

**From:** [Kenneth Krater](#)  
**To:** [Lloyd, Trevor](#)  
**Subject:** Re: Article 610 Community Meeting  
**Date:** Wednesday, December 18, 2024 5:22:32 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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I couldn't make the meeting but reviewed the entire draft ordinance. Check me down as in full support!

Ken

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**From:** "Lloyd, Trevor" <TLloyd@washoecounty.gov>  
**Date:** Monday, December 16, 2024 at 4:48 PM  
**To:** "Lloyd, Trevor" <TLloyd@washoecounty.gov>  
**Subject:** RE: Article 610 Community Meeting

Attached is a marked up version of the draft ordinance for Article 610. Please let us know if you have any questions.



**Trevor Lloyd, Planning Manager**  
**Planning & Building | Community Services Dept.**  
tlloyd@washoecounty.us | Office: 775.328.3617  
1001 East Ninth Street, Reno, NV 89xxx



---

**From:** Olander, Julee <JOlander@washoecounty.gov>  
**Sent:** Monday, December 16, 2024 1:15 PM  
**To:** Stacie Huggins <shuggins@woodrogers.com>; David Snelgrove <dsnelgrove@cfareno.com>; John Krmpotic <johnk@klsdesigngroup.com>; rlissner <rlissner@gmail.com>; Kenneth Krater <ken@kcgnev.com>  
**Cc:** Lloyd, Trevor <TLloyd@washoecounty.gov>  
**Subject:** RE: Article 610 Community Meeting

Realized the 610 ordinance didn't attach-



**Julee Olander, Planner**

[jolander@washoecounty.gov](mailto:jolander@washoecounty.gov) | Direct Line: 775.328.3627

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1001 East Ninth Street, Reno, NV 89512



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**From:** Olander, Julee

**Sent:** Monday, December 16, 2024 11:10 AM

**To:** Stacie Huggins <[shuggins@woodrogers.com](mailto:shuggins@woodrogers.com)>; David Snelgrove <[dsnelgrove@cfareno.com](mailto:dsnelgrove@cfareno.com)>; John Krmpotic <[johnk@klsdesigngroup.com](mailto:johnk@klsdesigngroup.com)>; Bob Lissner <[rlissner@gmail.com](mailto:rlissner@gmail.com)>; Kenneth Krater <[ken@kcgnev.com](mailto:ken@kcgnev.com)>

**Cc:** Lloyd, Trevor <[TLloyd@washoecounty.gov](mailto:TLloyd@washoecounty.gov)>

**Subject:** Article 610 Community Meeting

Just a reminder there is a Community meeting for the update of Article 610 Final Subdivision Maps this Wednesday the 18<sup>th</sup> at 5:00 pm.

Several changes are proposed including:

- Clarify requirements for a final map to include ensuring a minimum of 5 lots per final map.
- Cleaning up language to ensure compliance with state laws and current county requirements for final maps.
- Adding the requirement for a water supplier certificate.
- Increasing the number of days for initial final map submittal from 60 to 120 days.
- Clarifying the presentation date for the first and successive final map.

Have attached the invited.

Thanks,



**Julee Olander, Planner**

[jolander@washoecounty.gov](mailto:jolander@washoecounty.gov) | Direct Line: 775.328.3627

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**From:** [Olander, Julee](#)  
**To:** [Debbie Tayler](#)  
**Cc:** [Lloyd, Trevor](#)  
**Subject:** RE: Article 610 Update- All Districts  
**Date:** Wednesday, December 18, 2024 7:44:21 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Thank you for your comments. This will be heard by the Planning Commission on 1/7/25 at 6:00 in the Washoe County chambers and by Zoom.



**Julee Olander, Planner**  
[jolander@washoecounty.gov](mailto:jolander@washoecounty.gov) | Direct Line: 775.328.3627  
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Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)  
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**From:** Debbie Tayler <k9canbehave@gmail.com>  
**Sent:** Tuesday, December 17, 2024 5:07 PM  
**To:** Olander, Julee <JOlander@washoecounty.gov>  
**Subject:** Article 610 Update- All Districts

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Hi Julee -

I can't join the webinar because I will be driving from 5 - 6.

I would like to comment on the proposed changes. I feel like these changes undermine the potential home buyer as it allows developers/builders to build over or right next to fault lines, as well as relaxing determined flood zones. A few years ago in Lemmon Valley, we saw the whole basin flooded where a development was planned. The proposed changes only benefit the developers/builders. I am strongly opposed to the proposed changes.

Thank you.

Debbie Tayler

**From:** [Handrock, Wayne](#)  
**To:** [Olander, Julee](#); [Lloyd, Trevor](#); [Thomas, Janelle K.](#)  
**Subject:** FW: Proposed Ordinance Change - WDCA24-0007  
**Date:** Wednesday, December 18, 2024 11:33:37 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image004.png](#)  
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[image003.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)

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Hi all,

I just got off the phone with Todd. The concern was the requirement to submit the final map 120 days before it expires. It seems some people were interpreting that as we had 120 days to perform the review. I explained that it was to give some time for the revision process, and he seemed satisfied with that answer.

