced in 2005 saying they provide “updated” geotechnical investigation. Letter is dated 12/14/2016. Let me ask you, “updated” how? It looks more like “renewal”. It is not updated based on event of recent three weeks. Worth to mention that Summit Engineering Corporation conclude (page 80) “the findings in this report are valid as of the present date....changes ...can occur....due to natural processes....” Then how is Wood Roger’s “investigation” can be “updated” if it does not refer to recent flood event and specifically to area in the vicinity of the site - Toll Rd? Additionally the very FEMA map from Washoe County Zoning provided by Wood Rodgers shows parts of development directly in the flood hazard zone A, zone X and close to flood zone B. And despite of all that the site “well suited” according to Mr. James Smith from Wood Rodgers???? How so?

Maybe one more point to add to that is that when South Meadow was developed, home owners later on had to install sump pumps and moisture barriers in their homes probably because there were excellent recommendations for development as in this case. Will not be surprised if it comes to the same here if this goes forward despite all the warning signs we are seeing....

Our last question is whose interest is represented here to develop this last free piece of land along the Geiger Grade frequented now by beautiful horses that gives the peaceful country feel attractive for many people causing them wanting to move and live there? Certainly not ours, not that of people from the area. We appeal to you to stop this development in the name of our people, our Nevada state and what it stands for.

Attached is the picture of “Wild Horse Area” sign and Wild horses picture on the site.







January 29, 2017

Bob Lucey, Commissioner , [blucey@washoecounty.us](mailto:blucey@washoecounty.us)

Kelly Mullins, Planning, [kmullins@washoecounty.us](mailto:kmullins@washoecounty.us)

RE: Case Number WTM16-003 (Bailey Creek Estates)

Mr. Lucey and Ms. Mullins,

When we bought our home 4 years ago the lot in question was zoned for commercial property. We figured that storage units or potentially a strip mall would be put eventually on the property, not 56 homes. Somewhere along the line we missed where the property was changed from commercial to residential.

These two pictures below are taken from the slider outside our kitchen and from our back yard. As you can see the land behind us is significantly higher than our home. Our first preference is that this subdivision be denied. Our second preference is that there are no two story homes at least along the back part of the development blocking view and invading the privacy of our back yard not be allowed. There is some precedence for this. See this link. <http://www.swvhoa.com/new/wp-content/uploads/2016/06/SWV-HeightRestrictions-16.pdf>



Our other concerns are as follows:

- In the meeting of 1/25, the developer stated that they had completed studies to show that if they added three water retention basins that it SHOULD be all that is needed to contain any extra water caused by the new development. Although major storms only seem to come every ten or so years, SHOULD really is not good enough is it? Does the County plan to do any further improvements to Bailey Creek drainage to prevent issues in the future?
- In this picture you can see that there will no longer be a good path way for people to walk. The pathway will be very close to the drainage ditch. What will the county do to prevent erosion of the ditch from walkers, motor cyclists and kids? In the meeting of 1/25 it was stated that we would need to call Washoe County when there are issues. Why because of a new development does that become my responsibility to monitor who is in the back yard. Can Washoe County do anything to limit or reduce people traffic? Can the CC&R's restrict access to the property by the drainage ditch?



- Right now there are two ways out of our housing division, Toll Road and Kivett. While Toll road was closed the additional traffic on Kivett and higher up on Geiger was significant. Adding a minimum of 95 to 100 additional cars changes this into an everyday event. The additional traffic is bothersome, but does not concern me as much as if there is a fire or a larger storm/flood event that would cause evacuations to the area. The additional traffic/cars added by this sub division impacts escape routes for the current residents. How does the County plan to address this issue?

In conclusion, again I prefer not to have homes in my backyard. If that is inevitable, I am hopeful that the county will provide strict guidelines for the new developments CC&R's as well as not allowing any two story homes.

Please let me know if you have any questions. I can be reached at [beachinit15@charter.net](mailto:beachinit15@charter.net) or via my cell phone at 775-224-5174 or home phone 775-885-8859.

Thank you for your time and consideration in this matter.

