



Planning Commission Staff Report

Meeting Date: May 3, 2016

Subject: Abandonment Case Number: AB15-005
Applicant(s): MK III Holdings, LLC
Agenda Item Number 8B
Summary: To allow the abandonment of a portion of a Washoe County public right of way totaling approximately 15,472 square feet.
Recommendation: Approve with Conditions
Prepared by: Trevor Lloyd - Senior Planner
Washoe County Community Services Department
Division of Planning and Development
Phone: 775.328.3620
E-Mail: tlloyd@washoecounty.us

Description

Abandonment Case Number AB15-005 (MK III Holdings, LLC) – Hearing, discussion, and possible action to abandon a portion of a Washoe County public right of way totaling approximately 15,472 square feet adjacent to two adjoining properties (APN: 044-320-51 and 52) owned by MK III Holdings, LLC, to allow for a reduction in the radius of the westbound right turn lane from Arrowcreek Parkway onto Zolezzi Lane to lower travel speeds entering a residential neighborhood.

- Applicant/Owner: MK III Holdings, LLC
Attn.: Kent Witt
PO Box 6142
Reno, NV 89513
- Location: Westbound right turn lane from Arrowcreek Parkway onto Zolezzi Lane
- Assessor's Parcel Numbers: 044-320-51 and 52
- Project Area Size: 15,472 square-feet
- Master Plan Categories: Commercial (C) and Suburban Residential (SR)
- Regulatory Zone: General Commercial (GC) and Medium Density Suburban (MDS)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 17, T18N, R20E, MDM,
Washoe County, NV

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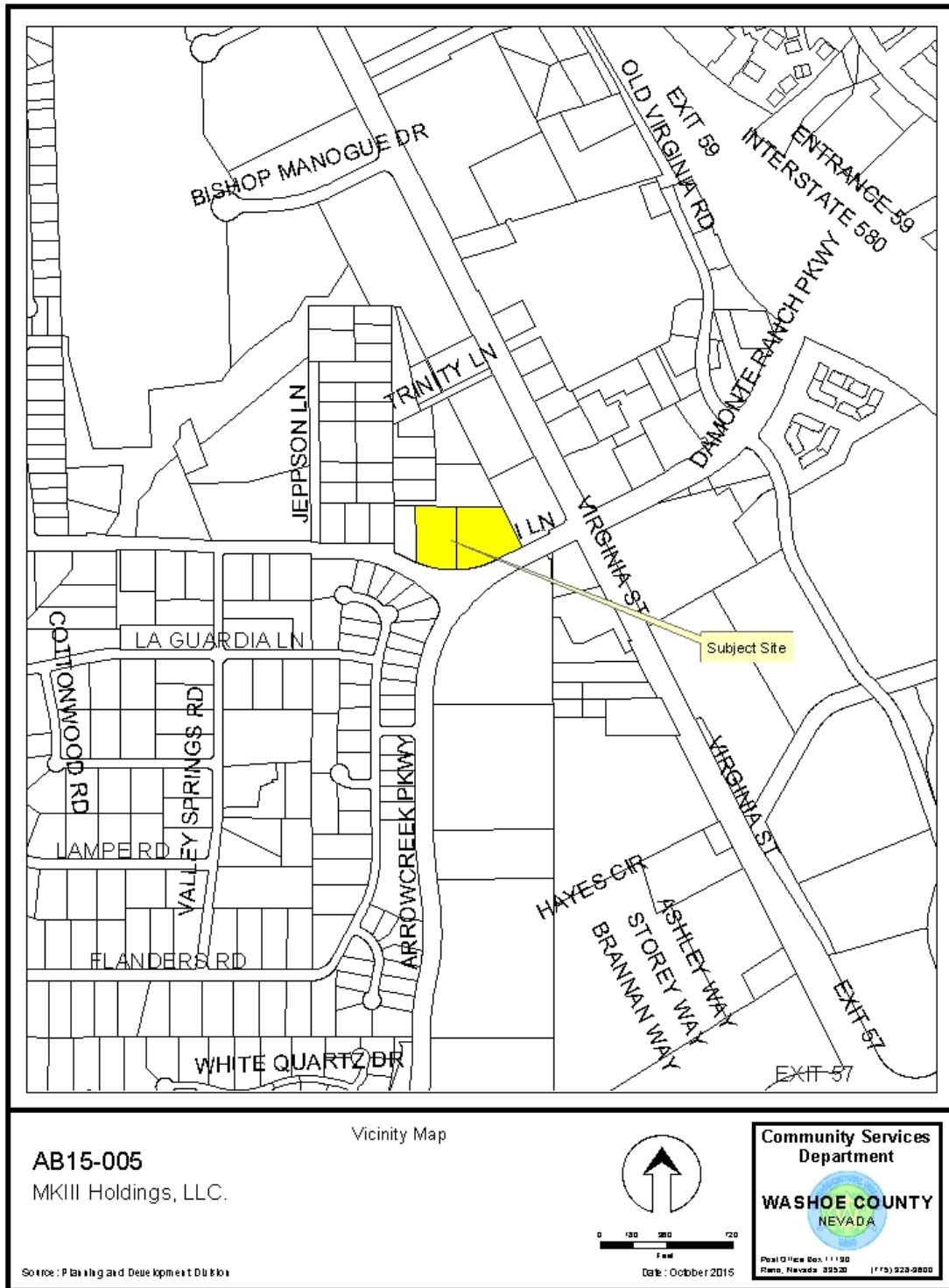
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Abandonment Definition

The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the Abandonment, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed prior to the recordation of the Resolution and Order of Abandonment.

