

**PLANNING COMMISSION
STAFF REPORT**

Date: November 3, 2021

To: Reno City Planning Commission

Subject: **4.1. Staff Report (For Possible Action): Case No. LDC22-00008 (Rancho IV)**
– A request has been made for: 1) a tentative map to establish a 142-lot townhome subdivision; and 2) a conditional use permit for a) a subdivision with over 100 units in the MF14 zone, b) hillside development, c) cuts and fills, and d) disturbance of a major drainageway. The ±28.04 acre site is located at the terminus of Vista Rafael Parkway and Stoltz Road. The site is within the MultiFamily Residential – 14 units per acre (MF-14) zoning district and has a Master Plan land use designation of Mixed Neighborhood (MX).

From: Brook Oswald, Associate Planner

Ward #: 4

Case No.: LDC22-00008 (Rancho IV Tentative Map)

Applicant: Desert Wind Homes

Request:

- **Tentative Map:** 142 dwelling unit townhome subdivision.
- **Conditional Use Permit:** a subdivision with over 100 units in the Multi-family – 14 units per acre (MF-14) zone, hillside development, cuts and fills, and disturbance of a major drainageway.

APN: 003-020-42, 003-020-12, 082-533-15 & 16

Location: See Display Maps (**Exhibit A**)

Proposed Motion: Based upon compliance with the applicable findings, I move to approve the tentative map, and associated conditional use permits, subject to conditions.

Summary: The proposed tentative map and conditional use permit request would allow for the development of 142 townhomes with associated open space, trails and related infrastructure improvements. Key issues related to this proposal include: 1) site and building design; 2) grading; 3) protecting and mitigating sensitive areas; and 4) availability of public services, utilities and infrastructure. With all recommended conditions of approval, the proposed site design meets or exceeds all code standards and addresses applicable findings. Staff recommends approval, subject to the conditions outlined in the staff report.

Background: The vacant site is located on the Peavine Mountain foothills to the west of the completed Rancho III development. Future development of the subject site was anticipated and roadway networks and infrastructure were previously constructed and designed to accommodate this proposal.

Discussion: The current applicant has proposed to cluster 142 attached dwelling units on approximately 28 acres (**Exhibit B**). Two additional parcels on the northern boundary of the site were recently purchased by the applicant and provide secondary access. The project meets the requirements for hillside development for maximum density and required open space. Extensive grading will be required to develop the site and rockery walls and hillside adaptable architecture are proposed to reduce overall grading impacts. A major drainageway is proposed to be disturbed and a design has been proposed that limits overall impacts. Townhome developments over 100 units in the MF-14 zoning district require additional review and the minimum lot area of 3,000 square feet will be modified as allowed by Reno Municipal Code.

Overall Design and Compatibility: The zoning designations for the properties located north of the project are single family with minimum 15,000 square foot lots (SF3) and large lot residential properties in Washoe County jurisdiction. These homes are approximately 300 feet or more away from the proposed housing development. Federal and City owned open space borders the project on the west and south. Higher density housing, comparable to the proposed development exists to the east of the site. The proposed project has an overall density of approximately five dwelling units per acre.

The townhomes have floor plans of 2 or 3-bedroom units (2 & 3 story). The 143 dwelling units are attached to form 68 buildings. The buildings are composed of three 4-plex buildings, one 3-plex building, 63 duet buildings and one single unit detached building. Hillside adaptable architecture is proposed to minimize grading and create a cohesive appearance that blends in with the surrounding developments. Reno Municipal Code (RMC) contain architectural standards that address and provide appropriate overall setbacks, massing, form, articulation, materials and colors.

Potential visual impact of the proposed housing structures will be minimized and mitigated with site design, structure locations, and/or architectural treatments including: height limitations, structure colors consistent with the natural environment, and landscaping. To minimize impacts on neighboring uses and the surrounding area, all light poles will apply dark sky techniques and be limited to 20 feet and shielded in an architectural style that is complimentary to the housing (**Condition 6**). Minor impacts to surrounding properties are anticipated during construction and hours of construction should be limited (**Condition 7**). To reduce water usage and provide appropriate landscaping for the site, plants should be native and/or waterwise (**Condition 8**).