Cris and Larry Damico

**From:** Ron Ellis- Gmail  
**To:** [Mullin, Kelly](#); [Horan, Phil](#); [Donshick, Francine](#); [Prough, Gregory](#); [Chvilicek, Sarah](#); [Chesney, Larry](#); [jib2424@sbcglobal.net](mailto:jib2424@sbcglobal.net)  
**Cc:** [Berkbigler, Marsha](#)  
**Subject:** Public Input regarding Baily Creek Estates/ WTM16-003  
**Date:** Sunday, January 29, 2017 4:16:45 PM  
**Attachments:** [image001.png](#)

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Dear Hon. Commissioner Berkbigler, Planner Mullin, Members of the Planning Commission:

Thank you for the well-developed staff report regarding the aforementioned development.

I am writing to offer my input regarding Bailey Creek Estates. I object to this development based on the following reasons:

1. This area is on limited water resources based on a few local wells operated by TMWA. All of us who share these wells are resources and conservation conscious often allowing our lawns to die or go yellow to save water.
2. One elementary school where the children of these families would likely go, Brown, is already overcrowded. The additional homes would put additional stress on the other elementary school, Hunsberger as well as contribute to overcrowding at the one high-school and middle school that serves the area- DiPaoli Middle School and Damonte Ranch High School.
3. Flooding has been an issue in this area – there is a creek that runs right through these parcels. We would be concerned that building homes on this parcel would either endanger the families that would live in these homes or reroute the flood waters to other homes.  
During the recent storms, Toll Road became unusable on multiple occasions forcing residents that already live in this area to use Kivett Lane. During flood times Kivett Lane may become crowded and dangerous for existing residents.
4. Geiger grade is already a dangerous highway. The existing traffic problems would be magnified. My property on High Chaparral would be immediately impacted as would all others on High Chaparral that back up to the highway. Geiger Grade (aka VA City Highway) is already a two lane highway, and very dangerous road. My property as the property of other homes back up to the highway and we would be subject to additional traffic noise and danger.
5. Additional homes would place additional environmental hazards through increased pollution.
6. The additional development, and the families that move in, tend to object to the Virginia Range Horses that roam free, often visiting our neighborhoods. To many of us that understand this was their natural territory, we don't mind. However, we see many people move into these areas and then object to any equine activity. To be sure, the wild horse issue is a complex issue, but combined with the additional traffic driven by such a dense development would cause a safety hazard for both drivers and the Horses.
7. Crime will become an issue with this many more residents. We saw, and did not object to this development when we lived in Las Vegas. We can say first hand, there will be an significant increase in crime. We do not want that and while I can't speak for my neighbors, I would suspect they would agree we do not want more crime in our peaceful neighborhood.

Without question, when this type of development was allowed in Las Vegas, we saw a marked increase in crime in the Blue Diamond Road and Decatur area.

8. In reviewing the staff report, the lots would not be consistent with the existing intent of zoning. Some lots would be as small as .33 acres while most lots are approximately .5 acres on my side of the road.
9. The development is likely to displace wildlife that lives in this area and cause the various annoying critters to seek refuge in already developed lots.
10. The additional homes will place additional demands on fire services and emergency services which already are understaffed with quality first responders and the ability to respond to additional emergencies would be questionable.
11. If approved, the construction of these homes will cause traffic issues, noise pollution and disturb overall tranquility of the otherwise peaceful neighborhood. The Condition imposed allows construction as late as 7 p.m. on weeknights and as early as 7 a.m. on Saturday. Many of the children who attend DiPaoli and Damonte Ranch must go to bed early to rise early to start classes. Very very disruptive to our quality of life. We are exhausted and we will be awakened on Saturday mornings by construction noise. We would at least ask that construction be limited to 8 a.m. to 5 p.m. weekdays only if approved.
12. Finally, while I consider myself pro-business and pro-growth, we must be careful what we allow to happen to Reno. I watched as the Las Vegas Valley suffered many growing pains where population and development outpaced the ability of the infrastructure to support the population. Of foremost concern is the increase in crime. Reno is a hidden jewel. Our area, the SE Truckee Meadows, is the pinnacle of that jewel. There are many sites that are more appropriate for growth, but this is certainly not one of them as the land is scrub land next squeezed between a drainage ditch and a highway unsuitable for building, despite what a California developer wants you to believe- as indicated by the numerous conditions placed on approval if approved.

