



WASHOE COUNTY DESIGN REVIEW COMMITTEE Amended Notice of Meeting and Agenda

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 Donschick
John Krmpotic, AICP
Clay Thomas

MEETING OF THE WASHOE COUNTY DESIGN REVIEW COMMITTEE Mt. Rose Conference Room 1001 East Ninth Street, Reno, Nevada 9:00 A.M., Thursday, July 13, 2017

The Design Review Committee makes comments and recommendations with respect to aesthetic and design issues on project applications or other matters referred to it by the Washoe County Planning Commission, Washoe County Board of Adjustment, or the Planning and Building Division of the Community Services Department.

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**Items for Possible Action.** All numbered or lettered items on this agenda are hereby designated for possible action as if the words “for possible action” were written next to each item (NRS 241.020), except for items marked with an asterisk (\*). Those items marked with an asterisk (\*) may be discussed but action will not be taken on them.

**Possible Changes to Agenda Order and Timing.** Discussion may be delayed on any item on this agenda, and items on this agenda may be taken out of order, combined with other items and discussed or voted on as a block, removed from the agenda, moved to the agenda of another later meeting or moved to or from the consent section. Items designated for a specified time will not be heard before that time, but may be delayed beyond the specified time.

**Public Comment.** During the “General Public Comment” items listed below, anyone may speak pertaining to any matter either on or off the agenda, to include items to be heard on consent. For the remainder of the agenda, public comment will only be heard during Design Review Committee Items that are *not* marked with an asterisk (\*). Any public comment taken for Design Review Committee Items will be taken before action is taken on the item and must be about the specific item being considered by the Committee. In order to speak during any public comment, each speaker must fill out a “Request to Speak” form and/or submit comments for the record to the Recording Secretary. Public comment during these periods is limited to three minutes. Unused time may not be reserved or transferred. Comments are to be directed to the Committee as a whole and not to one individual.

**Forum Restrictions and Orderly Conduct of Business.** The Design Review Committee conducts the business of Washoe County and its citizens during its meetings. The Chair may order the removal of any person or group of persons whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting to the extent that its orderly conduct is made impractical. Warnings against disruptive comments or behavior may or may not be given prior to removal. The viewpoint of a speaker

will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite are examples of speech that may be reasonably limited.

**Posting of Agenda; Website Location.** Pursuant to NRS 241.020, the Agenda for the Board Meeting has been posted at the following locations: Washoe County Administration Building (1001 E. 9<sup>th</sup> Street, Bldg. A); Washoe County Courthouse – Second Judicial District Court (75 Court Street); Washoe County – Reno Downtown Library (301 South Center Street); Sparks Justice Court (1675 East Prater Way); [https://www.washoecounty.us/csd/planning\\_and\\_development/board\\_commission/design\\_review\\_committee/index.php](https://www.washoecounty.us/csd/planning_and_development/board_commission/design_review_committee/index.php); and <https://notice.nv.gov>.

**How to Get Copies of Agenda and Support Material.** Copies of this agenda and supporting materials may be obtained on the Planning and Building Division website ([https://www.washoecounty.us/csd/planning\\_and\\_development/board\\_commission/design\\_review\\_committee/index.php](https://www.washoecounty.us/csd/planning_and_development/board_commission/design_review_committee/index.php)) or at the Planning and Building Division Office (contact Katy Stark, 1001 E. Ninth Street, Building A, Room A275, phone 775.328.3618, e-mail [krstark@washoecounty.us](mailto:krstark@washoecounty.us)). If you make a request, we can provide you with a link to a website, send you the material by email or prepare paper copies for you at no charge. Support material is available to the public at the same time it is distributed to Planning Commissioners. If material is distributed at a meeting, it is available within one business day after the meeting.

**Special Accommodations.** Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language, interpreters, or assisted listening devices) at the meeting should notify the Planning and Building Division, at 775.328.6100, two working days prior to the meeting.

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## AGENDA

9:00 a.m.

1. **\*Determination of Quorum**

2. **\*General Public Comment**

The public is invited to speak on any item on or off the agenda during this period. However, action may not be taken until this item is placed on an agenda as an action item.

3. **Possible Action to Approve Agenda**

4. **Possible Action to Approve [June 8, 2017 Draft Minutes](#)**

5. **Design Review Committee Items**

**A. [Tentative Subdivision Map Case Number WTM16-003 \(Bailey Creek Estates\)](#) – For possible action Hearing, and discussion, and possible action to approve the landscaping and design plans for Bailey Creek Estates. This 56-lot single-family residential subdivision, which was approved by the Washoe County Planning Commission on February 7, 2017 and affirmed by the Washoe County Board of Commissioners on April 11, 2017, is located on two parcels totaling ±28.76 acres. Residential lots will range in size from 14,520 sq. ft. (±0.33-acres) to 21,780 sq. ft. (±0.81-acres) with lot sizes averaging 17,869 sq. ft. (±0.41-acres). The subdivision includes approximately ±0.75-acres of common area for drainage facilities.**

- Applicant: Tim Lewis Communities of Nevada, Attn: Rich Balestreri
- Property Owner: Charles Maddox

- Location: Immediately south of the intersection of Geiger Grade Road and Shadow Hills Drive
- Assessor's Parcel Numbers: 017-520-03 and 017-480-02
- Parcel Sizes: 23.63-acres and 5.125-acres
- Area Plan: Southeast Truckee Meadows (SETM)
- Master Plan Categories: Suburban Residential and Rural
- Regulatory Zones: Medium Density Suburban (2 dwelling units per acre in SETM) and General Rural (1 dwelling unit per 40 acres)
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Article 608, *Tentative Subdivision Maps* and Article 408, *Common Open Space Development*
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Sections 27 and 34, T18N, R20E, MDM, Washoe County, NV
- Staff: Kelly Mullin, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3608
- E-Mail: kmullin@washoecounty.us

6. \*Presentation by Frederick Steinmann of **the University of Nevada, Reno**, on the relationship between housing and supporting services (commercial and transportation connections) for possible future sub-divisions in Washoe County. ~~Some of these seem to fill a need for reasonably priced units, but they also seem to create a social desert with little opportunity for residents to interact.~~

**7. \*General Public Comment**

The public is invited to speak on any item on or off the agenda during this period. However, action may not be taken until this item is placed on an agenda as an action item.

**8. Adjournment**