



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Planning and Building Division

Planning Program

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March 11, 2021

Janis Galassini, County Clerk
Washoe County
1001 East Ninth Street
Reno, NV 89512

SUBJECT: Appeal of Tentative Subdivision Map Case Number WTM20-005 & Special Use Permit Case Number WSUP20-0021 (Woodland Village)

The appeal of the Planning Commission's decision to approve:

1. Tentative Subdivision Map Case Number WTM20-005 (Woodland Village) to allow the subdivision of 8.6 acres into 111 attached residential lots; and
2. Special Use Permit Case Number WSUP20-0021 (Woodland Village) to allow the use of single family, attached per Table 110.302.05.1; to allow up to 14 dwelling units per acre per Cold Springs Area Plan policy CS.2.2.2; to decrease the front setback to 8 feet and the rear and side setbacks to 0-feet; to decrease the minimum lot width to 16 feet; and to decrease the minimum lot size to 800 sq. ft.

The Board of County Commissioners may take action to confirm the Planning Commission's approval; reverse the Planning Commission's approval; or modify the tentative subdivision map's conditions and/or the special use permit's conditions and issue the tentative subdivision and the special use permit.

Dear Ms. Galassini:

Pursuant to NRS 278.0235, please be advised of final action on March 9, 2021, by the Washoe County Board of County Commissioners in the above referenced case. The County Commission's final action denied Derek Schoepf's appeal and upheld the Planning Commission's January 5, 2021 approval of Tentative Subdivision Map Case Number WTM20-005 and Special Use Permit Case Number WSUP20-0021 (Woodland Village). The appeal from WVC Commercial, LLC (Woodland Village) was withdrawn by its representative, Garret Gordon, Esq. After the public hearing was closed, Commissioner Hartung made a motion and Commissioner Herman seconded the motion to deny the Schoepf appeal on the grounds that Mr. Schoepf lacks standing, but in the alternative, even if Mr. Schoepf has standing, to deny the Schoepf appeal on its merits and affirm the Planning Commission's approval with conditions of Tentative Subdivision Map Case Number WTM20-005 and Special Use Permit Case Number WSUP20-0021 (Woodland Village) based upon the ability to make the findings required by WCC Sections 110.608.25 and 110.810.30. In its motion the County Commission included the following findings:



INTEGRITY



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**QUALITY
PUBLIC SERVICE**

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Tentative Subdivision Map Findings

- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- 3) Type of Development. That the site is physically suited for the type of development proposed;
- 4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- 5) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
- 6) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- 7) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- 8) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- 9) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- 10) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Special Use Permit Findings

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Cold Springs Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for residential development and for the intensity of such a development and in accordance with Division Seven;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

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The Washoe County Commission gave reasoned consideration to information contained within the materials transmitted to the Washoe County Commission from the Washoe County Planning Commission, and the information received during the Washoe County Commission's public hearing.

The Board's action was unanimous and all five board members were in attendance: Commissioner Lucey, Chair; Commissioner Hartung, Vice Chair; Commissioner Herman, Commissioner Hill; and Commissioner Jung.

Please provide a copy of this letter to our department indicating when this letter was received by your office.

Sincerely,

Trevor Lloyd

Trevor Lloyd
Planning Manager, Planning and Building Division
Washoe County Community Services Department

