Appeal of Denial of
WTM18-005 Autumn Wood Phase 2
and
WSUP18-0005 Jeppson Lane Storm Water Detention Basin

Washoe County Commission
September 11, 2018
Overview

- Seventeen-lot common open space, single-family residential subdivision
- Major Grading to facilitate construction of storm water detention improvements
- Continuation of approved (unbuilt) Autumn Wood subdivision
- Storm water detention proposed to serve both subdivisions
Site Plan
Grading Plan
Project Evaluation

- 17-lots Attached single family residences
- Private streets
- Continuation of previously-approved (unbuilt) Autumn Wood Subdivision
- Many trees on site
- Topography essentially flat
- Grading for storm water detention will take up 2/3 of the site
Concerns Expressed

- Drainage / Flooding
- Traffic
- School Adjacency
- Revegetation
- Staining of rip-rap areas
- Tree replacement
- V-ditch within Washoe County Open Space to be in a culvert for ½ of its length to facilitate passive recreation, hiking
Reviewing Agencies

- Washoe County Community Services Department
  - Planning and Building Division
  - Engineering and Capital Projects Division
  - Utilities/Water Rights
  - Parks and Open Spaces
- Washoe County Health District
  - Vector-Borne Diseases Program
  - Environmental Health Services Division
- Washoe County Regional Animal Services
- Washoe County School District
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Reno-Tahoe Airport Authority
- Nevada Department of Transportation
- City of Reno
- City of Sparks
Tentative Subdivision Map Findings

1. Plan Consistency.
2. Design or Improvement.
3. Type of Development.
5. Fish or Wildlife.
7. Easements.;

Included on pages 13-16 of Staff Report
Special Use Permit Findings

1. Consistency.
2. Improvements.
3. Site Suitability.
4. Issuance Not Detrimental.
5. Effect on a Military Installation
6. Community Character

Included on pages 13-16 of Staff Report
It is recommended that the Board of County Commissioners affirm the decision of the Planning Commission and deny Tentative Subdivision Map Case Number WTM18-004 (Lemmon Drive Estates), being unable to make the required findings of fact.
Agreeing with the decision of the Planning Commission: Page 3 of your staff report.

Disagreeing with the decision of the Planning Commission: Pages 3 and 4 of your staff report.
Questions?