Therefore, we adamantly oppose the approval of this development going forward. The land is unfit to build on, it would cause stress on schools, water resources, law enforcement and the traffic and sewer infrastructure.

I have identified below my home from the photo in the planning commission staff report. As you can see my property would be directly impacted.

Sincerely,

Ron Ellis  
1260 High Chaparral Drive  
Reno, NV 89521  
775-240-1447



**From:** Donald Lester  
**To:** [Mullin, Kelly](#)  
**Subject:** bailey creek estates  
**Date:** Sunday, January 29, 2017 7:32:23 AM

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My name is Donald Lester, I live at 1380 High Chaparral Drive. I will not be able to attend meeting set for Feb. 7th so I am sending some concerns I have about this development.

1. With the recent snow and rain Bailey creek has caused some real problems with Toll Rd. so if we now focus all the runoff from housing into the creek also the situation will get worse.
2. The morning commute with cars trying to get onto Greiger from Shadow Hills can be a race to accelerate fast enough to merge with the heavy flow coming down geiger . Now you want cars from opposite side to try and do same thing without controls. There is also a school bus trying to get on Geiger from Shadow Hills at about 7 AM.
3. With all of these developments (I am also including the large one north of Brown School) the kids are being sent to the established schools that are beyond crowded. Maybe we need to add a \$1500. fee to each new house to help with school expansion.

Thank you for the opportunity to respond



# Citizen Advisory Board

## Comment Card and Request to Speak

Name: Kathleen Pfaller  
Contact (phone, email - optional): F4LL4x@Gmail.com  
Citizen Advisory Board:  
Date: 11/25/17  
Agenda Item Number:

**Please Circle One:**

I would like to speak

I would like to provide written comment only

**Comments (optional):**

The development is in a flood area. I don't think it's good for a rural zone, too many houses and people for the already full roads. With the flooding, traffic was routed to Kivett, which seems hazardous as the only way out for Toll Rd traffic - adding <sup>to</sup> more homes seems crazy. Toll Rd flooding should at least be fixed first. Construction noises! We purchased our home last March because of open land behind us to enjoy a more rural way of life. How do you sell people homes in an area that will flood?



# South Truckee Meadows/Washoe Valley Citizen Advisory Board

## MEMORANDUM

To: Kelly Mullin, Staff Representative  
From: Misty Moga, Administrative Recorder  
Re: **Tentative Subdivision Map Case Number WTM16-003**  
Date: January 25, 2017

The following is a portion of the draft minutes of the South Truckee Meadows/Washoe Valley Citizen Advisory Board held on January 25, 2017.

**7. DEVELOPMENT PROJECTS** – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page: [www.washoecounty.us/comdev/da/da\\_index.htm](http://www.washoecounty.us/comdev/da/da_index.htm).

**7A. Tentative Subdivision Map Case Number WTM16-003 (Bailey Creek Estates)** – Request for community feedback, discussion and possible recommendation to approve a 56-lot, single-family residential subdivision on two parcels totaling 28.76 acres. The tentative subdivision map is proposed to include lots sizes ranging from a minimum of ±0.33 acres (±14,520 square feet) to a maximum of ±.81 acres (±21,780 square feet) with an average lot size of ±0.41 acres (±17,869). The subdivision includes .75 acres of common area for drainage facilities.

- **Applicant:** Silver Crest Homes
- **Property Owner:** Charles Maddox
- **Location:** Immediately south of the intersection of Geiger Grade Road and Shadow Hills Drive
- **Assessor's Parcel Number(s):** 017-520-03 and 017-480-02
- **Staff:** Kelly Mullin, Planner, kmullin@washoecounty.us, 775-328-3608
- **Reviewing Body:** This case is tentatively scheduled to be heard by Planning Commission on February 7, 2017

Stacy Huggins with Woodrogers introduced herself as well as Brian Newman with Silver Crest

Stacy Huggins spoke about the Bailey Creek Estates Tentative Map. She said it meets the Toll Road Character Management Plan and Truckee Meadows Area Plan as well. Additionally, it meets the Washoe County Standards.

