

**From:** [Fagan, Donna](#)  
**To:** [Fagan, Donna](#)  
**Subject:** FW: A new Service Request has been created [Request ID #77005] (Planning Commission/Board of Adjustment) - Washoe County, NV  
**Date:** Tuesday, March 16, 2021 1:27:09 PM

**From:** Washoe311 <[noreply@qscend.com](mailto:noreply@qscend.com)>  
**Sent:** Monday, January 11, 2021 11:23 AM  
**To:** Washoe311 <[Washoe311@washoecounty.us](mailto:Washoe311@washoecounty.us)>  
**Subject:** A new Service Request has been created [Request ID #77005] (Planning Commission/Board of Adjustment) - Washoe County, NV

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# Washoe County, NV

A new service request has been filed.

Service Request Details	
<b>ID</b>	77005
<b>Date/Time</b>	1/11/2021 11:23 AM
<b>Type</b>	Planning Commission/Board of Adjustment
<b>Address</b>	Reno
<b>Origin</b>	Email
<b>Comments</b>	Public Comment - Case Number WTPM20-0013 (RT Merchant  To allow this is in complete disregard of the zoning of a Scenic Byway. Shame on you if you permit this!  Sent from my iPhone
<b>Submitter</b>	Sheehe, Cathy Washoe County, NV <a href="mailto:cathysheehe@gmail.com">cathysheehe@gmail.com</a>

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Washoe County, NV

**From:** [Planning Counter](#)  
**To:** [Palham, Roger](#)  
**Subject:** FW: A new Service Request has been created [Request ID #77046] (Planning Commission/Board of Adjustment) - Washoe County, NV  
**Date:** Monday, January 11, 2021 3:42:18 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[Outlook-vsm2dx40.png](#)

For you....

Please tell us how we did by taking a quick [survey](#)  
[Fill | Customer Satisfaction Survey - Planning Division](#)



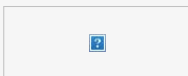
**Planning Counter**  
Planning & Building Division | Community Services Department  
[planning@washoecounty.us](mailto:planning@washoecounty.us) | 775-328-6100  
1001 East 9<sup>th</sup> St., Reno, NV 89512

**From:** Washoe311 <Washoe311@washoecounty.us>  
**Sent:** Monday, January 11, 2021 2:01 PM  
**To:** Planning Counter <Planning@washoecounty.us>  
**Subject:** FW: A new Service Request has been created [Request ID #77046] (Planning Commission/Board of Adjustment) - Washoe County, NV

Hi Planning,

Please see below public comment submitted to Washoe311.

Thank you,



**Washoe311 Service Center**  
Communications Division | Office of the County Manager  
[washoe311@washoecounty.us](mailto:washoe311@washoecounty.us) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
1001 E. Ninth St., Bldg A, Reno, NV 89512

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**From:** Washoe311 <noreply@qscend.com>  
**Sent:** Monday, January 11, 2021 1:56 PM  
**To:** Washoe311 <Washoe311@washoecounty.us>  
**Subject:** A new Service Request has been created [Request ID #77046] (Planning Commission/Board of Adjustment) - Washoe County, NV

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## Washoe County, NV

A new service request has been filed.

### Service Request Details

<b>ID</b>	77046
<b>Date/Time</b>	1/11/2021 1:56 PM
<b>Type</b>	Planning Commission/Board of Adjustment
<b>Address</b>	Reno
<b>Origin</b>	Call Center
<b>Comments</b>	Public Comment - Case Number WTPM20-0013 (RT Merchant)  Washoe County Parcel Review Committee,  My parents moved to Washoe Valley in the mid-1960s to create a retreat away from the city. I've lived in the Valley most of my life and continue to find it one of the most peaceful places in our quickly changing area. Please keep Washoe Valley rural and reduce the number of parcels that are allowed within the Valley.  It is requested that input from the Managing Partners of the Nevada State Washoe Valley Scenic Byway be included in the staff report submitted as part of the application. Action on this application should be deferred until this information can be considered at a future meeting of the Parcel Review Committee. It is also felt that approval of this application will result in a degradation of the scenic quality of this area.  Christina Nellemann Feline Design

