



# Tentative Subdivision Map Case Number WTM19-001 Pleasant Valley Estates



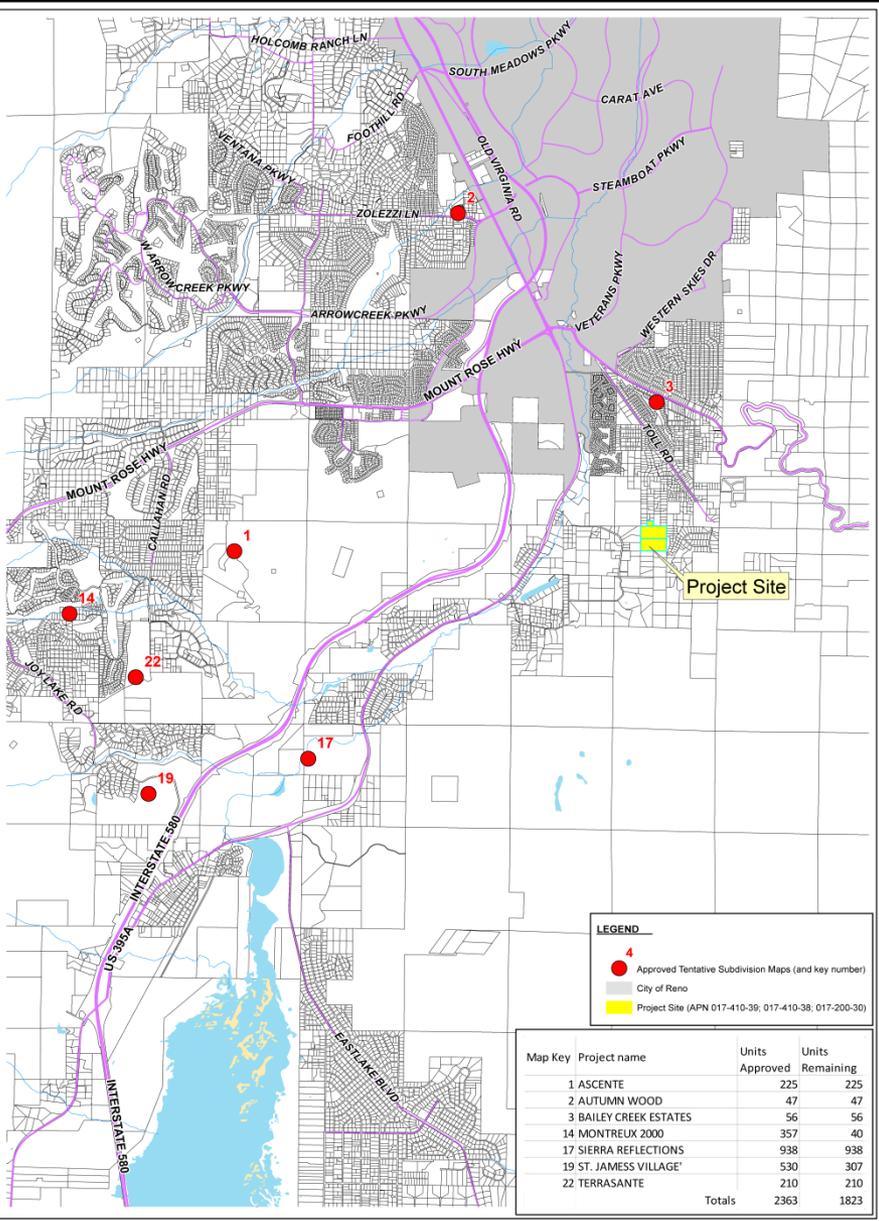
**Washoe County Planning Commission**  
*October 1, 2019*



# Request

- 58-lot single-family residential, common-open-space tentative subdivision map
- Lots ranging in size from 12,507 to 74,591 square feet in size
- Slopes greater than 15% on 20% or more of the site and is subject to Hillside Development standards
- Maximum allowable number of dwelling is 58

# Approved Unbuilt Subdivisions



Planning and Building  
Community Services Department

Approved Residential Subdivisions  
PLEASANT VALLEY VICINITY  
(Unincorporated Area Only)

