



# WASHOE COUNTY DESIGN REVIEW COMMITTEE Meeting Minutes

## Design Review Committee Members

### Principals:

Dan Kovach, ASLA, Chair  
Larry Chesney, Vice Chair  
Mercedes de la Garza, AIA  
Lucia D. Maloney, PMP  
Brad Stanley

### Alternates:

Alison Cotey-Bourquin  
Francine Donshick  
John Krmpotic, AICP  
Clay Thomas

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The Washoe County Design Review Committee was scheduled to meet in regular session on Thursday, June 8, 2017, in the Community Services Department, Planning and Development, Mt. Rose Conference Room, 1001 East Ninth Street, Reno, Nevada.

### 1. \*Determination of Quorum

Chair Kovach called the meeting to order at 9:02 a.m. The following Members and staff were present.

Members present: Dan Kovach, ASLA, Chair  
Larry Chesney, Vice Chair  
Lucia D. Maloney, PMP  
Brad Stanley  
John Krmpotic, AICP

Members absent: Mercedes de la Garza, AIA  
Alison Cotey-Bourquin  
Francine Donshick  
Clay Thomas

Staff present: Trevor Lloyd, Senior Planner, Planning and Development  
Nathan Edwards, Deputy District Attorney, District Attorney's Office  
Katy Stark, Recording Secretary, Planning and Development

### 2. \*General Public Comment

Chair Kovach opened public comment. There was no public comment.

### 3. Approval of Agenda

Mr. Chesney moved to approve the agenda for the June 8, 2017 meeting. Mr. Krmpotic seconded the motion, which passed unanimously with a vote of five for, none against.

### 4. Approval of March 9, 2017 Draft Minutes

Ms. Maloney moved to approve the March 9, 2017 draft minutes. Mr. Stanley seconded the motion, which passed unanimously with a vote of five for, none against.

## 5. Design Review Committee Items

**A. Tentative Subdivision Map Case Number TM06-002 (Autumn Wood)** – To develop a 47-lot single-family townhome common open space subdivision on ±4.75 acres, as authorized in Article 608, Tentative Subdivision Maps, of the Washoe County Development Code.

- Applicant: DR Horton  
Attn: Ted Brown  
190 W. Huffaker Lane  
Reno, NV 89511
- Property Owner: Zolezzi Venture, LLC.  
Attn: Gary Duhon  
12895 Welcome Way  
Reno, NV 89511
- Location: Northwest corner of Zolezzi and Jeppson Lanes
- Assessor's Parcel Number: 044-320-48
- Parcel Size: ± 4.75 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Urban (LDU)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows / Washoe Valley
- Development Code: Authorized in Article 608, Tentative Map
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 17, T18N, R20E, MDM,  
Washoe County, NV
- Prepared by: Trevor Lloyd, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775-328-3620
- E-Mail: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

Chair Kovach provided a brief description of the item.

Mr. Lloyd verbally corrected the staff report, dated May 31, 2017, which incorrectly identified the Applicant as Truckee Meadows Fire Protection District. The Applicant is DR Horton. Mr. Lloyd stated that the Tentative Subdivision Map was approved in 2006 by a former Planner. The project was kept alive through a development agreement and an amendment to that agreement. The site is off Zolezzi Lane and was the former site of a manufactured home park. The site is currently vacant. The Applicant changed the design slightly but did not change the access, the number of units, or the important issues. Modifications are anticipated between tentative map and the final design. Staff determined that it is in substantial conformance. There was a condition that, before they could record anything, the project had to come before the Design Review Committee (DRC). The DRC was present to look at the landscaping, the architectural design, fencing, type and color of building materials, landscaping material, landscaping location, and a condition for 10-foot tall trees, with 2" caliper minimum along Zolezzi Lane.

Robert Gelu, Summit Engineering, represented DR Horton. Mr. Gelu went through the general application. The site is close to the intersection of Arrowcreek and Zolezzi, west of South

Virginia. The site is in Flood Zone A. They are considering going to FEMA and removing the Zone A designation in the future. The homes are duplexes. They are separate, single-family units, but they are attached on one side. Mr. Gelu indicated pedestrian access, grading, and flooding issues. They are rerouting the offsite flows that would flow across the site and letting them go back in the original direction. They have detention ponds for the excess flow that is generated by the site. There is a deceleration lane with a right-turn pocket and an RTC bus pad. The utilities are going to be public mains, TMWA, Washoe County sewer, and dry utilities. Each unit will have single services; there will be no common service to the multiple units. Mr. Gelu explained the lighting plan with three types of lighting. There will only be one street light. The location of the property line was discussed.

The color selections for the buildings were reviewed. There were eight color combinations. There will be natural stone accents. The rooftop will be composite roof tiles, asphalt shingles essentially. The building will be stucco.

Mr. Gelu showed the floor plans for the three models/combinations and indicated the square footage.

Mr. Gelu showed recent photos. Previously there was an RV park on the side, which has now been removed. The existing utilities will need to be removed at construction time; the surface improvements were already removed. Mr. Gelu showed views from various parts of the site. The property is essentially flat with a drop of about 3 percent between the southwest and the northeast corner.