Sincerely,

Wayne Handrock



**Wayne Handrock, PLS - Washoe County Surveyor**  
**Engineering & Capital Projects Division | Community Services**  
**Department**

[whandrock@washoecounty.gov](mailto:whandrock@washoecounty.gov) | (775)328-2318

1001 E. Ninth St – Bldg A, Reno, NV 89512



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**Have some kudos to share about a Community Services Department employee or experience?**

**Email:** [CSDAllstars@washoecounty.gov](mailto:CSDAllstars@washoecounty.gov)

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**From:** Olander, Julee <[JOlander@washoecounty.gov](mailto:JOlander@washoecounty.gov)>

**Sent:** Tuesday, December 17, 2024 2:54 PM

**To:** [Nals@NVLandSurveyors.org](mailto:Nals@NVLandSurveyors.org); [Lloyd, Trevor <TLloyd@washoecounty.gov>](mailto:Lloyd, Trevor <TLloyd@washoecounty.gov>)

**Cc:** [Handrock, Wayne <WHandrock@washoecounty.gov>](mailto:Handrock, Wayne <WHandrock@washoecounty.gov>); [Todd Enke <nvpls19734@yahoo.com>](mailto:Todd Enke <nvpls19734@yahoo.com>)

**Subject:** RE: Proposed Ordinance Change - WDCA24-0007

Todd,

Thank you for your comments and have included Planning Manager Trevor Llyod who is overseeing this update.



**Julee Olander, Planner**

[jolander@washoecounty.gov](mailto:jolander@washoecounty.gov) | Direct Line: 775.328.3627

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---

**From:** [Nals@NVLandSurveyors.org](mailto:Nals@NVLandSurveyors.org) <[Nals@NVLandSurveyors.org](mailto:Nals@NVLandSurveyors.org)>

**Sent:** Tuesday, December 17, 2024 2:47 PM

**To:** Olander, Julee <[JOlander@washoecounty.gov](mailto:JOlander@washoecounty.gov)>

**Cc:** Handrock, Wayne <[WHandrock@washoecounty.gov](mailto:WHandrock@washoecounty.gov)>; Todd Enke <[nvpls19734@yahoo.com](mailto:nvpls19734@yahoo.com)>

**Subject:** Proposed Ordinance Change - WDCA24-0007

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December 17, 2024

Washoe County  
c/o Julee Olander Planner  
[jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)

**Subject:** Opposition to Proposed Ordinance Change - WDCA24-0007

Dear Julee:

The Nevada Association of Land Surveyors (NALS) has been made aware of a proposed ordinance (WDCA24-0007) that affects the review period for final maps in Washoe County. The proposal extends the time to review from 60 days to 120 days. This not only conflicts with state law, NRS 278.349, which mandates a 60 day review for populations under 700,000, it also creates a burden on design professionals, developers, and their clients.

Doubling the review period offers no discernible value to the public. Instead, it introduces significant delays to project timelines, increases costs, and creates uncertainty for land developers, design professionals, and property owners. Timely approvals are critical for maintaining project momentum, securing financing, and meeting contractual deadlines.

We strongly encourage the county to reconsider this proposal and align its policies with the existing provisions of NRS 278.349. Additionally, we urge the county to collaborate with professionals and stakeholders, including the NALS, to identify alternative solutions that do not conflict with state law or adversely impact the community.

We would welcome the opportunity to engage in discussions and provide constructive input.

Sincerely,



Todd Enke, PLS  
President

cc: Wayne Handrock

[Whandrock@washoecounty.us](mailto:Whandrock@washoecounty.us)

**Nevada Association of Land Surveyors**

526 South E Street – Santa Rosa, CA 95404

T. (888) 994-3510

F. (707) 578-4406

E. [nals@NvLandSurveyors.org](mailto:nals@NvLandSurveyors.org)

**Mark Your Calendar! 2025 Conference**

Silver Legacy – Reno, NV

March 29 – April 1, 2025



**From:** [Olander, Julee](#)  
**To:** [Lloyd, Trevor](#); [Thomas, Janelle K.](#)  
**Subject:** FW: WDCa24-0007 Draft Ordinance Opposition Letter  
**Date:** Wednesday, December 18, 2024 11:37:03 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

FYI



**Julee Olander, Planner**

[jolander@washoecounty.gov](mailto:jolander@washoecounty.gov) | Direct Line: 775.328.3627

**My working hours: Monday-Friday 8:00am to 4:30pm**

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**From:** Tom Fennell <tfennell@dicksoncg.com>  
**Sent:** Wednesday, December 18, 2024 11:10 AM  
**To:** Olander, Julee <Jolander@washoecounty.gov>  
**Subject:** WDCa24-0007 Draft Ordinance Opposition Letter

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Dear Washoe County Community Services,

I have reviewed the proposed ordinance (WDCa24-0007) that affects the review period for final maps in Washoe County. The proposal to extend the review period from 60 days to 120 days seems to conflict with state law, NRS 278.349, which mandates a 60-day review for populations under 700,000. Additionally, this change imposes unnecessary burdens on design professionals, developers, and their clients.