Graphic & Web Design | Blogging & Writing  
<http://www.felinedesigninc.com>  
[christina@felinedesigninc.com](mailto:christina@felinedesigninc.com)  
[christinatn@gmail.com](mailto:christinatn@gmail.com)

**Submitter** Nellemann, Chistina  
Washoe County, NV  
[christinatn@gmail.com](mailto:christinatn@gmail.com)

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Washoe County, NV

**From:** [Planning Counter](#)  
**To:** [Richard Cooper](#)  
**Subject:** FW: A new Service Request has been created [Request ID #77105] (Planning Commission/Board of Adjustment) - Washoe County, NV  
**Date:** Tuesday, January 12, 2021 12:01:58 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

FYI

**From:** Washoe311 <Washoe311@washoecounty.us>  
**Sent:** Tuesday, January 12, 2021 11:06 AM  
**To:** Planning Counter <Planning@washoecounty.us>  
**Subject:** FW: A new Service Request has been created [Request ID #77105] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



**Washoe311 Service Center**  
**Communications Division | Office of the County Manager**  
[washoe311@washoecounty.us](mailto:washoe311@washoecounty.us) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
1001 E. Ninth St., Bldg A, Reno, NV 89512  
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**From:** Washoe311 [<mailto:noreply@qscend.com>]  
**Sent:** Tuesday, January 12, 2021 10:43 AM  
**To:** Washoe311 <[Washoe311@washoecounty.us](mailto:Washoe311@washoecounty.us)>  
**Subject:** A new Service Request has been created [Request ID #77105] (Planning Commission/Board of Adjustment) - Washoe County, NV

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## Washoe County, NV

A new service request has been filed.

Service Request Details	
<b>ID</b>	77105
<b>Date/Time</b>	1/12/2021 10:43 AM
<b>Type</b>	Planning Commission/Board of Adjustment
<b>Address</b>	285 Flicker Cir, Carson City
<b>Origin</b>	Email
<b>Comments</b>	<p>Agenda Item 7.A - Parcel Map Review Committee meeting on Thursday, January 14 at 2:00p.m.</p> <p>I request that input from the Managing Partners of the Nevada State Washoe Valley Scenic Byway be included in the staff report submitted as part of the application.</p> <p>Action on this application should be deferred until this information can be considered at a future meeting of the Parcel Review Committee.</p> <p>It is also felt that approval of this application will result in a degradation of the scenic and recreational quality of this area. This is also an important wildlife corridor and</p> <p>increasing the parcel density will negatively impact the environmental qualities of the area important to Washoe Valley residents.</p> <p>Thank you,</p> <p>Richard Cooper 285 Flicker Circle Washoe Valley, NV 89704 775-790-0202</p>
<b>Submitter</b>	Cooper, Richard 285 Flicker Circle Washoe Valley, NV 89704 775-790-0202 <a href="mailto:washoevalley@gmail.com">washoevalley@gmail.com</a>

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**From:** [Planning Counter](#)  
**To:** [Bibham, Roger](#)  
**Subject:** FW: A new Service Request has been created [Request ID #77111] (Planning Commission/Board of Adjustment) - Washoe County, NV  
**Date:** Tuesday, January 12, 2021 12:02:08 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

FYI

**From:** Washoe311 <Washoe311@washoecounty.us>  
**Sent:** Tuesday, January 12, 2021 11:16 AM  
**To:** Planning Counter <Planning@washoecounty.us>  
**Subject:** FW: A new Service Request has been created [Request ID #77111] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



**Washoe311 Service Center**  
**Communications Division | Office of the County Manager**  
[washoe311@washoecounty.us](mailto:washoe311@washoecounty.us) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
1001 E. Ninth St., Bldg A, Reno, NV 89512



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**From:** Washoe311 [<mailto:noreply@qscend.com>]  
**Sent:** Tuesday, January 12, 2021 11:14 AM  
**To:** Washoe311 <[Washoe311@washoecounty.us](mailto:Washoe311@washoecounty.us)>  
**Subject:** A new Service Request has been created [Request ID #77111] (Planning Commission/Board of Adjustment) - Washoe County, NV

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## Washoe County, NV

A new service request has been filed.

