

July 31, 2018

TO: Washoe County Board of Commissioners: Marsha Berkbigler, Bob Lucey, Kitty Jung, Vaughn Hartung, Jeanne Herman

Re: Tentative Subdivision Map Case Number WTM18-005 (Autumn Wood Phase 2) **AND** Special Use Permit Case Number WSUP18-0005 (Jeppson Lane Storm Water Detention Basin)

From Resident:

Name: _____

Address: _____

Dear Commissioners,

I (We) respectfully request that you UPHOLD the decision made on July 3, 2018 by the Washoe County Planning Commission to DENY both Subdivision Map Case Number WTM18-005 (Autumn Wood Phase 2) & Special Use Permit Case Number WSUP18-0005 (Jeppson Lane Storm Water Detention Basin). The motion to deny was carried unanimously by the Planning Commission.

**I (We) respectfully ask you to
REJECT/DENY THE APPEAL:**

Subdivision Map Case Number WTM18-005 (Autumn Wood Phase 2) Request to “reduce the required sideyard setbacks from 8 feet to 0 feet on one side of each lot to allow for shared common wall as this project is proposed to be a townhome development”

BECAUSE:

- This allows the developer to build single family ATTACHED housing when **all MDS codes and regulations, as well as the Master Plan, limit MDS to 3 du/acre single family DETACHED**
- Application states that lot sizes will range from **3,800 sf to 5,373 sf which does not conform to the density/intensity standards in the Master Plan/Housing Table 110.406.05.1: MDS - 3h for Dwelling Unit Per Acre (du/ac) / 3 dwelling units per acre single family detached / 12,000 sq. ft. minimum lot area / 80 ft. minimum lot width**

*no notes allowing for single-family attached variations

— Definition of MDS per the Washoe County Development Code, page 106:

“The Medium Density Suburban (MDS) Regulatory Zone is intended to create and preserve areas where the predominant dwelling type is **single-family, detached units at three (3) units per acre**. Small neighborhood commercial and civic uses may be permitted when they serve the needs of the residents and are compatible with the residential character of the area. **The maximum number of dwelling units that may be located in this regulatory zone is three (3) units per one (1) acre. The minimum lot area in this regulatory zone is twelve thousand (12,000) square feet.**”

- **Washoe County Development Code - Area Plan General Regulations**
Section 110.202.00 Purpose. The purpose of this article, Article 202, Area Plan General Regulations, is to set forth general regulations to **implement the area plans contained in Volume Two of the Master Plan and the other applicable plan elements contained in Volume One of the Master Plan**
Section 110.202.05 Compliance with Area Plans. All development shall substantially comply with the text, policies and various maps of the Washoe County Master Plan, including Volume Two: Area Plans.

REJECT/DENY THE APPEAL:

Special Use Permit Case Number WSUP18-005 (Jeppson Lane Storm Water Detention Basin)

BECAUSE:

- SOUTHWEST TRUCKEE MEADOWS AREA PLAN
SW.2.14 The **approval of all special use permits** and administrative permits **must include a finding that the community character as described in the character statement can be adequately conserved through mitigation and any identified potential negative impacts.** Mitigation measures shall be reviewed by the Washoe County Planning Commission as well as by the relevant Citizen Advisory Board.
- The greater than 90 degree bend required at the redirection point (located on separate parcel - see next bullet) has the potential to cause flooding to properties located West of the junction. This ditch is intended to handle overflow from Whites Creek which is a tributary to the Truckee River. As such, the fact that the **detention ponds encroach on the sensitive stream buffer zone and exist within the FEMA 100 year flood zone** should cause additional **required mitigation on behalf of all adjacent properties as well as the entities seeking to maintain the quality of the Truckee River.** By replacing a dirt field with roads and grading the potential for flooding on all adjacent properties must be evaluated.
- Planning Commission Staff Report
Project Evaluation: **Grading proposed for storm water detention improvements is significant** and will comprise some 2/3 of the subject site. This is necessary not only for the current subdivision, **but also to serve the previously-approved subdivision, to the south, Autumn Wood.**
- If these detention ponds are necessary for the “previously-approved subdivision” (Autumn Wood Phase I) how was that development approved and granted 12 years of approval extensions without anywhere to send the water that is being redirected?
- When D.R. Horton submitted a tentative map for Autumn Wood Phase II with their application to amend the Master Plan (WMPA17-0011) they did not include the detention ponds. The use of these detention ponds is just their second attempt to subvert the master plans MDS regulatory zone limitation and the county codes and regulations. Detention ponds do not qualify as “Common Open Space.” Therefore, they cannot use that space to then justify “clustering” the homes (see the above reference to developers request to “reduce the required side yard setback”).

I/we ask that you uphold the master plan and the Washoe County codes and regulations, all of which are in place specifically to maintain the characteristics of the neighborhood and our community as a whole.

Sincerely,

Name: _____

Address: _____