



Sun Valley Citizens Advisory Board

MEMORANDUM

Date: February 6, 2017
To: Kelly Mullin, Washoe County Planner
Re: **Amendment of Conditions Case Number WAC16-0001 for Tentative Subdivision Map Case Number TM05-011**
From: Misty Moga, Recording Secretary

The following is an excerpt from the Sun Valley Citizen Advisory Board on February 6, 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:
http://www.washoecounty.us/comdev/da/da_index.htm.

A. Amendment of Conditions Case Number WAC16-0001 for Tentative Subdivision Map Case Number TM05-011 (Ladera Ranch) – Hearing, discussion, and possible action to approve an amendment to two of the original conditions of approval for the subdivision. The amendment seeks to reduce the side yard setback from 6-feet (existing) to 5-feet (proposed), and to reduce the front yard setback from 20-feet (existing) to 10-feet (proposed) for the living portion of the house and side-turned garages. The front yard setback would remain 20-feet for front-facing garages.

- **Applicant:** D.R. Horton, Inc., Attn: Mark Jones, 1081 Whitney Ranch Drive, Henderson, NV 89014
- **Property Owner:** Ladera Ranch, LLC, Attn: Kelly Burt, 2641 Talon Way, Park City, UT 84060
- **Location:** South of the intersection of East Golden Valley Road/West 7th Avenue and Dream Catcher Drive
- **Assessor's Parcel Numbers:** Total of 113 parcels: 502-700-01; 502-700-02; 502-700-03; 502-700-06; 502-250-05; 502-711-01 to 14; 502-712-01 to 09; 502-721-01 to 13; 502-722-01 to 46; 502-731-01 to 10; and 502-732-01 to 16
- **Staff:** Kelly Mullin, 775-328-3608 • Email: kmullin@washoecounty.us
- **Reviewing Body:** This Case will be tentatively heard by the Planning Commission on February 7, 2017.

John Krmpotic gave a presentation on Ladera Ranch:

- He introduced Ted Brown is with DR Horton
- Ladera Ranch has been around for 10 years; approved map in 2005
- 105 recorded lots on first phase
- He showed the Zoning map
- Subdivision layout: 356 homes have been approved on the tentative map
- Lots of open space
- Character architecture
- Imagine the garage 10 feet forward
- Front yard setback is reduced. He showed the existing and proposed setback
- Setbacks: 6 foot side yard setback on existing plans and 5 foot on the proposed plans.
- 10 yard front yard setback to have 3 car garages. The two car garage is tucked back for variation; crafty way to get 3 car garage.

Comments:

- Carol asked if he was adding a garage. Krmpotic said yes, adding a garage
- Margaret asked about the setback; Mr. Krmpotic said the rear yard is the same. There is no change to amount of houses being built. Krmpotic said DR Horton has a product they would like to build.
- Margaret increase size of house? Krmpotic said he said he doesn't know the size of the house approve prior.
- Margaret asked for sq footage. Krmpotic will be 2,400-2,900. The sales price will be Mid \$400,000.
- Proposed side setback would be 10 feet wall to wall (neighbor to neighbor).

- Mr. Krmpotic said the HDS zoning is a minimum of 5,000, and this project is 5,700. It's the closest zoning that allows a 5 foot setback. Margaret said it's not unusual to have a 5 foot setback.
- Vicky said many time people ask for setbacks as individual and get denied, and here a big company is asking for a setback.
- Vicky asked if it is important to have a 3 car garage. Mr. Krmpotic said the analysis shows a certain square footage with 3 car garage is very important. 1 foot off the side yard is not a big deal. This type of setback is happening around the country.
- Carmen said the Board of County Commissioners approved this 10 years ago. Mr. Krmpotic said they approved the map. Vicky said this will go before the County Planning tomorrow evening regarding the set back.
- Carol asked about traffic. She said 356 lots X3 cars garage. That will be 1,068 cars driving through one entrance a day. Sun Valley Blvd is busy.
- Krmpotic showed Opal Station Drive going west on the map. He said there will be another access point.
- Michael Rider said he has seen this type of house before, usually in the south part of Washoe County, not up here. He said he travels the Sun Valley Blvd for shopping and work, and it would be good to have secondary access. It's a dangerous road with multiple accidents. It's impassable. There needs to be merging lanes coming out of the development. It's a safety issue. It will be log jammed during winter months. He said he is also concerned about drainage. Culverts cannot support this development. Ditches and roads are eroding. The subdivision, if not addressed, the residents will be impacted on that road and it needs to be addressed.
- Margaret asked about detention basins. Mr. Krmpotic said there will be detention basins already engineered for this site. It's the law. Staff civil engineers have reviewed per the code.
- Vicky said she isn't convinced about the traffic; she said it took 25 minutes when it snowed to go from 4th down to carwash. She said we have had this issue from a lone time now. People cut through Sun Valley to get the freeway easier. She said she doesn't see how the traffic problems will change. She said RTC and NDOT met about what is going to happen with the changes. The changes might not come until 2030. The 2nd access won't even come until the second phase. She said she doesn't see how this is beneficial to our community.
- Mr. Krmpotic read the traffic study from the traffic engineer; traffic mitigation for this project. Signing, striping, signal installed 395 on ramp at Golden Valley road. Golden Valley Road/Dream Catcher – 1 left turn lane, one through lane going west. A raised center median, ingress and egress. Vicky said those are mitigations for Golden Valley, what about Sun Valley.
- Kelly Mullin, Washoe County Planner, introduced herself. She said the Commission will only look at the setbacks. It was approved in 2005. There are dozens of conditions on this project. Tomorrow, the Planning commission will be focused on setbacks.
- Margaret said detention basin work well.
- Mr. Georges said we went through this before. He said RTC was going to build a parallel road to Sun Valley Blvd. We have had conversations about homes, how many, roads, and turn outs, and nothing happened. Here it is again. We have a terrible drainage issue in this valley. He said he lost 3 feet of his property to the ditch. He said the county use to clean the ditches all the time every year. He said he has weeds in the back. That development was supposed to be done, here it is again. We have multiple cars. If you have a family of 4 with kids who can drive, that's 4 cars. Krmpotic said 3 car garages doesn't mean 3 cars, it means more storage.
- Mr. Elliot said they didn't put 1,200 homes in the past. They didn't make concessions back then and they have made more since then. They will bring good stuff including tax revenue; they gave us property for a park. They give additional walk ways. As a GID member, there are positives. RTC problem is Sun Valley; it's not their fault.
- Mr. Krmpotic showed the easement approved in green with trailhead.
- Carol Burns said she has been in a house behind the San Rafael park. The homes have reduced setbacks. A woman had to put shading on window because she had no privacy. We have 1/3 acres out here.
- Vicky said this may have been approved 10 years ago, many things have changed since then.

MOTION: Margaret Reinhardt moved to approve the subdivision with proposed setbacks. Michael Rider seconded with motion to approve the subdivision with proposed setbacks however he has concerns about traffic and drainage. In favor: Carmen Ortiz, Michael Rider, Margaret Reinhardt 3 in favor; 2 opposed: Vicky Maltman and Carol Burns. Motion passed 3 to 2.

Michael said he is glad to hear about the turn lanes and detention basins, but was concerned for traffic and drainage.

CC: Carment Ortiz
Sarah Tone
Al Rogers
Jeanne Herman