- 28.76 acre undeveloped site.
- Located in South Reno, east of Geiger Grade (north)/Toll Road intersection (west). Kivett Drive (east). Surrounding land uses are single family, vacant, commercial.
- Zoning: 2 units to the acre. Stacy showed the zoning map; Hatching on the map show the flooding. The rest of the lots are not in the FEMA flood zone.

New project proposals:

- 56 lots proposed
- Density: 1.95 units per the acre, which is below the 2 per acre that is allowed. ½ acre lots along Geiger, interior are 1/3 acres.
- Lot matching to that area plan.
- Average lot size is .41 acres.
- Common area for detention and drainage.
- Bailey creek is a common area; not will be impacted.
- This community will be maintained by a HOA.
- Underground storm drain pipe.

- This project will accommodate the flows.
- Utilities are in Geiger Grade, all which have capacity.
- This project didn't meet the threshold for traffic study, but they conducted one anyway. 56 trips is under the 80 trips threshold.
- Primary access is Geiger Grade and secondary Moon lane, which will be gated emergency access.
- NDOT had concerns about people using Kivett, which will only be available for emergency purposes.

Comments:

Mr. Coker said he has noticed the drainage; he said he said the Bailey Creek won't be modified. He said there are parts that are still closed. He asked if this will be a hindrance. Stacy said the flood on Toll Road won't be impacted by this project. The creek won't be impacted. Mrs. Coker asked if the conditions could continue, and Stacy said it could.

Dwayne Smith, Director of Engineering for Washoe County spoke about this project. He said this project is required to mitigate their impacts. Per Washoe County codes, projects will have to mitigate any issues. This is a flood plain. It's to be expected that storm water to enter this area. He said we cannot expect the project to make enhancements above what is already required. Mr. Coker said if we have the same standards, we run into the same problems. He asked what changes will inhibit this from happening again. Dwayne Smith said cold 416 is required to be met for flood and storm water. They have to capture runoff in retention basins. He said we are talking about two separate things – mitigating storm water and the fact this is a flood plain. Dwayne brought a map of the project site. He said there are a lot of flood plains. Unfortunately, the box culvert is full of debris. There were impacts. It's unfortunate. Some impacts were averted, but there will still be impacts. He said they have done research to mitigate flooding in Bailey Valley. He said they envisioned the project to redirect the water sources, but there isn't enough money to fund those projects. Mr. Coker said people will run into the same issues as we have right now. Dwayne Smith said he is confident the engineering meets requirements. There are storm and floods; it's unfortunate how long the storm lasts and water saturates the ground. Mrs. Coker asked about being affected by flood. Dwayne said this project meets requirements. He said he can't say that it will or will not be impacted by floods. Pat Phillips said her creek expanded during the storm. She asked if this area became flooded in the last storm. The developer said the creek was flowing fast, but no flooding. It was staying within its banks.

Lonnie Detrick said she has seen floods for 47 years. She said she has wanted this project, but has concerns. Lonnie showed her property on the map. She said there have been many efforts by the County to create ditches over the years. The flood comes from the Virginia foot hills and flow through this area. She showed where the primary ditch flows. She said Toll Road was already flooded on the 8<sup>th</sup>. Both ditches down Kivett were full already on the 8<sup>th</sup>. It was a river in each ditch. The ditches get too full and cover Divett in water. The water comes down all the properties. There isn't nothing the property is going to do to remedy it. She said erosion has taken away the swell ditch that has helped with flooding. She said the hydrological report doesn't show flooding on her property.

The project developer said there are plans for detention basins, and they will be maintained. The drainage ditch will remain a common area. The intent is to create ditches to allow flow to Bailey Creek.

Matthew Mahr said he has maintained his own ditch during the storm. The ditch was full and rushing, but there was still run off onto the driveway. He said he is concerned about shared ditch maintenance. He said there are two sources of water flooding the property. This project isn't responsible for maintaining the ditch all the way up Bailey Creek, but he said he wants to know more about maintenance. The developer said the requirements will be establishment of HOA to take care of that. He said he hopes someone reaches out to the HOA or the County if they are maintaining the ditch, common area and landscaping. Matthew said he is concerned about the grading. Developer said he wants to mitigate what is already happening. The developer said they try not to touch bailey creek and they want to keep it natural.