WASHOE COUNTY  
NEVADA



Post Office Box 11130  
Reno, Nevada 89520

Sept. 2019  
(775) 328-3600

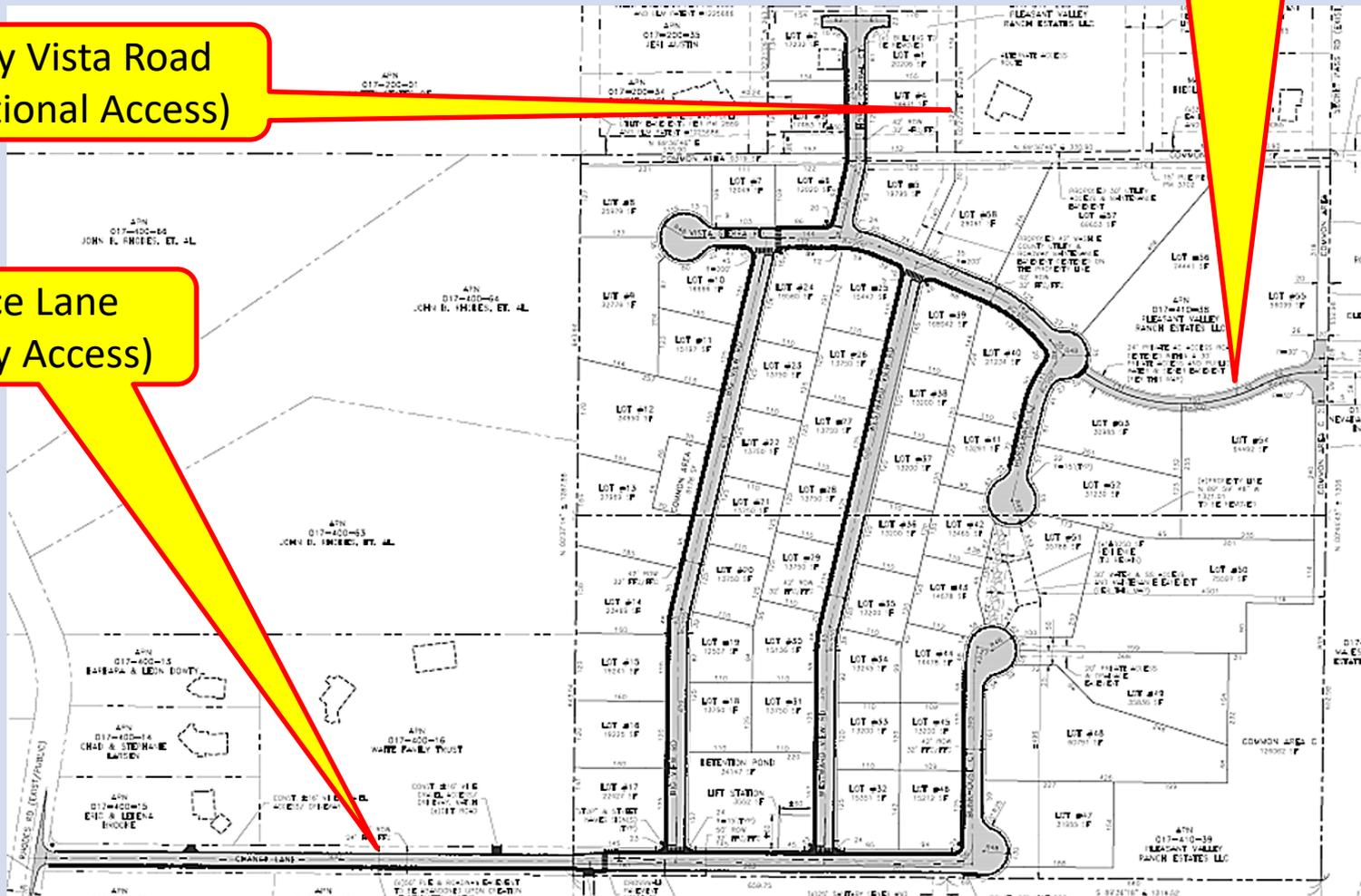


# Proposed Lots

To Star Point Drive  
(Emergency Access)

