



# West Truckee Meadows Citizen Advisory Board

## MEMORANDUM

To: Trevor Lloyd, Staff Representative  
From: Misty Moga, Administrative Recorder  
Re: **Master Plan Amendment Case Number MPA15-005 and Regulatory Zone Amendment Case Number RZA15-008 (Ridges at Hunter Creek)**  
Date: November 9, 2015

The following is a portion of the draft minutes of the West Truckee Meadow Citizen Advisory Board held on November 9, 2015.

**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](http://www.washoecounty.us/comdev/da/da_index.htm).

**A. Master Plan Amendment Case Number MPA15-005 and Regulatory Zone Amendment Case Number RZA15-008 (Ridges at Hunter Creek)** – Request for community discussion and feedback on a proposed Master Plan Amendment and Regulatory Zone Map change that will result in a potential increase of 32 lots throughout 154.99 acres located south of Woodchuck Circle and Hunters Peak road and West of Hawken Drive. The Master Plan amendment is a request to change a master plan category from a mix of rural and suburban residential to rural, rural residential and suburban residential. The Regulatory Zone Amendment is to amend the Southwest Truckee Meadows Regulatory Zone Map to change the regulatory zone from mix of general rural and low density suburban to 69.95 acres of general rural, 59.2 acres of high density rural and 26.1 acres of low density suburban. Changes request within this application would include and result in administrative changes to the Southwest Truckee Meadows Area Plan including revised maps and updated text.

- Applicant: The Ridges at Hunter Creek, LLC and Ridges Development Inc.
- Location: South of Woodchuck Circle and Hunters Peak Road and West of Hawken Drive
- APN: 041-671-01, 041-0650-02, 041-662-12 & 41-650-03
- Reviewing body: Planning Commission, December 9, 2015
- Staff: Trevor Lloyd, Washoe County Senior Planner, 775-328-3620, [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

Trevor Lloyd, Washoe County Planner, gave a project overview:

- Trevor Lloyd corrected the date of the hearing to December 1st, not December 9th.
- The applicant is requesting to change the Master Plan land use and Regulatory zoning of 4 parcels that represent 154 acres. The end result will be an increase of 32 lots. It will be heard by the Planning Commission and at a neighborhood meeting. There will be provisions to the area plan. Feedback will be responded to by the planner.
- He said when they look at the Master Plan and the Regulatory zone change, they consider the following: If there are enough infrastructures; look at the number of lots and if it puts constraints on the current roads, schools, and development; is there anything unique with the property; is it compatible with zoning of surrounding uses and current uses; does it fit in the neighborhood.

Melissa from Wood Rogers reviewed the application:

- 155 acres located off of Plateau Road and Woodchuck Circle. The property is gated. The Thompson Trailhead is located on this property. Hunter Creek and the Truckee River are to the north. This project was previously approved on 63 acres. It was approved on a bigger project and was abandoned when the recession hit. The streets were graded in with a water tank for this development. It was approved for 18 lots. We want to look at the whole project instead of just the small portion of what was approved. The County changed the processes, therefore, it had to come back to get approval. She said they are in the first steps of the process. Melissa showed a map of the proposed area; all the color on the maps represents the slopes. The County has them do a slope map and designate the developable and undevelopable. Red represents the undevelopable land. The green and yellow represent the developable land. She said they reviewed the density based on the land. She said the map yields up to 50 lots. An additional 32 and the 18 that were already approved equals 50 lots. A Master Plan Amendment and Zoning change is what is needed to be approved. She said they will get into traffic, fire, and emergency access on the next step. She said they aren't certain they can get 50 lots yet. She said the roads and schools won't be impacted.
- Gerry Purdy asked if there has been an EIS conducted on this project. Melissa said EIS only have be done for federal projects. She said Nevada doesn't have the same process as California. She said they look at the wetlands, soils, traffic when they conduct an analysis. Mr. Purdy said it was important to do an Environmental Impact Studies. He asked we want to pick up the costs of paving these roads. He asked if there is enough water and what happens when

we drill down. Melissa said there is a water tank on the property, it's served by TMWA. There are water lines and capabilities to extend the lines. It will comply with water rights. She said no wells will be drilled. The roads will be paved with development. It will be a gated community. The maintenance will reside with the association. It won't be a County burden.