Attached Development: The applicant has proposed to cluster the 142 housing units on portions of the site in order to protect sensitive natural areas, promote fire safety within the wildland urban interface, provide opportunities for shared common open space, and protect and provide connectivity to public lands. The resulting open space is approximately 76 percent of the project site and will provide and maintain continuous and usable corridors that create links to existing and/or proposed open spaces, parks and trails.

Public Services: The proposed project meets the standards of station distribution, response times, inter-local agreements, private fire protection measures, and concurrency management requirements to ensure all residents and properties are provided with suitable fire protection. The estimated response time to the Fire Station 10 is four minutes, which is approximately 1 mile away from the project location.

The project is located within a Wildland-Urban Interface (WUI) area and will follow requirements set forth in the State's adoption of the Wildland-Urban Interface Code under NRS Chapter 477 and NAC Section 477.281. A vegetation management plan will be submitted to the Administrator, the Reno Fire Department and the State Forester for review and approval. The property owners will be required to create defensible spaces surrounding homes or other structures and take other steps to mitigate wildfire risk through landscaping, vegetation management, and other techniques and best practices. A secondary street access is provided to allow efficient access to firefighters and other first responders. This access also ensures multiple evacuation routes are available to neighborhood residents. All dwelling units will have fire suppression sprinklers. To increase awareness of the risks associated with living in the wildland urban interface, the applicant will provide signage to educate residents and surrounding property owners about steps they can take to prevent fires, protect their property and create a safer environment for firefighters in the event of a wildfire (**Condition 9**).

The Police Department did not provide comment related to the application. At this time, public safety staffing, resources and facilities are sufficient to provide services to the proposed development. Property tax generated from the proposed development may be allocated if additional service is required.

Schools: Washoe County School District (WCSD) has provided comments that indicate that the project has a minimal impact on the surrounding schools and that future schools will be developed to accommodate growth as needed.

Parks and Recreation: The proposed park, trailheads, signage, sidewalks and trails promote a safe, accessible, and direct pedestrian and bicycle connection within neighborhoods, as well as to adjacent trails and ultimately to the broader regional system. A Home Owners Association

(HOA) or appropriate entity will be responsible for all maintenance of the open space area. The open space, trails and park will be accessible to the general public in perpetuity (**Condition 10**).

The applicant has proposed the development of a pocket park and trail head (**Exhibit B**). The recreation area has been designed with consideration of a variety of user groups and will include the inclusion of art and educational signage within the private development to enhance the character and identity of the development. Important existing trails on the project site have been identified and will be maintained and enhanced to provide appropriate and safe connection (**Condition 11**). Portions of the site have been disturbed by undirected vehicular activity and will be restored to maintain environmental integrity (**Condition 12**). The park and trails will be accessible to the general public and meet City and ADA requirements for design and amenities provided (**Condition 13**). The pocket park and trailhead area will be privately-owned and maintained. The developer will be required to pay the residential construction tax (RCT) and may have the option to cost offset by a refund of residential construction taxes from the City pursuant to a park development agreement at the discretion of the City Council.

Infrastructure: The subject site is vacant and all services necessary to serve future development can be extended to the site. Truckee Meadows Water Authority (TMWA) has been identified as the water service provider, Waste Management for solid waste disposal, and City of Reno for sewer for wastewater service.

An existing lift station was designed to handle the additional sewage generated from this subdivision and capacity improvements to the lift station will not be necessary with this request (**Exhibit C**). Prior to the issuance of any final map, the applicant will submit a final sanitary sewer report demonstrating that adequate capacity is available in the existing and proposed sanitary sewer system to adequately convey the anticipated sanitary sewer flows from the project site to the closest sewer interceptor.

All runoff from stormwater and other precipitation events will be managed to prevent on-site flooding, manage the spread of non-point source pollutants, and reduce the volume of stormwater entering municipal storm drains and natural drainages during periods of peak flows (**Exhibit C**). Low Impact Development (LID) features and approaches will be incorporated to minimize impervious surface coverage of the site; provide infiltration and retention for stormwater on-site; and use natural processes to treat and remove pollutants from stormwater runoff. Final stormwater discharge will be at a rate equal to or below the peak discharge in the existing conditions. All on-site stormwater management facilities will be privately owned and maintained and adequate easements and maintenance access shall be provided for all storm water management improvements. With each final map or the issuance of any grading or site improvement permit, the applicant will submit a final hydrology report which depicts the overall on-site and off-site contributing drainage basins and addresses on-site and off-site storm water flows, detention and facility capacities for the predevelopment and post-development site.