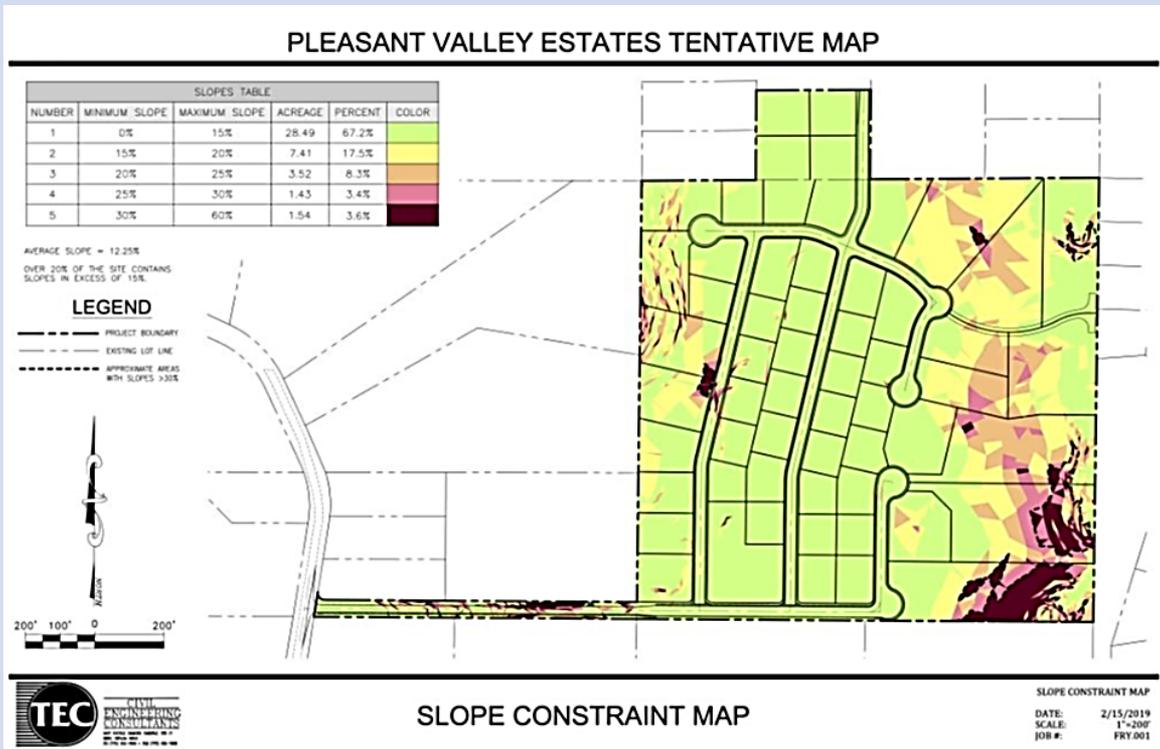
Rocky Vista Road  
(Additional Access)

Chance Lane  
(Primary Access)





# Evaluation



Developed area is primarily on lesser slopes. With updated configuration most slopes above 30% are proposed to be in open space areas.



# Evaluation

## **Grading (Article 438):**

- **Approximately 231,000 cubic yards**
- **Within proposed development area generally comply with the standards of Article 438**



# Evaluation

## Street Design (Article 436)

- Pages 8-9 of staff report
- Chance Lane proposed at 12% for approximately 420 feet
- Under most circumstances street grade is limited to a maximum of 6%
- 2:1 slopes proposed adjacent to Chance Lane



# Evaluation

## Street Design (Article 436)

110.436.15 (a) In instances where unique topographical or other physical constraints suggest the use of streets and associated systems that are not provided for in this article, the County Engineer may authorize alternative standards, provided that the alternative standards are equivalent standards in accordance with accepted engineering practices, the Standard Specifications for Public Works Construction, and the Standard Details for Public Works Construction.



# Evaluation

## Street Design (Article 436)

110.436.30:

- (b)(2) Residential and Collector Streets. Residential collector and locations streets shall have a maximum grade of six (6) percent except as otherwise approved by the County Engineer, because of topographical constraints.
- (b)(4) Street Grade Exceptions. If approved by the County Engineer, the maximum grade for residential and collector streets may be increased as follows:
  - (i) Streets with a northern exposure may be allowed a maximum grade of nine (9) percent.
  - (ii) Streets with a southern exposure may be allowed a maximum grade of ten (10) percent.
  - (iii) All streets with grades greater than eight (8) percent shall be limited to a horizontal length of four hundred (400) feet, and shall be provided with landings on both ends of the steeper section of the grade. The grade of the landings shall be six (6) percent or less and at least one hundred (100) feet in length.