Doubling the review period offers no discernible benefit to the public. Instead, it causes significant delays to project timelines, increases costs, and creates uncertainty for land developers, design professionals, and property owners. Timely approvals are essential for maintaining project momentum, securing financing, and meeting contractual deadlines.


I strongly encourage the county to reconsider this proposal and align its policies with the existing provisions of NRS 278.349. Moreover, I urge the county to work collaboratively with professionals and stakeholders, including the surveying community, to identify alternative solutions that comply with state law and avoid negative impacts on the community.

I would welcome the opportunity to engage in discussions and provide constructive input on this matter.

Sincerely,  
Tom Fennell  
Principal and Managing Broker  
Dickson Commercial Group (DCG)

**TOM FENNELL, SIOR, CCIM**  
PRINCIPAL  
**DIRECT** | 775.850.3117  
**CELL** | 775.250.6600  
**333 HOLCOMB AVE** STE 300 | RENO, NV 89502  
B.1001434

  
[DicksonCG.com](http://DicksonCG.com)



**From:** [Rotter, Danny](#)  
**To:** [Solaro, David](#)  
**Subject:** FW: Article 610 Update- All Districts  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

Hi Dave,  
Just left you a voicemail but here are the details not sure who best to pass this on to. The legislature added some language to NRS in 2023 that I believe someone perhaps your legal counsel is 'cleaning up' your code to match. However, the requirement is not applicable to county's under 700k population.

On first glance NRS 278.3765 seems to match the draft ordinance. [NRS: CHAPTER 278 - PLANNING AND ZONING](#)



However when you look at NRS 278.3355 you see the population cap. [NRS: CHAPTER 278 - PLANNING AND ZONING](#)



This came up in our litigation with St. James Village too recently. I think this is just an unintentional oversight but if not and the County really wants to go this way, let's talk more. I think the development community will push back a lot on this adding 'more hoops' to the process.

Thanks,  
Danny



**Danny Rotter, P.E.**  
Assistant GM / Director of Engineering  
Truckee Meadows Water Authority  
1355 Capital Blvd. | Reno, NV 89502  
O: (775) 834-8020, M: (775) 899-4406  
[drotter@tmwa.com](mailto:drotter@tmwa.com) | [www.tmwa.com](http://www.tmwa.com)

\*\*\*Our vision is to enhance the quality of life in the Truckee Meadows by delivering exceptional, customer-focused water services.\*\*\*

---

**From:** Washoe County <[communications@washoecounty.gov](mailto:communications@washoecounty.gov)>  
**Sent:** Thursday, December 12, 2024 12:01 PM  
**To:**  
**Subject:** Article 610 Update- All Districts

## NOTICE OF PUBLIC WORKSHOP

*Washoe County has been notified of a new neighborhood meeting*

You are invited to attend a Zoom public workshop to discuss a proposed development code amendment. This is your opportunity to review the proposed project, ask questions and provide feedback prior to submittal of a formal development application.

Article 610 Update- All Districts  
December 18, 2024  
5:00 PM - 6:00 PM PST

**Project Description:**

To update and amend Article 610 Final Subdivision Maps  
Who: Community Services Department; Planning and Building Division  
What: Public Workshop about proposed amendments to Washoe County Development Code.  
When: Wednesday, December 18, 2024, from 5:00 p.m. to 6:00 p.m.  
Where: By Zoom only

The Washoe County Community Services Department's Planning and Building Division is hosting a Zoom only public workshop in order to seek public input on potential development code amendments relating to Article 610 Final Subdivision Maps, of the Washoe County Development Code resulting in but not limited to the following:

- Clarify requirements for a final map to include ensuring a minimum of 5 lots per final map.

- Cleaning up language to ensure compliance with state laws and current county requirements for final maps.
- Adding the requirement for a water supplier certificate.
- Increasing the number of days for initial final map submittal from 60 to 120 days.
- Clarifying the presentation date for the first and successive final map.

Washoe County staff will be available to discuss the proposed amendments from 5:00 pm to 6:00 p.m. Following public input, the amendments will be discussed by the Washoe County Planning Commission. The public hearing is tentatively scheduled for the January 7, 2025, Planning Commission meeting starting at 6:00 p.m.

WDCA24-0007 Draft Ordinance Link: [WDCA24-0007 Draft Ordinance](#)

Here's the Zoom link to the webinar.

Please click the link below to join the webinar:

<https://washoecounty-gov.zoom.us/j/92410502965>

Meeting ID: 924 1050 2965

Dial by your location

+1 669 444 9171 US

Contact: Julee Olander Planner, 775.328.3627, [jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

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