

- 5.3 Staff Report (For Possible Action – Recommendation to City Council): Case No. **LDC23-00021 (Valley View Estates)** - A request has been made for: 1) a Master Plan amendment from ±80 acres of Unincorporated Transition (UT) to ±17 acres of Single-Family Neighborhood (SF) and ±63 acres of Parks, Greenways, and Open Space (PGOS) and; 2) a zoning map amendment from ±69.6 acres of Unincorporated Transition – 40 acres (UT-40) and ±10.4 acres of Large Lot Residential 2.5 Acres (LLR-2.5) to ±80 acres of Planned Unit Development (PUD) Valley View Estates. The ±80 acre project site is located ±350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, and directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank. **[Ward 2]**

John Krmpotic, applicant's representative, gave an overview of the project.

Brook Oswald, Associate Planner, provided staff analysis and stated staff could make all of the findings.

Disclosures: Familiar with the site, reviewed and received emails, attempted to speak with the applicant's representative, spoke with applicant's representative, visited the site, received texts from the applicant's representative

Public Comment:

Katherine Tolles cited concerns with the feral horses and traffic.

Questions:

Mr. Oswald answered questions from Commissioner Armstrong and explained

the process of how they got to the allowable dwelling units. He confirmed that the applicant is currently asking for 39 units and that will be analyzed through the tentative map process.

Mr. Oswald answered questions from Commissioner Armstrong regarding traffic concerns raised under public comment. He stated we do have an approved tentative map on the Canyons and a traffic analysis was done on that. We would continue to analyze traffic with this tentative map.

Mr. Oswald answered questions from Commissioner Armstrong regarding financial impacts to the City.

Mr. Oswald confirmed for Commissioner Rohrmeier that this project could be achieved by standard zoning. The handbook gives us more certainty of how it will be developed.

Mr. Krmpotic answered questions from Commissioner Rohrmeier regarding the PUD and what they see being achieved with a PUD as opposed to traditional single family and open space zoning.

Mr. Oswald answered questions from Commissioner Rohrmeier regarding housing affordability and ADUs. ADUs are allowed in certain PUDs. Whether that alternative form of housing will be used and how it would be established is yet to be determined. It comes down to the property owner and is not something the City can regulate.

Mr. Oswald confirmed for Commissioner Velto that there will be an HOA with this.

Mr. Krmpotic explained for Commissioner Velto they do not know at this point if ADUs will be part of the project.

Mr. Oswald explained for Commissioner Velto in regard to an HOA not allowing ADUs to be rented out that the City would review the HOA's CC&Rs to make sure they are not in conflict with the PUD handbook.

Mr. Oswald confirmed for Commissioner Villanueva that no prominent ridge lines are identified on this site. There are notable rock formations and rock outcroppings just to the east. He confirmed this will be considered a foothill neighborhood.

Mr. Oswald pointed out the drainageway on a map for Commissioner Villanueva. He anticipates the project would trigger the cuts and fills that would come before the Planning Commission.

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Mr. Oswald answered questions from Commissioner Becerra on the concerns raised under public comment regarding feral horses. There is a diversionary feeding area for feral horses. The horses are managed through the Nevada Department of Agriculture (NDA) and they set the standards of the diversionary feeding. They like to have them a half a mile away from development. Now that we have seen development there, we anticipate seeing that diversionary feeding area being moved to a more appropriate place away from development. The NDA will be working with the horse advocates to address their concerns and find appropriate diversionary feeding areas. The upkeep and maintenance of the fence will be the responsibility of the HOA.

Mr. Oswald answered questions from Commissioner Becerra regarding the street fund impact. He also confirmed that the open space will be open to the general public.

Mr. Oswald answered questions from Commissioner Munoz regarding the damage being done to wildlife by the horses. The horse advocates are working with the American Horse

Association to reduce the horse population in a humane way. The Nevada Department of Wildlife (NDOW) will look at potential horse impacts.

Discussion:

Commissioner Villanueva stated this is not an area we need to be developing for multiple reasons. The cuts and fills will be severe, the wildlife is an issue, and there are no network connections. The policies that are set forth in the master plan are not going to be met by this kind of development. A lot of times when we use a PUD it is because they are trying to fit a square peg into a round hole. Sometimes it is beneficial to a community and she does not think that is the case here.

Commissioner Velto noted a very similar PUD right next to this that has been approved. He has trouble with the Commission changing course when the Canyon's PUD was approved and this PUD was modeled after the Canyon's PUD. He can make all of the findings.

Commissioner Rohrmeier stated she can see the value of residential in this area. It is a transition between the wild land and the suburban interface. She stated she had some trouble making findings. A PUD is about having a blend of non-residential and residential land uses and to her this is a single family residential project. It gives her confidence knowing this has to come to Council every five years for review or an update if the project isn't developed. She is struggling with the idea of the ADU as a tool for affordability in this

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location. These will be nice homes with big views and that is not going to be reaching a demographic that is looking to provide affordable housing on their lots. She supports this as a land use but would have liked to see this as a part of the Canyon's PUD for a more comprehensive approach.

Chair Drakulich stated it looks like we are pushing building up to the limits in this neighborhood and it will be the end of the line for development up against cliffs and rocks.

Commissioner Villanueva stated she understands they approved the Canyon's PUD and she supported that mainly because it was a way to protect a lot of that open space. The topography there is slightly different. It is in a very similar area but it is very different where the housing is placed in the Canyon area versus where it is going to be placed in this project. Just because they are adjacent to each other doesn't mean they are entitled to the same approvals when there are differences between the two applications.

Mr. Krmpotic stated he appreciates Commissioner Villanueva's comments. He explained that in terms of topographical analysis, this is identical to what they did on the Canyon's.

There was discussion regrading any potential future development in the area.

It was moved by Harris Armstrong, seconded by Alex Velto, to adopt the amendment to the Master Plan by resolution and recommend that City Council adopt the Master Plan and zoning map amendments, subject to conformance review by the Truckee Meadows Regional Planning Commission. Motion Pass.

RESULT:	Approved [6 TO 1]
MOVER:	Harris Armstrong, Vice Chair
SECONDER:	Alex Velto, Commissioner
AYES:	Velto, Munoz, Armstrong, Drakulich, Becerra, Rohrmeier
NAYS:	Silvia Villanueva
ABSENT:	
ABSTAIN:	
RECUSED:	

community well.

Commissioner Velto agreed and also expressed support for the project.

It was moved by Alex Velto, seconded by Manny Becerra, to approve the conditional use permit, subject to the conditions listed in the staff report, including the amendment to Condition No. 6. Motion Pass.

RESULT:	Approved [7 TO 0]
MOVER:	Alex Velto, Commissioner
SECONDER:	Manny Becerra, Commissioner
AYES:	Velto, Munoz, Armstrong, Drakulich, Villanueva, Becerra, Rohrmeier
NAYS:	
ABSENT:	
ABSTAIN:	
RECUSED:	