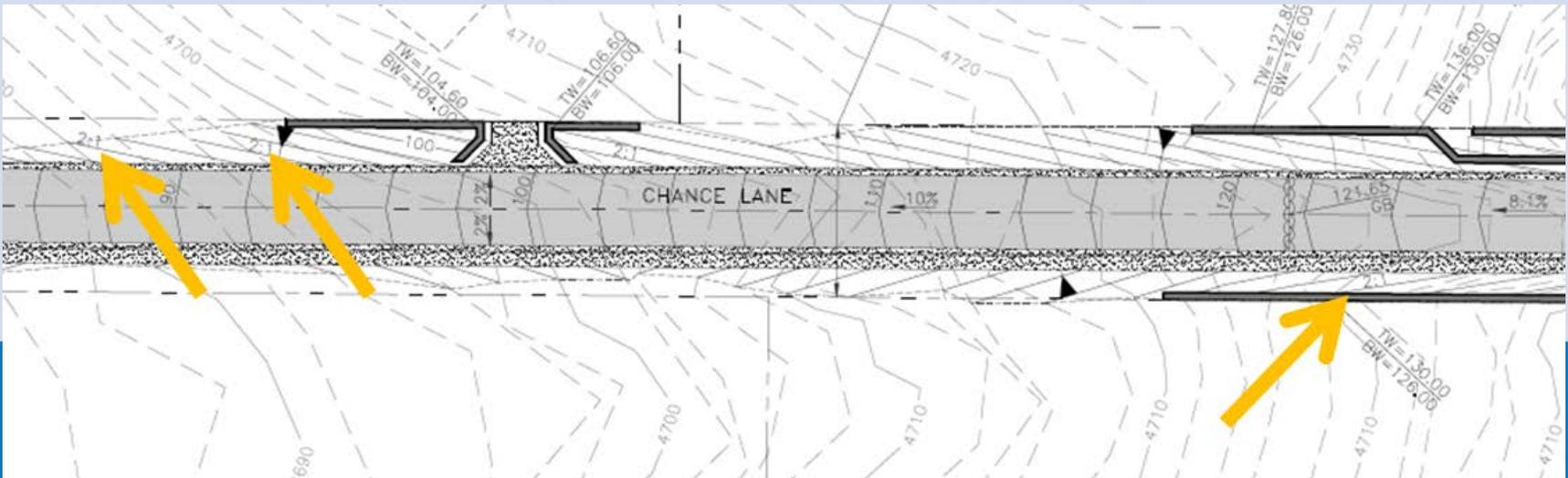
# Evaluation

- Proposed slopes adjacent to Chance Lane are 2:1

- Grading (Article 438) includes:

Cut and/or fill slopes adjacent to roadways shall be flatter than three horizontal to one vertical (3:1) for the distance of the required American Associates of State Highway Transportation Officials (AASHTO) clear zone.

- The plans submitted for review with this request do not comply with this provision.