Roadways and Traffic:

The site is accessed from Vista Rafael Parkway, which is classified as a residential collector. An easement is in place to provide access to the subject site. A secondary emergency access will be provided from the northern property boundary and connect to an existing City right of way that connects to Evans Avenue. This access will be improved to meet City Public Works and emergency vehicle standards. The project includes 142 Single Family Residences, and as such trip generation will not reach the thresholds to require further analysis. The project proposes on-site improvements to vehicular and pedestrian facilities that will not have a significant impact on the adjacent street network or Level of Service (LOS). The Regional Transportation Commission (RTC) and the Nevada Department of Transportation (NDOT) had no substantial comments. The developer is required to pay a regional road impact fee to RTC, to address identified improvements to accommodate traffic on the overall roadway network. To reduce overall grading impacts sidewalks are proposed to be constructed on one side of the roadway.

Hillsides, Grading and Slopes: The proposed grading is necessary to provide safe and adequate access to the development, minimize environmental damage associated with grading, facilitate the reduction of importing and exporting soil, limit visual scarring and reduce impacts to water quality during grading.

The project contains slopes sufficient to qualify as hillside development per RMC (**Exhibit D**). Approximately 81.9% of the site has more than 15% slope. Hillside density and open space requirement calculations per RMC 18.04.405 and 18.04.406 conclude the project allows for 142 dwelling units and 14.07 acres of required open space. 21.55 acres of open space are provided and exceed the requirements of RMC hillside density calculations. Provided open space promotes the preservation of significant natural features by retaining portions of the site as undisturbed open space. Hillside adaptable architecture is proposed to further reduce hillside and grading impacts (**Exhibit E**).

Grading practices that are more appropriate in hillside areas have been incorporated and include hillside adaptive architecture, terraced rockery walls, and stabilized/revegetated 2:1 slopes that efficiently meet existing grades and minimize excessive grading. Disturbance has been minimized to only areas needed for construction and impacts have been mitigated in such a way as to replicate natural features where possible (**Condition 14**). All areas disturbed by grading in the developed core that will not be formally landscaped or developed with walls will be reseeded with a mixture of grasses and shrubs consistent with existing onsite vegetation to provide a transition to native plant species on undisturbed portions of the site.

Cultural and Environmental Resources: It was determined that mitigation measures were not necessary prior to development of the site. Due to the historic context of the general area, cultural resources may be unearthed during construction and should be protected (**Condition 15**).

Due to the foothill location and characteristics of the site, it is a priority to maintain or improve existing wildlife habitats, native vegetation, and natural terrain. A wildlife management plan will be prepared that ensures measures are taken to ensure open space areas are protected and enhanced resources are available to support wildlife habitat, movement, and reproduction. The applicant will work with Nevada Division of Fish and Wildlife to determine appropriate content of the management plan and appropriate mitigation (**Condition 16**).

Several mature Jeffery Pines exist on the site and 19 are proposed to be removed to accommodate the development (**Exhibit F**). The applicant will minimize destruction of vegetation outside of the construction zone and establish criteria for the replacement of mature trees in instances where retention is not feasible due to location, site constraints, or other factors (**Condition 17**).

Disturbance of a Major Drainageway: There is an existing drainage on the northern portion of the site and is proposed to be impacted to construct the secondary emergency access. Impact has been minimized to one area to provide access and drainage, and historic flows will be maintained. In accordance with RMC the applicant shall have plans depicting the 100 year floodplain with a minimum 15 foot setback on each side of the channel. The culvert crossing located under the emergency access road shall be capable of passing the 100 year storm in accordance with the Public Works Design Manual (PWDM). Maintenance and upkeep of the drainageway is the responsibility of the HOA, and shall be included in the Operations and Maintenance Manual in accordance with the PWDM. Maintenance of the drainage ways will be performed by the property owner including, removal of trash, clearing of sediments and debris, and clearing of weeds.