Ryan Hansen, L.A. Studio Nevada, reviewed the landscaping. Mr. Hansen referred to Brighton Manor at the corner of Moana and Plumas. He said that Autumn Wood is a similar concept with greenbelts, garages in the back, and people exiting their houses onto the greenbelts. The landscape is a greenbelt with some turf grass and a combination of trees and shrubs. There is a condition for larger trees along Zolezzi; all of those conditions will be met. There is a monument sign on Zolezzi. They have talked about some low-voltage uplighting on the sign. He believes that is the only landscape lighting that is intended.

Mr. Krmptotic mentioned that riprap often becomes a collection of weeds and trash and looks horrible. He said that there are many alternative engineering solutions to manage water. He liked the plan and the product, but he was concerned about how the riprap is going to look after time has passed. Mr. Gelu answered that they are looking at potentially piping one entire riprap area. A couple of other areas will remain rock. They are waiting on an update of the hydrology report to see if piping is possible. Mr. Krmptotic did not suggest redesign, but he encouraged awareness that these decisions are forever decisions. It looks that way for a long time. Mr. Hansen said they would take a hard look and make it attractive. Mr. Lloyd stated that riprap is only allowed for drainage purposes; it is not allowed as landscaping or for grading. Medium-height shrubbery was discussed as a screening option.

Mr. Krmptotic suggested more screen trees, because Zolezzi is a busy street with high speeds. He believes that more trees add value and character to a project with minimal expense. Mr. Hansen said they would look at that from an aesthetic and marketing standpoint. Mr. Lloyd stated that the trees do meet the minimum standard, although the minimum does not always provide the most aesthetic. Mr. Krmptotic acknowledged the concept of overplanting, but he was considering the character of that street. There was discussion of options such as a site barrier, something decorative, medium-height shrubbery, or smaller trees in between the larger trees.



Chair Kovach addressed Mr. Gelu regarding the drain inlets through the center area of the project and the detention basins. He asked about the function of the big channels and the path of the water. Mr. Gelu described the FEMA line and how they will route the flows through the site and release them. They are isolating the site and raising the site two feet. There is a 30-inch storm drain in the street that absorbs some of the burden of street flows. They are in the process of determining the actual capacity of the street. They are keeping the subdivision dry, detaining only what is legally asked of them, and then putting everything back where it was.

Chair Kovach asked the process of deciding whether or not the Zolezzi frontage is going to be in a pipe. Mr. Gelu said it has to do with the updated flows. They are looking at the capacity of the street. He does not think that the 30-inch storm drain which is currently in Zolezzi was accounted for in the old report. They are also looking at development that happened after the 10-year-old map was originally approved. They want to make sure they are not missing anything. They will see where they stand and if they can pipe the flows instead of using a ditch.

Chair Kovach asked about maintenance access to the two detention areas. They will be able to reach them from the street.

Mr. Chesney asked about snow removal. Locations were discussed.

Ms. Maloney asked if there is a fence between the subdivision and the school. Mr. Gelu said there is a chain-link fence, which will be removed. She asked if there will be a fence between the backyards and the school. The location of the school was discussed. They discussed the possibility of a low fence to maintain the front-yard feel, rather than a six-foot privacy fence.

Ms. Maloney asked about roads and if there will be enough radius for a firetruck to get around. Mr. Gelu indicated an emergency access road that meets the criteria; the road is gated, but it is designed as an emergency access road for fire trucks. All of the returns inside of the subdivision also meet the criteria.

Chair Kovach asked about the two diagonal units at the corner and the distance between those units. One of the trees indicated in that location is Colorado blue spruce, which might be a little bit tight. Mr. Hansen said that the final species selection is not complete and will be determined based on the size of the space. Chair Kovach asked if there would be much pedestrian circulation through those spaces. A homeowner might walk through that space.

Chair Kovach asked Mr. Lloyd the intention of the four-and-a-half-foot-high buffer required in Condition 68. Chair Kovach said that very few of the shrub plantings presented look as though they will reach that height. There is no evergreen that will get that tall in the list. Mr. Hansen believes that the list was carried over from the original plans that were done ten years ago. The list would probably expand. Mr. Lloyd said that the four-and-a-half-foot condition was vague and that the intent was to provide some buffering, probably for the homeowners. Chair Kovach said that it would also help to have a buffer like that along Zolezzi if the channel remains...making sure that the buffer is evergreen and that could work well on the west side where the other uses are fairly close.

Chair Kovach asked about the general feel of the landscape planting. Mr. Hansen said that it will be efficient from an irrigation standpoint, but he is thinking of a greenbelt with a residential home feel. Chair Kovach asked further about the shrub planting areas. Mr. Hansen said the plantings will grow together without a lot of bare ground. Mr. Lloyd explained landscape-area

coverage requirements for commercial and multi-family developments: requiring 50% at the time of planting, to reach full maturity, 100% of the coverage for a landscaped area, within three years. This is a duplex, which does not have those standards. Mr. Hansen said that you would still want it to feel like a home.