Service Request Details	
<b>ID</b>	77111
<b>Date/Time</b>	1/12/2021 11:14 AM
<b>Type</b>	Planning Commission/Board of Adjustment
<b>Address</b>	Carson City
<b>Origin</b>	Call Center
<b>Comments</b>	To the Parcel Map Review Committee: Agenda item 7.A Meeting on January 14th at 2:00 pm, Case # WTPM20-0013 (RT Merchant). I have been going to Washoe Lake State Park for many years and have lived out here for 47 years. The potential to increase parcels and possibly more homes would ruin the beauty and peacefulness of the area which it was intended for! Many citizens were involved with getting the Nevada State Washoe Scenic Byway approved and it should not be disregarded. I am opposed to allowing the re-division of the two existing parcels of land to be made into four parcels of land. Thank You Delia Greenhalgh, 140 Andrew Lane, Reno NV 89521
<b>Submitter</b>	Delia Greenhalgh Greenhalgh, Delia 140 Andrew Ln Washoe County, NV 89521 775-849-0365 <a href="mailto:jdsteamboat@gmail.com">jdsteamboat@gmail.com</a>

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Washoe County, NV





**From:** [Planning Counter](#)  
**To:** [Betham, Roger](#)  
**Subject:** FW: A new Service Request has been created [Request ID #77139] (Planning Commission/Board of Adjustment) - Washoe County, NV  
**Date:** Tuesday, January 12, 2021 3:26:30 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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**From:** Washoe311 <Washoe311@washoecounty.us>  
**Sent:** Tuesday, January 12, 2021 2:12 PM  
**To:** Planning Counter <Planning@washoecounty.us>  
**Subject:** FW: A new Service Request has been created [Request ID #77139] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



**Washoe311 Service Center**  
**Communications Division | Office of the County Manager**  
[washoe311@washoecounty.us](mailto:washoe311@washoecounty.us) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
1001 E. Ninth St., Bldg A, Reno, NV 89512

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**From:** Washoe311 <[noreply@qscend.com](mailto:noreply@qscend.com)>  
**Sent:** Tuesday, January 12, 2021 2:09 PM  
**To:** Washoe311 <[Washoe311@washoecounty.us](mailto:Washoe311@washoecounty.us)>  
**Subject:** A new Service Request has been created [Request ID #77139] (Planning Commission/Board of Adjustment) - Washoe County, NV

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## Washoe County, NV

A new service request has been filed.

Service Request Details	
<b>ID</b>	77139
<b>Date/Time</b>	1/12/2021 2:09 PM
<b>Type</b>	Planning Commission/Board of Adjustment
<b>Address</b>	Area - Washoe County
<b>Origin</b>	Email
<b>Comments</b>	Parcel Review Committee Comments- Case number WTPM20-0013  I'm writing to request that you deny the Tentative Parcel Map Application WTPM20-0013 for the following reasons:  1. The goals of the Nevada State Washoe Valley Scenic Byway have not been addressed.  Visual and Scenic Character  Goal 1: Protect the region's visual and scenic resources  Goal 2: Preserve and protect the visual integrity of our region's hillsides, ridges and hilltops.  2. Coordination between the Managing Partners of the Washoe Valley Scenic Byway is incomplete.  There are some 35 organizations including federal and county organizations that have spent countless hours and made huge investments to protect the natural resources, wildlife habitats and recreational opportunities of Washoe Lake and Washoe Valley. These organizations need to be contacted in order to receive a complete outlook on the parcel map application.  Thanking you in advance,  Karen Critor

**Submitter** Critor, Karen  
445 Puma Dr  
Washoe Valley, NV 89704  
775-849-2375  
775-772-7715  
[karenandchris@charter.net](mailto:karenandchris@charter.net)

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Washoe County, NV

**From:** Cahalane, Daniel  
**To:** Balham, Roger  
**Cc:** naylorhomes@charter.net  
**Subject:** FW: A new Service Request has been created [Request ID #77106] (Planning Commission/Board of Adjustment) - Washoe County, NV  
**Date:** Wednesday, January 13, 2021 11:04:31 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)

Hi Roger,

This is public comment for your case tomorrow.