Wetlands may exist onsite and the drainage may have further federal oversite by the Army Corp of Engineers. The applicant will have to delineate potential wetland areas, provide mitigation as necessary and present verification prior to a final map approval that this review has been completed (**Condition 18**).

Master Plan Conformance: The site has a Master Plan land use designation of Mixed Neighborhood (MX) and is located in a Foothill Neighborhood per the Structure Plan Framework of the Reno Master Plan. As proposed and with the recommended conditions, the project is in conformance with the Master Plan land use designation and supportive of the following applicable Master Plan principles, goals and policies:

- Policy 2.1B: Concurrency Management System
- Policy 7.1C: Environmentally Sensitive Areas
- Policy 4.2E: Neighborhood Connections

- Policy N-G.14: Neighborhood Amenities
- Policy N-G.17: Open Space
- Policy N-ON.5: Cluster Development

Public and Stakeholder Engagement: The project was reviewed by various City divisions and partner agencies, and comments were incorporated into the project analysis (**Exhibit G**). The scheduled Ward 4 Neighborhood Advisory Board meeting was cancelled for this project. A courtesy notice was sent out to surrounding property owners upon initial submittal. The applicant's representative also conducted an online neighborhood meeting and public comments were received. Comments included concerns and opposition to the development and focused on: roadways and traffic, environmental and cultural resources and aesthetics (**Exhibit H**). Comments have been forwarded to the Planning Commission and any future comments will be forwarded to the as they are received.

Recommended Conditions of Approval: All conditions shall be met to the satisfaction of Community Development Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. The applicant shall record the final map(s) in accordance with the time limit contained in state law or this approval shall be null and void.
3. Prior to the approval of the final map, the applicant shall provide an affidavit stating that the subdivider will make provision for payment of the tax imposed by Chapter 375 of Nevada Revised Statutes (NRS) and for compliance with the disclosure and recording requirements of Subsection 5 of NRS 598.0923, if applicable, by the subdivider or any successor in interest.
4. Prior to the issuance of any building permit or final map, the applicant shall attach a copy of the final approval letter and phasing plan. The approval letter and phasing plan shall accompany a narrative that describes how the requested permit addresses each of the approved conditions of approval.
5. The applicant, developer, builder, property owner, or business proprietor, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or made readily available upon demand by City staff.

6. Prior to the approval of each final map, the applicant shall submit site improvement plans demonstrating that adequate street lighting will be provided at all on-site intersections and pedestrian crossings. Street lighting shall be privately maintained and shall be installed prior to the first certificate of occupancy. Plans shall demonstrate that all street lighting meet Dark Skies requirements and street poles shall be limited to a maximum of 20 feet in height, shielded and in an architectural style that is complimentary to the housing.
7. Hours of construction, including grading, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays, excluding dust control and Storm Water Pollution Prevention Plan measures. A note to this effect shall be placed on the title sheet of all building permit plan sets and a sign shall be posted at the construction site. If the construction hours need to be varied for the pouring of concrete slabs, a plan detailing the construction operations and provisions to minimize impacts on nearby residential areas shall be submitted and approved to the satisfaction of the Administrator
8. Prior to the issuance of a final map the applicant shall provide landscape plans that demonstrate that native and water wise plants have been incorporated into a majority of the design of the project, with emphasized use in naturalized and open space adjacent areas.
9. Prior to the approval of a final map, the applicant shall provide plans that demonstrate that all landscaping complies with the International Wildland Urban Interface Code as adopted by the Nevada State Fire Marshal's Office by reference in NAC 477.281.
 - a) The Reno Fire Department requires that the vegetation management plans be submitted to the State Forester first and then the approved plans along with any comments shall be submitted to the City of Reno for review per Section B101.1
 - b) The developer shall establish and the Home Owners Association or equivalent organization shall be tasked to maintain requirements regarding establishment and maintenance of fuel modification zones.
 - c) All dwelling units shall be equipped with emergency fire suppression sprinklers that meet or exceed standards outlined in NFPA 13 (National Fire Protection Association) or equivalent.
 - d) All decks, roofs and wall shall be constructed of fire resistant materials.
 - e) The development and private roadway shall not be gated or obstructed.
 - f) All temporary access roads will be constructed in accordance with permanent fire department access roads standards. The fire access road may be an engineered, compacted base material, which may or may not include paving. The road base shall

support fire trucks, be resistant to wear from travel and weather, and shall be maintained as a drivable surface throughout the construction process. Construction activity may be prohibited by the Fire Department for failure to service and maintain fire apparatus access roads.