Ms. Maloney asked if any of the visitor's parking spots are handicapped. Handicapped parking spots will be signed and striped. There will be handicapped ramps on both ends.

Mr. Chesney received confirmation that standard garbage cans will be used.

Chair Kovach asked about irrigation and about vector control in this situation with the greenbelt in the middle and the Health District's requirement for separation between turf and a hard surface. Mr. Hansen said that it will not be required in the particular area with the drainage as it is. Mr. Hansen had already spoken with Jim Shaffer from the Health District.

Chair Kovach readdressed the trees along Zolezzi. Chair Kovach mentioned very uniform spacing and suggested making the spacing a little less uniform and a little more natural. He suggested that varied spacing might blend in with this area of the community a bit more. Mr. Hansen agreed.

Chair Kovach mentioned low voltage lighting indicated at the monument sign, which is also the location for the one street light. He asked if that lighting would really be necessary. Street light requirements were addressed. In this case, they cannot be more than 12 feet tall. The height of their standard is 12 feet, and it looked like it met all code requirements. There is a requirement that it is downshielded, that the bulb is not exposed. There is a photometric study showing no light spillover.

Mr. Stanley asked about process because this map was originally approved so many years ago. He asked if changes in the environment are allowed to affect the actual conditioning that Planning can apply or if that must be tempered with the agreement that was made initially. Mr. Lloyd said that there have been changes since this was approved which have to be taken into consideration. But it is understood that when an application is first approved, it is a tentative, preliminary design. Then conditions are imposed, and there is a final design. Ultimately there are changes. There is some flexibility built in. If there is a drastic change in the environment, then it could create a significant change, and that condition would be addressed. For the most part, Planning ensures that they are in substantial compliance with the current code. But Planning does not want to change the goal post in the middle of the game. They are required to comply with the code that was in place at the time when the project was approved. The improvement plans must adhere to current code.

Ms. Maloney mentioned a note about a bicycle lane on the north side of Zolezzi. The bicycle lane is already built. The bike lane will be retained during the creation of the right-turn lane.

Chair Kovach listed three things to consider as conditions: specifying the existing trees along Zolezzi that apply to the tree replacement so that County permit staff can see them; including more primarily evergreen shrubs that are at least four and a half feet tall; and addressing fencing. Mr. Lloyd suggested a recommendation regarding fencing, because he saw nothing requiring fencing. Mr. Stanley asked if the Montessori School has been there since the beginning of the plan and if the presence of a school makes fencing more necessary. Discussion ensued regarding why fencing would be necessary and where it might be placed.

The front of the buildings will face the school; the applicant does not want to interfere with the front-yard feel.

There was discussion regarding the drainage channel, the appearance of the drainage channel, and potential riprap usage versus pipe usage for draining and how that would change the landscaping options.

Mr. Lloyd said that there were no conditions and no code requirements for fencing. The applicant did not have specific plans for fencing. They want to consider the nature of the neighborhood, which is less urban in feel. Ms. Maloney said that she asked her original question from the perspective of the homeowners, regarding some sort of screening between the front door and parking. Mr. Stanley asked when the community was last involved for any kind of input. The project was approved in 2006. There was a development agreement and an amendment. Those are opened to public review, but without the same level of review or scrutiny that a tentative map receives. Mr. Krmptic disclosed that he represented this project years ago. He remembers a lot of people present at the South Valleys Library at the CAB meeting. Mr. Stanley was at that CAB meeting. Chair Kovach confirmed that if the DRC did nothing, then the applicant could submit fencing to Planning for review if they wanted to add it.

There was further discussion regarding the appearance, function, and construction of storm drain channels.

Chair Kovach brought up two conditions: the existing trees along Zolezzi and more evergreen shrubs that are four and a half feet or higher. Chair Kovach called for a motion.

DDA Edwards confirmed that Mr. Krmptic was part of the team that originally got the subdivision approved. DDA Edwards recommended that Mr. Krmptic recuse himself from the vote. Mr. Krmptic added that DR Horton is also one of his clients, and he chose to recuse himself from the vote.

Mr. Chesney moved to approve the project with the two conditions. Ms. Maloney seconded the motion, which passed with a vote of four for, one abstention (Mr. Krmptic).

## **6. \*General Public Comment**

There was no comment from the public.


Chair Kovach mentioned that he invited Fred Steinmann from the UNR Department of Business to talk with the DRC about some economic issues that might be directing development in Washoe County and some of the ways those affect development through community infrastructure. Mr. Steinmann will present at the July 13, 2017 DRC meeting.

Mr. Lloyd introduced Planner Julee Olander, who will also be participating with the DRC.

## **7. Adjournment**

The meeting adjourned at 10:11 a.m.

Respectfully submitted,



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Katy Stark, Recording Secretary

Approved by Committee in session on July 13, 2017.



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Trevor Lloyd, Senior Planner  
Secretary to the Design Review Committee