Regards,



Let us know how we're doing. Please tell us how we did by taking a quick survey

**Dan Cahalane**

Planner | Community Services Department- Planning & Building Division

[dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us) | Office: 775.328.3628 | Fax: 775.328.6133

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For Planning call (775) 328-6100 | Email: [Planning@washoecounty.us](mailto:Planning@washoecounty.us)

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**From:** Planning Counter <[Planning@washoecounty.us](mailto:Planning@washoecounty.us)>  
**Sent:** Tuesday, January 12, 2021 11:08 AM  
**To:** Cahalane, Daniel <[DCahalane@washoecounty.us](mailto:DCahalane@washoecounty.us)>  
**Subject:** FW: A new Service Request has been created [Request ID #77106] (Planning Commission/Board of Adjustment) - Washoe County, NV

I think this is yours?

**From:** Washoe311 <[Washoe311@washoecounty.us](mailto:Washoe311@washoecounty.us)>  
**Sent:** Tuesday, January 12, 2021 11:04 AM  
**To:** Planning Counter <[Planning@washoecounty.us](mailto:Planning@washoecounty.us)>  
**Subject:** FW: A new Service Request has been created [Request ID #77106] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,

Below please find the public comment submitter to Washoe311. Let us know if we can provide additional information.

Thank you,



**Washoe311 Service Center**

Communications Division | Office of the County Manager

[washoe311@washoecounty.us](mailto:washoe311@washoecounty.us) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491

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**From:** Washoe311 [<mailto:noreply@qscend.com>]  
**Sent:** Tuesday, January 12, 2021 10:55 AM  
**To:** Washoe311 <[Washoe311@washoecounty.us](mailto:Washoe311@washoecounty.us)>  
**Subject:** A new Service Request has been created [Request ID #77106] (Planning Commission/Board of Adjustment) - Washoe County, NV

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## Washoe County, NV

A new service request has been filed.

### Service Request Details

<b>ID</b>	77106
<b>Date/Time</b>	1/12/2021 10:55 AM
<b>Type</b>	Planning Commission/Board of Adjustment
<b>Address</b>	1005 Dunbar Dr, Carson City
<b>Origin</b>	Email
<b>Comments</b>	Parcel Review Committee Comments - Case Number WTPM20-0013

To: Washoe County Parcel Map Review Committee

It is requested that the Parcel Map Review Committee deny the Tentative Parcel Map Application WTPM20-0013. The reasons for denial:

1. The goals of the Nevada State Washoe Valley Scenic Byway have not been addressed.

Visual and Scenic Character

Goal 1: Protect the region's visual and scenic resources

Goal 2 : Preserve and protect the visual integrity of our region's hillsides, ridges and hilltops

2. Coordination between the Managing Partners of the Washoe Valley Scenic Byway is incomplete.

Representatives from the Managing Partners of the Washoe Valley Scenic Byway have come together for the past six years ( prior to the Covid pandemic ) at

Celebrate Washoe Valley every May in Washoe Lake State Park. The goal of the event is to provide the public an opportunity to interface with the government agencies and community organizations that have spent countless hours and made huge investments

in the protection of natural resources, wildlife habitat and recreation opportunities in and around Washoe Valley.

Please bring the same government agencies, community organizations, and stake holders together when applications are submitted so that best plans can be made to preserve the scenic qualities of the

Washoe Valley Scenic Byway.

Attached:

1.) State of Nevada Department of Transportation invitation to the official announcement of the Washoe Valley Scenic Byway

2.) Picture of Governor Jim Gibbons presenting the award

3.) A map of the Byway from the Washoe Valley Corridor Mangement Plan

4.) A matrix of the Managing Partners

Thank you your support!

Sincerely,

Marilyn Naylor

**Submitter** NAYLOR, MARILYN A  
1005 DUNBAR DR  
CARSON CITY, NV  
[naylorhome@charter.net](mailto:naylorhome@charter.net)

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Washoe County, NV

**From:** [Fagan, Donna](#)  
**To:** [Fagan, Donna](#)  
**Subject:** FW: Comments on Tentative Parcel Map Case #WTPM20-0013; Agenda Item 7.A on 3-18-2021  
**Date:** Tuesday, March 16, 2021 1:19:20 PM

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**From:** Williams, Valerie VHAREN <[VALERIE.WILLIAMS@va.gov](mailto:VALERIE.WILLIAMS@va.gov)>  
**Sent:** Tuesday, March 16, 2021 12:31 PM  
**To:** Washoe311 <[Washoe311@washoecounty.us](mailto:Washoe311@washoecounty.us)>; Pelham, Roger <[RPelham@washoecounty.us](mailto:RPelham@washoecounty.us)>  
**Subject:** Comments on Tentative Parcel Map Case #WTPM20-0013; Agenda Item 7.A on 3-18-2021

**[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

As a resident of Washoe Valley, I would like to join in requesting that this tentative parcel map application be **DENIED**.