10. Prior to the approval of any final map all areas designated as parks or open space will be designated as permanent open space on the map. Prior to approval of each final map, the applicant shall provide suitable documentation that a public use easement has been recorded to allow the public to use the open space and trails. The open space shall be maintained by the Home Owners Association, or their designee.
11. The trail shall be substantially conforming to the alignment of the tentative map proposal and use the technical guidelines for the survey, design, construction, maintenance, and assessment of the United States Forest Service (USFS) system of trails, based on the Trail Class 3 /Designed Use of Non-wilderness/ Double Lane (38"-60") and consistent with management intent of the Forest Service. Additional supporting trails identified on the property shall also meet the standards and requirements outlined above. Local deviations from any design parameter may be established based on trail-specific conditions, topography, or other factors, provided that the deviations are consistent with the general intent of the applicable Trail Class 3.
12. Prior to the approval of the final map, the final plans shall demonstrate that all dirt roads not required to perpetuate access be identified, scarified and revegetated in the same manner as mechanized slopes. The revegetation bond shall include these required improvements in the amount.
13. Prior to the approval of a final map the applicant shall provide plans that illustrate a trailhead and pocket park are provided on the project site. The trailhead/ park area shall have a minimum of four parking stalls, one information board, a bicycle staging area, three picnic seating areas, a dog waste and trash facilities and, one interpretive panel (24"x36") and one piece of interpretive artwork related to the surrounding natural systems and history. The trailhead and park shall meet ADA design standards and be maintained in perpetuity by the Home Owners Association or other appropriate entity approved by the City of Reno Parks and Recreation Department Director.
14. Prior to the issuance of any grading permit, the applicant shall have plans approved that demonstrate the color of the rockery walls and riprap will match the surrounding natural landscape and will be treated with Permeon or similar product. The riprap shall be backfilled with soil and revegetated to the approval of the Community Development Department. The grading permit shall detail the rockery wall installation and specifications for construction be

provided. All significant walls/wall sections shall be rockery and slopes should be graded to have a natural and undulating appearance.

15. If human remains, human burials, burial cairns, or other significant archeological items are disturbed or identified during any construction, all work in the immediate vicinity must cease, the discovery must be secured, and the party responsible for the construction must immediately contact both the appropriate law enforcement and/or the State Historic Preservation Office per NRS 383.170.1(a). If bones are uncovered while digging, there shall be no attempt to excavate the materials, but the site shall be secured with immediate contact of both the appropriate law enforcement and the State Historic Preservation Office. Failure to provide notice to the State Historic Preservation Office of a discovery of a Native American burial is a violation of state law and can result in criminal penalties under NRS 383.180.2.
16. Prior to the approval of the first final map, the applicant shall demonstrate that any required mitigation measures from the Nevada Department of Wildlife (NDOW) and the US Fish and Wildlife (USFW) are included in the project design. A letter from NDOW and USFW stating that they have reviewed and approved the site improvements shall be provided prior to the approval of the final map. All applicable government agencies and City departments shall be consulted on the content and accuracy of required signage. A Wildlife Maintenance Manual shall be submitted prior to the approval of the final map.
17. Prior to the approval of a Final Map the applicant shall provide plans that demonstrate tree preservation procedures will be implemented and appropriate mitigation is provided for removed trees (over 6 inches in caliper measured 4.5 feet above the base). Jeffery Pine seedlings shall be planted to ensure that a minimum of two trees will reach maturity for every one tree removed. A professional arborist, or other qualified specialist shall verify that the falling of the trees will not impact any bird or raptor active nesting sites
18. Prior to approval of the first final map, the applicant shall provide a final wetlands report and delineation demonstrating that all existing wetlands on the site will not be disturbed; or if disturbed, provide appropriate mitigation in accordance with Federal and City regulation. Prior to issuance of any grading permit, the applicant shall provide suitable written verification that this project has been reviewed by the U.S. Army Corps of Engineers and appropriate mitigation has been completed if deemed necessary.