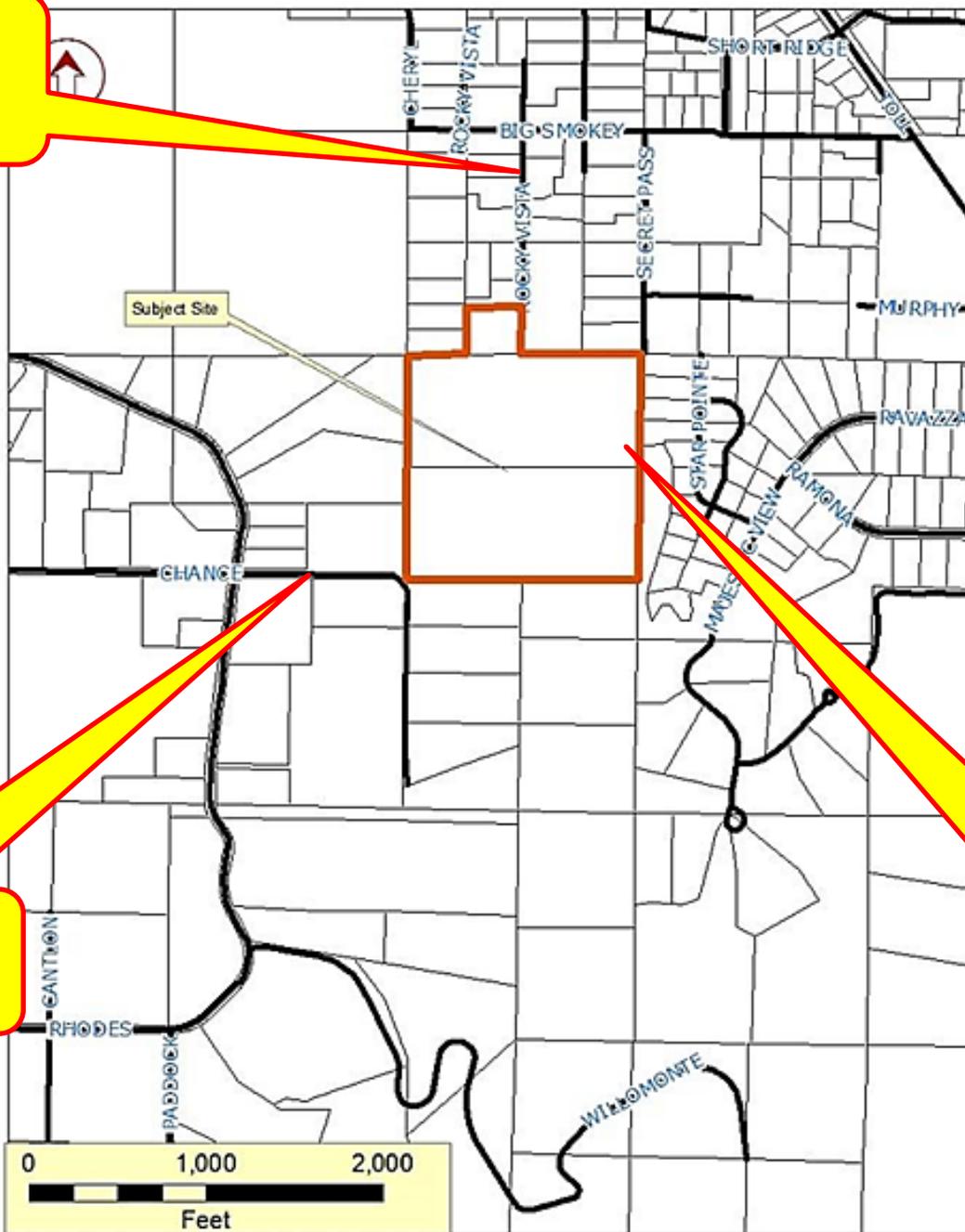




# Evaluation

- **Roadway connection between the Toll Road area and the Rhodes Road area is supported by the South Valleys Area Plan.**
- S.V.3.6: Emergency or secondary access from the Toll Road area to U.S. 395 via Rhodes Road or other feasible location is desired. Development proposals in this general area should be examined for their ability to provide this access. New development should not be permitted to prevent this access from being established.

Rocky Vista Road  
(Access to Toll  
Road Area)



Chance Lane  
(Primary Access)

Emergency Access  
to Star Pointe Drive



# South Truckee Meadows / Washoe Valley Citizen Advisory Board

- **Meeting of September 12, 2019**
- **Minutes included at Exhibit B to the Staff Report**
- **CAB voted to recommend denial**
- **Concern raised that the bridge on Rhodes Road will not support emergency vehicles**
- **Rhodes Road provides access to Chance Lane (primary access to proposed subdivision)**



# South Truckee Meadows / Washoe Valley Citizen Advisory Board

- Planning Staff contacted Truckee Meadows Fire Protection District with this question.
- After Staff Report was finalized there was substantial conversation between TMFPD and Washoe County Engineering.

**From:** Kukulus, Alex K  
**Sent:** Friday, September 20, 2019 1:22 PM  
**To:** Hein, Stephen; Coon, Don  
**Cc:** Solaro, David; Smith, Dwayne E.  
**Subject:** RE: Rhodes Rd Bridge

Thank You! We have notified our personnel to discontinue all apparatus responses over the bridge until further notice, which will impact response times to those affected areas. We will wait to hear the outcome of the re-evaluation.

Regards,

**Alex Kukulus**

Deputy Chief of Operations | Truckee Meadows Fire Protection District  
[akukulus@tmfpd.us](mailto:akukulus@tmfpd.us) | Office: 775.326.6000 | Cell: 775.762.0638  
1001 E. 9<sup>th</sup> St. Bldg. D 2<sup>nd</sup> Floor, Reno, NV 89512



*"Committed to excellence, service, and the protection of life and property in our community"*



# TMFPD Response Time

From: Johnson, Jay L|  
To: Kukulus, Alex K; Coon, Don; Pelham, Roger  
Cc: Moore, Charles  
Subject: RE: NEW QUESTION: Rhodes Rd Bridge

Sent: Fri 9/27/2019 11:14 AM



All,  
I ran the route from TM32 to the intersection of Rhodes and Cedar with the bridge in service and then with the bridge out. Getting to the Rhodes/Cedar intersection is very nearly the worst case scenario, so all other deltas in that area will be less.

With bridge in service: 5.8 miles, 7.6 minutes  
Bridge OUT: 7.2 miles, 13.3 minutes

Difference: 5.7 minutes

If you wanted a real-world check, I'd suggest driving from TM32 to the west side of the bridge, then again from TM32 to the east side and compare that difference.