At the 1/14/2021 meeting of the Parcel Review Committee the applicant requested postponement, stating that they planned to modify this application to comply with Hillside Development and South Valleys Area Plan requirements. In fact, that have not made any changes to the application. The application is, thus, incomplete and does not qualify for consideration.

I am especially concerned about impacts of this application on viewsheds and ridgelines, especially since these are visible from Washoe Lake State Park, which is not even acknowledged in the application. The applicant also fails to acknowledge that this area is part of a formally designated Scenic Byway. Finally, the applicant apparently has no concern for possible impacts on the integrity of migratory routes for deer, migratory birds, and wild horses.

I am also against the change from 2 parcels in this area to 4 parcels, which, to my understanding, is part of this application.

Valerie L Williams  
3010 Lyon Lane  
Carson City, NV 89704  
775-240-8185  
[Valerie.williams@va.gov](mailto:Valerie.williams@va.gov)



**From:** [Fagan, Donna](mailto:Fagan_Donna)  
**To:** [Fagan, Donna](mailto:Fagan_Donna)  
**Subject:** FW: Parcel Review Committee - Case Number WTPM20-0013  
**Date:** Tuesday, March 16, 2021 1:21:01 PM

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**From:** [naylorhome@charter.net](mailto:naylorhome@charter.net) <[naylorhome@charter.net](mailto:naylorhome@charter.net)>  
**Sent:** Monday, March 15, 2021 3:48 PM  
**To:** Lloyd, Trevor <[TLloyd@washoecounty.us](mailto:TLloyd@washoecounty.us)>  
**Subject:** Parcel Review Committee - Case Number WTPM20-0013

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March 16, 2021

Subject: Comments on Tentative Parcel Map Case Number WTPM20-0013 (RT Merchant)  
Agenda Item 7.A for meeting on Thursday, March 18, 2021  
To: Washoe County Parcel Map Review Committee

**The Washoe Valley Alliance requests that the Parcel Map Review Committee deny the Tentative Parcel Map Application WTPM20-0013.**

Background: At the January 14, 2021 meeting of the Parcel Review Committee the applicant requested that the hearing on Case Number WTPM20-0013 (RT Merchant) be postponed and scheduled for a future meeting. The reason given was that the application would be modified to comply with Hillside Development and South Valleys Area Plan requirements. This application has now been scheduled for the March 18, 2021 meeting. **It should be noted that NO CHANGES HAVE BEEN MADE TO THE APPLICATION which is available for Public review and comment.**

The Washoe Valley Alliance request for denial is based on the following:

1. The Application is incomplete.
  - A. The Application fails to provide information required by Hillside Development Article 424. Hillside Development compliance is required by **Section 110.424.10 Exemptions (a) (1)**. Specifics are provided later in this document.
  - B. The Application fails to comply with or provide information required by the South Valleys Area Plan. Specifics are provided later in this document.
2. While the Staff Report has been revised, it is still incomplete and does not provide all information to make an informed decision:
  - A. It does not mention or address all of the requirements related to hillside development.
  - B. The Staff Report now includes some, but not all, pertinent South Valleys Area Plan Goals and Policies. It was previously noted that there was no reference to Washoe Lake and Washoe Lake State Park on the provided Vicinity Map. The fact that these are located directly across Eastlake Blvd relates to South Valleys Area Plan Policies. The large Vicinity Map inside the Staff Report has been removed. However, this information could still have been shown on the small vicinity map on the first page. Specifics on Staff Report omissions are

provided later.

C. The Staff Report fails to mention or show any consideration of the State of Nevada Scenic Byway which surrounds Washoe Lake. The **Washoe Valley Scenic Byway Corridor Management Plan**, developed and funded by Washoe County, provides scenic vista guidelines, and provides a matrix of coordination requirements for changes on the byway. The portion of Eastlake Blvd which passes next to property in the Application is part of the Scenic Byway.