Findings:

General Approval Criteria: The decision -making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) Consistency with the Reno Master Plan: The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
 - a. Shall weigh competing plan goals, policies, and strategies; and

- b. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- 2) Compliance with Title 18: The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) Mitigates Traffic Impacts: The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) Provides Safe Environment: The project provides a safe environment for pedestrians and people on bicycles.
- 5) Rational Phasing Plan: If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

Tentative Map: Approval of tentative maps shall be subject to the approval criteria in Section 18.08.304(e), Approval Criteria Applicable to All Applications, and criteria set forth in NRS Section 278.349(3), as follows:

- a) Environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- b) Availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- c) Availability and accessibility of utilities;
- d) Availability and accessibility of public services such as schools, police and fire protection transportation, recreation and parks;
- e) Conformity with the zoning ordinances, master plan, and elements thereof, 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) Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
- h) Physical land characteristics such as flood plain, slope, soil;
- i) Recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.348;
- j) 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; and
- k) Submission by the subdivider of an affidavit stating that the subdivider will make provision for payment of the tax imposed by Chapter 375 of NRS and for compliance

with the disclosure and recording requirements of subsection 5 of NRS 598.0923, if applicable, by the subdivider or any successor in interest.

Conditional Use Permit: In addition to meeting the criteria in Section 18.08.304(e), Approval Criteria Applicable to All Applications, the following findings shall be made prior to granting a conditional use permit pursuant to RMC 18.08.605(e):

1. The proposed location of the use is in accordance with the objectives of this Title and the purpose of the zoning district in which the site is located;
2. The proposed land use and project design is compatible with surrounding development;
3. The proposed land use and project design is consistent with applicable development standards;
4. Public services and facilities are available to serve the project, or will be provided with development;
5. The characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area; and
6. The granting of the conditional use permit will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:
 - a. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and
 - b. Any hazard to persons and property.

Cluster Development: In addition to the general major site plan review findings, the following findings shall be made prior to approving a major site plan review to modify project density in cluster developments pursuant to RMC 18.08.603(e)(3):

- a. The clustering proposal, compared with a more traditional site development plan, better attains the policies and objectives of this article, such as providing more open space, preserving existing trees and vegetation coverage, preserving view corridors, and preserving sensitive environmental areas such as stream corridors, slide areas, wetlands, and steep slopes;
- b. The clustering proposal will have no significant adverse impact on adjacent properties or development, or the applicant has agreed to adopt appropriate mitigation measures such as edge matching, landscaping, screening, illumination standards, and other design features to buffer and protect adjacent properties from the proposed clustered development; and
- c. The clustering proposal meets all other applicable requirements set forth in this article or in other applicable ordinances or regulations.

Limits on Grading (Cut and Fill): For developments ten acres or more in area, the following findings shall be made prior to granting a major site plan review, in addition to the general major site plan review findings pursuant to RMC 18.04.302(d):

- a. The proposed project mitigates environmental degradation, including slope failure, erosion, sedimentation, and stormwater run-off;
- b. The proposed project utilizes grading practices that are appropriate for hillsides and designed to minimize the visibility of unsightly scarring;
- c. The proposed project provides open space based on hillside constraints;
- d. The proposed project adheres to applicable hillside development design standards and to Master Plan provisions related to development in sloped areas; and
- e. The proposed project's site layout and design features adequately mitigate potential visual impacts of development near prominent ridgelines and within other visually prominent areas.

Attachments:

- Exhibit A - Display Maps (PDF)
- Exhibit B - Site and Landscape Plan (PDF)
- Exhibit C- Utility Plans (PDF)
- Exhibit D - Grading Plan (PDF)
- Exhibit E -Hillside Adaptable Architecture (PDF)
- Exhibit F - Proposed Tree Removal (PDF)
- Exhibit G - Agency Comments (PDF)
- Exhibit H - Public Comment (PDF)