- Zelalem asked about the Environmental Impact Statement. Melissa said they serve their purpose on big projects. We have to consider a stringent assessment by the county. Trevor said there is no requirement for environment process, however, we do a thorough review. We look at an overall picture with development over the region. They project amount of growth and ask can the community support this growth. He said we do look at the same things in an environmental impact statement. Trevor said we are conducting the analysis right now. We are changing the color on a map; the nuts and bolts come later at the additional steps. He said they will see if we can accommodate growth, and what is the stand point from fire, schools, water.
- Mr. Purdy said he isn't against it. He said the EIS is a skeleton analysis. It includes everything and nails down who will pay for everything. TMWA will provide the water. George said they will have to purchase water rights. Mr. Purdy said there are standards for roads. George said it's up to them to keep them private roads or dedicated to county to be public. George said the EIS isn't required. Major projects require it.
- Sean asked Trevor asked about granting it in error. How confident are we to move forward without errors. Trevor said it wasn't an error, but a different process originally. Trevor said the general rural wasn't appropriate for common open space development. He said they will be a clustering of lots with common open space throughout the lots. Sean asked what the application includes. Melissa said 20 lots were recorded. Rebecca clarified 30 were included. Melissa said some lots have been sold. Melissa said the northern side was recorded. She said the south side expired; 18 homes on the bottom section. Melissa said the lower right side of the map was approved with 18 lots, but the tentative map expired. To get that density, they have to go through this process again. Rebecca said you drive through the development and it's beautiful and then you get to unfinished portion ready for development. From 2005-2008, the rules changed, so it lowered the density now. Sean asked about water, schools in step two of the process. He asked if we are just showing just one section in a vacuum, or the whole project at once. Trevor said the schools do a good job at keeping track of statistics, type of housing, how many and students per lots; it's a simple calculation. The rest of county, they are over capacity. The schools in this area are under capacity. They don't believe it will be a big challenge for the schools. The school has already considered the recorded lots and in the system. The schools are looking at the new system, of up to 50 new lots. Linda asked about the calculation. Melissa said so many per elementary, middle school, highschool. 5 elementary for 50 lots.
- Mr. Purdy he said he urged the board not to make a decision on something that isn't clear cut; be careful what you approve.
- Linda Heiss asked the different between Low Density Suburban and LDR. Trevor said the lots size is one acre for LDS. Linda asked about road impact. 50 houses on plateau is a busy road with no sidewalks with a lot of people walking. Melissa said that will be addressed in the tentative map. She said they would be approved for 80 lots, but they are below that with 50 lots. Linda said when you divide it, you don't have 80 lots, because it's broken into pieces. Melissa said we have to meet fire requirements and special features. We don't know how much we can get right now. We will work with county to see what traffic study. Melissa said they are currently under capacity.
- Linda asked about the first section recorded. Melissa said 20 behind gate; 7-9 were outside the property. Rebecca said 6 on right hand side and 3 on the left of Woodchuck.
- Linda said she is always calling the county about maintenance and they eventually get to it. Linda said it's more of an impact with 80 lots. She asked how they can maintain something new when they can't already maintain what they have. Trevor said that should be the association's responsibility. He said this won't add impact on your current system. It's self maintained. Melissa said there is drainage systems are being maintained by the property owner.
- Cathy Chapman-Walters said she doesn't have trouble with this idea. It goes with the current neighborhood. It fits.

**MOTION: Cathy Chapman-Walters recommended approval; she said it's in accordance with the area. Linda Heiss seconded the motion. Motion passed unanimously.**

Trevor explained the next steps: Planning Commission is the first step of official approval; then it goes to the County Commission. The master plan amendment has to go to Regional Planning. That is before the tentative map.

cc: George Georgeson, Chair  
Marsha Berkgigler, Commissioner  
Al Rogers, Constituent Services  
Sarah Tone, Constituent Services