### **Specifics on Hillside Development Article 424**

1. The Applicant fails to meet the purpose of Article 424 as stated in Section 110.424.00 Purpose, sub-item (b) by not “minimizing the careless alteration of and disruption to the natural topography and landscape” and sub-item (h) by not “Minimizing impacts on prominent ridgelines, significant viewsheds, canyons and visually prominent outcroppings which reflect the visual value and scenic character of hillside areas.”
2. The Applicant has failed to produce the Site Analysis document required in Section 110.424.15 (a). **The Staff Report states that this required document has been provided and that it shows potential homesite locations. In fact, this document is not included in the application which is available for Public review and comment.**
3. The Applicant has failed to provide the Developable Area Map required by Section 110.424.15 (b)
4. The Applicant has failed to designate undevelopable slopes over 30% as Protected Open Space as required by Section 110.424.25 Protected Open Space Areas.
5. Section 110.424.30 Site Development Standards, (a) Building Location, (1) states that “Structures should be located on the natural slope of the land rather than on man-made pads and terraces as shown in Figure 110.424.30.1.” This should be included as a Condition of Approval if other shortcomings are addressed to merit the approval of this application.
6. Section 110.424.30 Site Development Standards, (b) Building Design, (1) states “Split-pad and stepped foundation shall be encouraged so that buildings step down or step-up with the natural slope to prevent padding and terracing as shown in Figure 110.424.30.2” This should be included in Conditions of Approval if other shortcomings are addressed to merit the approval of this application.

### **Specifics on South Valleys Area Plan**

1. The Applicant fails to comply with Goal Six: Policy SV.6.1 which states “The viewshed from Eastlake Boulevard and Washoe Lake State Park should be preserved to the greatest degree possible. Structures should be located such that the hillsides adjacent to Eastlake Boulevard are preserved and the associated ridgelines are left essentially undisturbed. Landscapes, safety, and small recreational enhancements (trails, scenic overlooks, etc.) to this viewshed are permitted. Infrastructure that impacts this area should be designed such that negative impacts to the viewshed are mitigated.” **Note that any residential development on proposed parcel 3B would violate this Policy.** A small section of parcel 3A might possibly comply.
2. The applicant must comply with Goal Twelve: Policy SV.12.5. This policy reads as follows: “**Viewsheds** and ridgelines **shall** be protected from significant degradation. Development near ridgelines should blend with the natural contours of the land and shall be sited in such a way so as to not create a silhouette against the skyline. Ridgeline areas that skyline are those viewed from any scenic corridor at a distance of 2.5 miles or less. Corridors for Washoe Valley include U.S. Highway 395, Eastlake Boulevard and Franktown Road. While full mitigation of development impacts may not be reasonable, negative impacts to the views throughout Washoe Valley should be minimized.” Note: Ridgeline protection is now covered



in Conditions of Approval. Viewshed protection is not addressed.

3. Goal Twelve: Policy SV.12.7 requires the submission of a “developable area analysis”, similar to that required by Hillside Development Article 424. Policies SV.12.6 and SV.12.8 also contain language similar to that found in the Hillside Development Article 424. The developable area analysis has not been submitted.

4. Goal Thirteen: Policy SV.13.2 and Policy SV.13.3. These two policies support the creation of the Scenic Byway in Washoe Valley and the development of the Corridor Management Plan. Both the Nevada State Scenic Byway and the associated Corridor Management Plan have been completed. I include these references because some members of the Planning Staff seem reluctant to recognize their existence and to plan and coordinate accordingly.

5. Goal Twenty: Policy SV.20.2 which reads as follows: “Any development that has the potential to negatively impact an established wildlife migration route or critical habitat, including but not limited to traditional mule deer migration routes and the Pacific Flyway for migratory birds and their associated habitat must demonstrate how that project will protect the integrity of the migration route or habitat.” The developer has not provided this information. Note that wild horses also apply. The Corridor Management Plan suggests how this could be done.

**In Summary, the Washoe Valley Alliance requests that Application WTPM20-0013 be denied for the following reasons:**

- 1. The Application as submitted is incomplete.**
- 2. The Staff Report fails to provide all information and analysis to allow an informed decision.**
- 3. The Application is not in compliance with Hillside Development Article 424.**
- 4. The Application is not in compliance with the Goals and Policies of the South Valleys Area Plan.**

Sincerely,

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