Cris Damico said she had concerns with access to the ditch. They ditches were at their peak during the storm. If erosion happens, it will become an issue. She said her exit is Toll or Kivett, and it gets congested with additional cars. There isn't a good emergency exit with additional cars. She also asked if there will be two story

houses. Stacy said two story houses are allowed in this proposed development. The homes will be 3,600 square foot in accordance. Stacy said the pedestrian access through the ditch won't be affected by this project.

A public member said he lives on Kivett. The bridge was wiped out during the storm. The creek is a growing organism. It will be going into those properties if no mitigation happens. It wiped out so much and has changed.

Jim Ruming said there is a common theme we are hearing during this project. The development is in accordance with the requirements. The County isn't satisfying the issues with mountain drainage, flood control ditches. You could do a lot with some ditch redesign, deepening, or home elevation. Dwayne Smith said he would be happy to come back if we get this agendized.

Lynnette said there was 5 feet of water. She said Woodrogers, Army Corp of Engineers, BLM, Washoe County all conducted a study. A lot of things could be done to mitigate these issues for cheap. The culverts aren't being cleaned. She said they call the County and it's not being done. There was also a report created. She said it happened because the county reconfigured the creek.

Pat Phillips spoke about the wild horse and wildlife issue coming through the property. She asked if there will be fencing and gates during construction that will keep the wildlife out and fences to allow them through the fence after construction. Stacy said yes, we will fence them during construction. No current path to enter this site.

Mrs. Coker handed out pictures to the board regarding the wildlife.

H. Darrah asked if the additional development impact and increase the future flooding events. Dwayne Smith said there are detention basins, and there are impacts due to development but those are required to mitigate it. Additional water will be routed to detention basins with the project and get metered out. The post development flows doesn't exceed the predevelopment flows. Mr. Darrah asked about the traffic study and the estimated 56 average trips. He asked about the proposed re-route of Geiger Grade, and how close will that threshold push the re-alignment. Stacy said she doesn't know the timing of the RTC re-alignment. That's a question for RTC.

Kathleen Pfaff said they purchased knowing they will have a beautiful view. She said she doesn't want to listen to construction of the project. She asked how do they develop homes and sell them knowing what they are up against. She said part of the beauty of south Reno the rural and peaceful. She said how can put in 56 houses and not disrupt an entire community to develop something.

Lonnie spoke about an easement road. She said if the south parcels are developed, she won't have emergency access. She needs an alley or gated road in case of emergency. In respect to the view, her property has a view of Mt. Rose. If houses are put in, it will block the view if the homes are two story. She said she will fight it. And if the homes are elevated, the view will be blocked. People cannot plant trees to block the view of Mt. Rose. She was concerned for utilities. Lemmon Valley is being required to hook up to sewer. She wants to know if they will have to be hooked up to sewer. She said she never saw wild horses. The horse are feral , not wild because they were not sterilized in the past.

Marsy asked about the timing. Jim said this project will go before the planning commission on February 7<sup>th</sup>. It won't be 2018 would they be building houses. Jim reviewed the recommendation process. Jim said Washoe County has all the information on the website. Stacy said 7am – 7pm would be the construction hours, Monday through Saturday.

Mr. Coker wanted to know who to speak to with those comments. Kelly Mullin introduced herself and invited all comments directed to her.

**MOTION: Steven Kelly moved to forward all comments to the Planning Department. Jason Katz seconded the motion. The motion passed unanimously.**

cc: Jim Rummings, Chair  
Bob Lucey, Commissioner  
Al Rogers, Constituent Services  
Sarah Tone, Constituent Services



February 1, 2017

Ms. Kelly Mullin; Planner  
Washoe County Community Services Department  
VIA EMAIL

**RE: Bailey Creek Estates  
South Truckee Meadows/Washoe Valley Citizen Advisory Board Summary**

Kelly,

In accordance with SETM Policy 2.4, the following is a statement regarding the January 25, 2017 South Truckee Meadows/Washoe Valley CAB meeting regarding Bailey Creek Estates (WTM16-003).