Thanks,  
Jay



**Jay Johnson, GISP**  
Certified Mapping Scientist  
GIS - Regional Services | Technical Services  
[jjohnson@washoecounty.us](mailto:jjohnson@washoecounty.us) | Office: 775.328.2341  
1001 E. Ninth St., Reno, NV 89512





# TMFPD Response Time

**From:** Kukulus, Alex K  
**Sent:** Tuesday, October 1, 2019 8:29 AM  
**To:** Heeran, Jennifer; Hein, Stephen; Smith, Dwayne E.  
**Cc:** Coon, Don; Moore, Charles  
**Subject:** FW: NEW QUESTION: Rhodes Rd Bridge

Hello,

Don asked me to reply to your question about extended response times to the Rhodes Rd area. I've attached some response time maps that we have to illustrate the situation. Currently, that area is at the farthest reach between our East Washoe Station (32) and Foothill Station (33). The current travel time is estimated at 8-9 minutes. We also include approximately 2 minutes for dispatch processing time and "turnout time" (reaction time and getting the crew dressed/responding). Cumulatively, we expect about a 10-11 minute total response time to those areas just across the bridge. The Fire Commissioners have adopted acceptable response times based on land use designation/population density. The majority of that affected area falls under our suburban response time standard, which is 10 minutes. Therefore, with the bridge passable, we were right on the edge of an acceptable response time, if not a little bit outside of it. However, based on GIS' projection of adding approximately 5.7 minutes into some of those areas, our total response time would be as high as 16 minutes. That's a significant increase and well beyond our accepted standards. I hope this answers your question, but please let me know if I can provide any additional information.

Regards,

**Alex Kukulus**

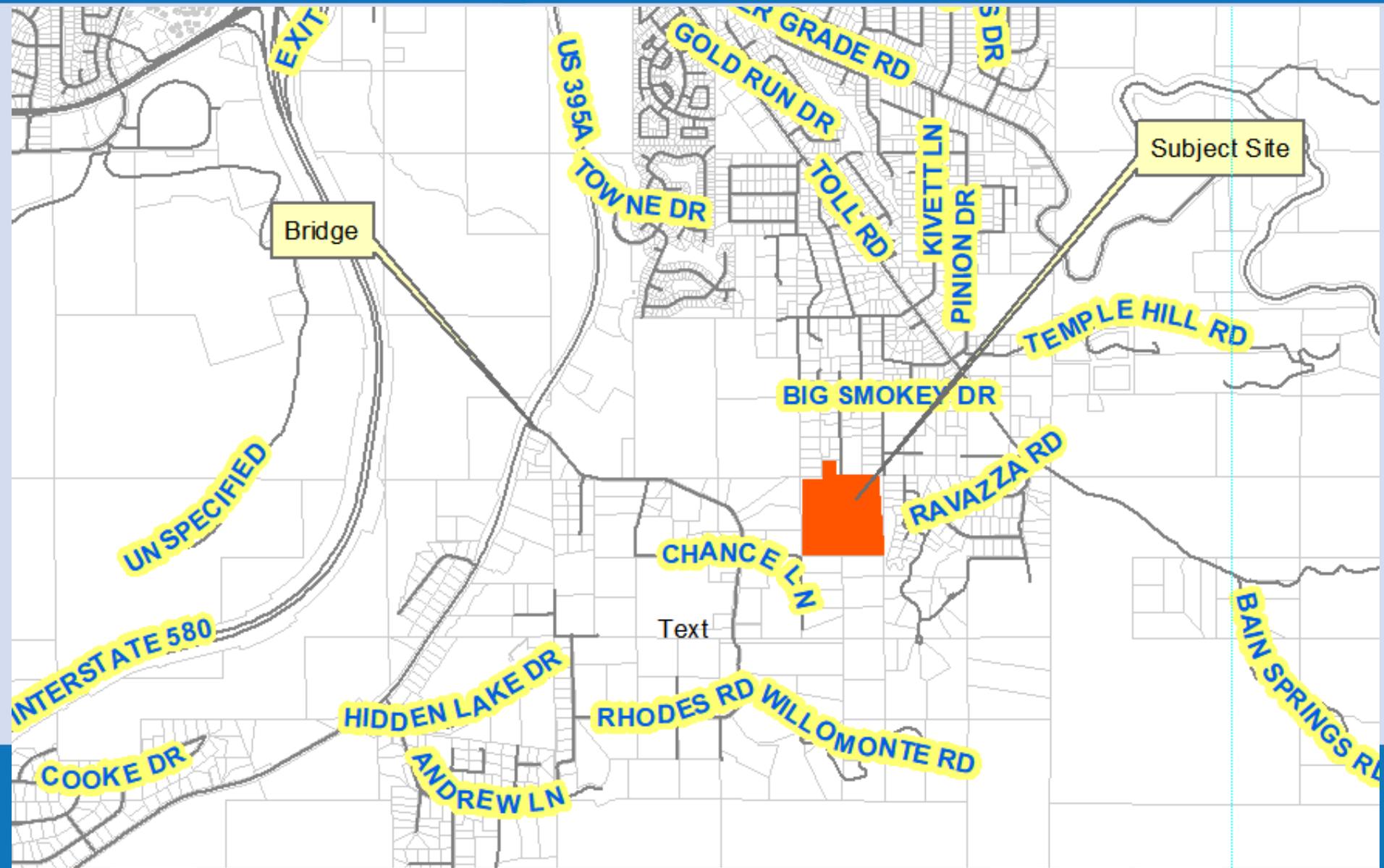
Deputy Chief of Operations | Truckee Meadows Fire Protection District  
[akukulus@tmfpd.us](mailto:akukulus@tmfpd.us) | Office: 775.326.6000 | Cell: 775.762.0638  
1001 E. 9<sup>th</sup> St. Bldg. D 2<sup>nd</sup> Floor, Reno, NV 89512