*Bailey Creek Estates (Case Number WTM16-003) was presented to the South Truckee Meadows/ Washoe Valley Citizen Advisory Board (CAB) on January 25, 2017. A brief presentation was provided to the CAB and residents by the applicant's representative (Stacie Huggins, Wood Rodgers). Following an overview of the project specifics, the item was opened for public comment. There were approximately 10 residents that spoke during public comment with conversation primarily focused on the recent flood event and issues related to the Bailey Creek drainage. Washoe County Engineering Director, Dwayne Smith attended the meeting and answered questions related to the proposed project as well as issues regarding drainage related to the larger Bailey Creek watershed. As a result of the recent flood event, there were several concerns related to regional drainage issues in this area. This topic was not agendized for this meeting so Mr. Smith suggested that the CAB add an agenda item to a future CAB meeting where the topic could be discussed in greater detail.*

*Specific to the Bailey Creek Tentative Map request, the following items were discussed (1) drainage, (2) traffic and access, (3) wildlife migration, (4) utilities, and (5) viewshed impacts resulting from building height and potential tree locations. A response to each concern is provided below:*

- 1) Drainage - The applicant's representative explained that the Bailey Creek Estates project has been designed to address drainage directly associated with the project by including common areas that will serve as detention areas when necessary. Neighbors located along the eastern boundary of the project asked if there would be ditches along the rear lot lines to perpetuate existing drainage channels and if so, who would maintain the ditches. The applicant's representative responded that a drainage ditch would be provided along the entire eastern boundary to direct drainage toward the common/detention areas. It was further clarified that it will be the responsibility of the Homeowner's Association or individual property owners to maintain the ditch located on the project site.*

*The applicant's representative further explained that the project has been designed in accordance with Washoe County Engineering and Drainage requirements. Generally, the concerns voiced by the neighbors regarding drainage were not specific to this project but rather were focused on regional issues.*

- 2) Traffic and Access - Primary access is proposed on Geiger Grade with secondary, gated emergency access, at Moon Lane. This secondary access at Moon Lane will not be utilized unless an emergency prohibits access to Geiger Grade via the Shadow Hills Drive access point. Under normal circumstances,*

*traffic from this project will not utilize Moon Lane or Kivett Drive. The emergency access is required for secondary fire access to the site should the main entrance be blocked. The emergency access is not intended for flood evacuation uses as no flooding events have occurred blocking Geiger Grade at the proposed main entrance. Therefore project traffic should not impede emergency evacuation for those who cannot use Toll Road during excessive flooding.*

*One resident adjacent to the southern tip of the project thought they may have legal access onto the site and asked that they continue to have access for emergency purposes if so. The title report was reviewed prior to design for any such issues. Subsequent to this resident's comments the report was reviewed again and it is confirmed that no parcels along the entire eastern boundary of the site are being accessed via legal easement or prescriptive easement across or through the proposed project site.*

*With regard to traffic impacts, according to a traffic analysis prepared by Solaegui Engineers, this project is anticipated to generate 56 PM peak hour trips which will have some impact on the adjacent street network and Geiger Grade. To address additional traffic on Geiger Grade accessing the proposed project, a right turn eastbound to southbound deceleration lane will be constructed within the existing 100 foot right-of way on Geiger Grade. Based on the traffic analysis, this project does not trigger any additional improvements along Geiger Grade, specifically stop lights or widening of the roadway.*

- 3) Wildlife Migration - With regard to horses currently migrating across the project site to access Bailey Creek, the subject site is NOT identified as migration path and therefore a perpetuated migration path across the site was not provided.*
- 4) Utilities are located in Geiger Grade and can be extended to serve the project without impacting the adjacent properties.*
- 5) In accordance with SETM Policy 2.7 homes in this subdivision will match the adjacent building type (single story/multi-story). With regard to tree placement and height blocking adjacent property views, the Washoe County Development Code requires one tree in each front yard of a new subdivision. However, the Development Code does NOT restrict the amount of landscaping in rear yards, including location, count or height.*

We believe we addressed the questions/comments voiced by the residents at the CAB meeting and that this project, as designed, should be considered acceptable for this site.

If you need anything else or have any questions, please do not hesitate to contact me.

Sincerely,



Stacie Huggins  
Associate  
Wood Rodgers, Inc