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# Bridge Re-inspection

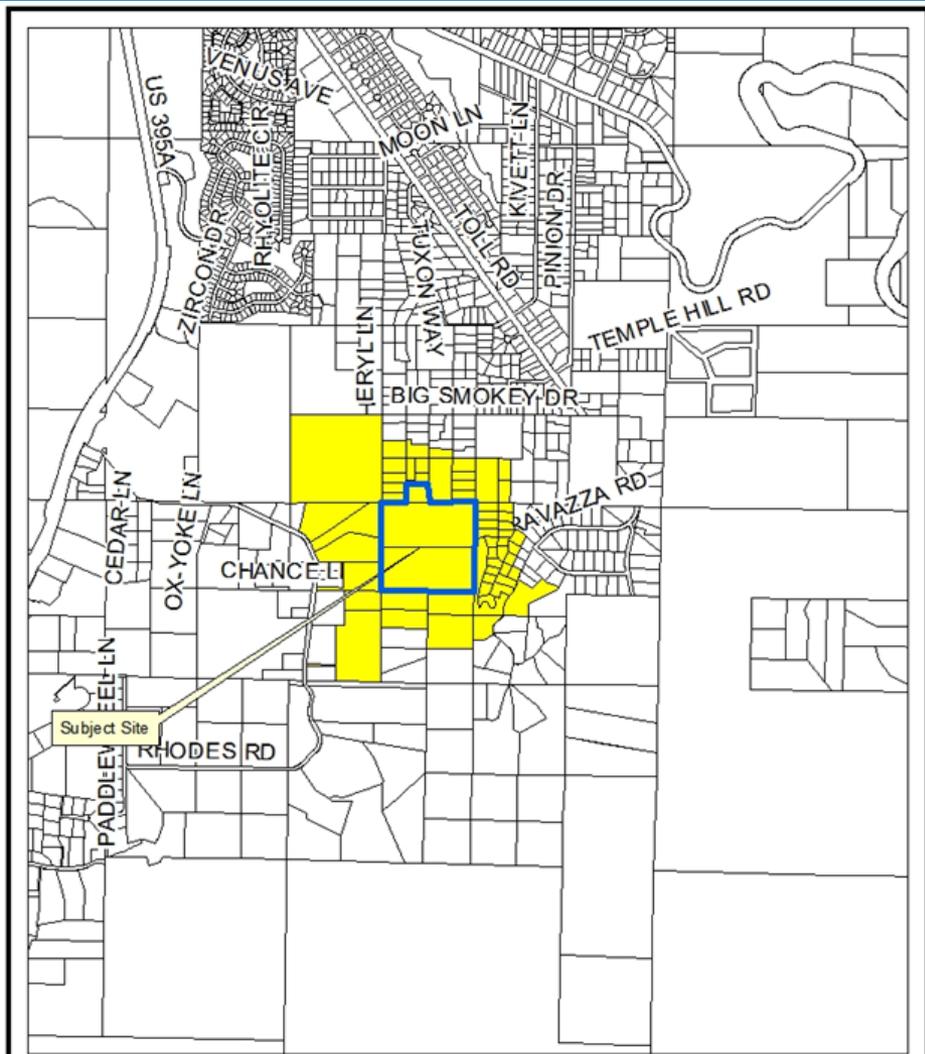
- **A proposal for bridge re-inspection is expected this week.**
- **As a precaution Engineering has advised fire not to use the bridge until it is re-inspected.**





# Public Notice

- Notice sent to 59 affected property owners at a distance of 500 feet from the subject site.



Mailing Label Map  
Tentative Subdivision Map Case Number WTM19-001  
Pleasant Valley Estates



Community Services  
Department  
Planning and  
Development Division  
WASHOE COUNTY  
NEVADA  
Plan/Case No: 11132  
Date: Nevada 2019  
(775) 335-3400

59 Parcels selected at 500 feet.

Source: Planning and Building Division

Date: February 2019



# Reviewing Agencies

**Conditions were recommended by:**

**Washoe County:**

- Planning and Building Division
- Engineering and Capital Projects
- Parks
- Water Rights
- Health District EMS

**Truckee Meadows Fire Protection District**



# Tentative Subdivision Map Findings

## Pages 12 through 14 in the Staff Report

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

*Staff Comment: The proposed map is generally consistent with the goals and policies of the Master Plan including the residential density and lot design required by the Master Plan and the Southeast Truckee Meadows and South Valleys Area Plans. There may be some question as to whether or not the proposed grading for the subdivision is consistent with policy SV.2.2, as noted in this report. There are no specific plans associated with this property. It is the opinion of planning staff that the design of the subdivision may be seen to be consistent with this finding.*



# Tentative Subdivision Map Findings

- 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: As detailed in this report, all generally applicable design features of the subdivision are consistent with the Master Plan, however, it is questionable whether or not the road grades are consistent with the Development Code. The slopes proposed adjacent to Chance Lane are not consistent the Development Code. There is no specific plan associated with this property. Given the design proposed roadways, it is the opinion of planning staff that the design of the subdivision is not consistent with this finding.*



# Tentative Subdivision Map Findings

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

*Staff Comment: Because primary access to the subdivision does not meet the requirements of Article 436, as detailed previously in this report, it is the opinion of planning staff that the site may not be physically suited for the proposed subdivision.*



# Tentative Subdivision Map Findings

- 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, as sanitary sewer service will be provided to all new dwellings and there is sufficient capacity in the sewage system to accommodate the sewage created. It is the opinion of planning staff that the design of the subdivision is consistent with this finding.*



# Tentative Subdivision Map Findings

- 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: Neither the design of the proposed 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, because the proposed subdivision is located adjacent to existing development of a similar pattern and sufficient open space is being preserved within and around the development. It is the opinion of planning staff that the design of the subdivision is consistent with this finding.*



# Tentative Subdivision Map Findings

- 6) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems.

*Staff Comment: Community water service and community sewer service are proposed to be provided to all proposed dwellings. The proposed subdivision application was provided to the Washoe County Health District, which did not recommend denial. Therefore, staff has determined that the design of the subdivision or type of improvement is not likely to cause significant public health problems. It is the opinion of planning staff that the design of the subdivision is consistent with this finding.*

- Response from TMFPD will be outside of established standards



# Tentative Subdivision Map Findings

- 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: Walking trails and emergency access have been included in the proposed subdivision application materials. Therefore staff has determined 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. It is the opinion of planning staff that the design of the subdivision is consistent with this finding.*



# Tentative Subdivision Map Findings

- 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: Walking trails, emergency access and public roadways have been included in the proposed subdivision application materials, or have been included in the recommended conditions of approval. Therefore staff has determined that the design of the subdivision provides is consistent with this finding.*



# Tentative Subdivision Map Findings

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

*Staff Comment: The open space associated with this proposed subdivision will remain in the ownership of the proposed Home Owners Association (HOA). Infrastructure improvements built to County standards may be accepted by the appropriate agencies. For this reason staff has determined that any land or improvements to be dedicated to the County is consistent with the Master Plan.*



# Tentative Subdivision Map Findings

- 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 design of the subdivision provides for future passive or natural heating or cooling opportunities.*



# Overall Evaluation

**Concerns include:**

**Street Grades**

**Steepness of graded slopes adjacent to roadways**

**Response time for Truckee Meadows Fire Protection District**

**Benefit include:**

**Potential road connection between Toll Road and Rhodes Road areas**



# Recommendation

Some agencies which reviewed the application recommended conditions in support of approval. Planning has evaluated the project and is not satisfied that the design of roadways and design of grading are appropriate under the Development Code. Therefore, after a thorough analysis and review, staff has provided the Planning Commission with possible motions for both approval and denial and makes no recommendation of either approval or denial for Tentative Subdivision Map Case Number WTM19-001.



# Possible Motion (Approval)

**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 WTM19-001 for Pleasant Valley Estates, LLC, having made all ten findings in accordance with Washoe County Code Section 110.608.25**



# Possible Motion (Denial)

**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 deny Tentative Subdivision Map Case Number WTM19-001 for Pleasant Valley Estates, LLC, being unable to make all ten findings in accordance with Washoe County Code Section 110.608.25**



# Any Questions For Staff?