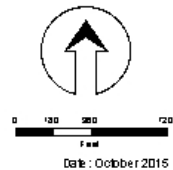
The Resolution and Order of Abandonment is the legal record, prepared by the Engineering and Capital Projects Division, which is recorded to complete the abandonment process. The Engineering and Capital Projects Division completes a technical review of the legal description, exhibit maps and any new easements, submitted by the applicant's surveyor, that are required by the Conditions of Approval. When the Engineering and Capital Projects Division is satisfied that all conditions of approval have been met, then the Engineering and Capital Projects Division will record the Resolution and Order of Abandonment with the County Recorder. The abandonment is complete upon the recordation of the Resolution and Order of Abandonment with the County Recorder.



AB15-005
MKIII Holdings, LLC.

Vicinity Map

Source: Planning and Development Division

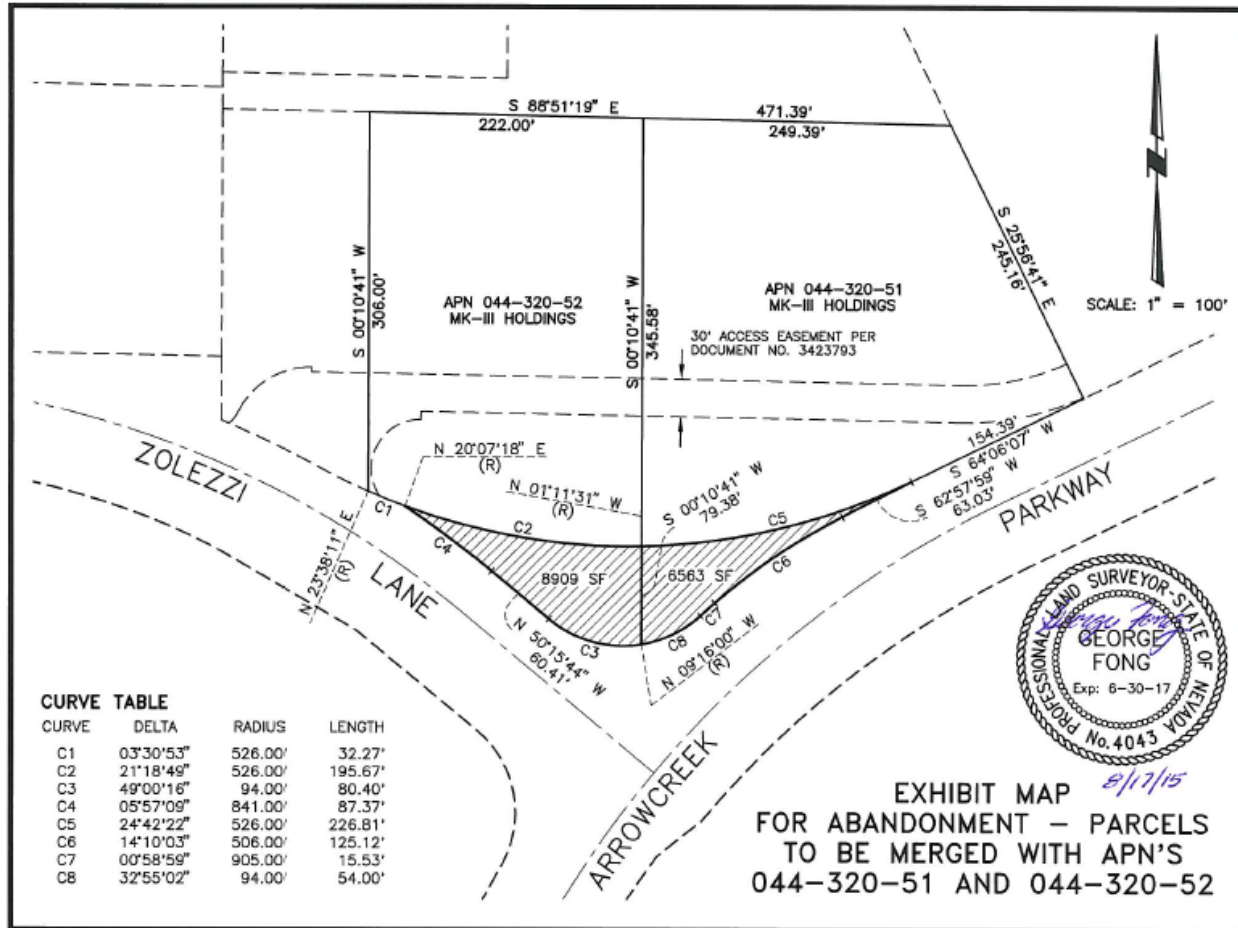


Community Services
Department
WASHOE COUNTY
NEVADA
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Reno, Nevada 89520 (775) 923-2800

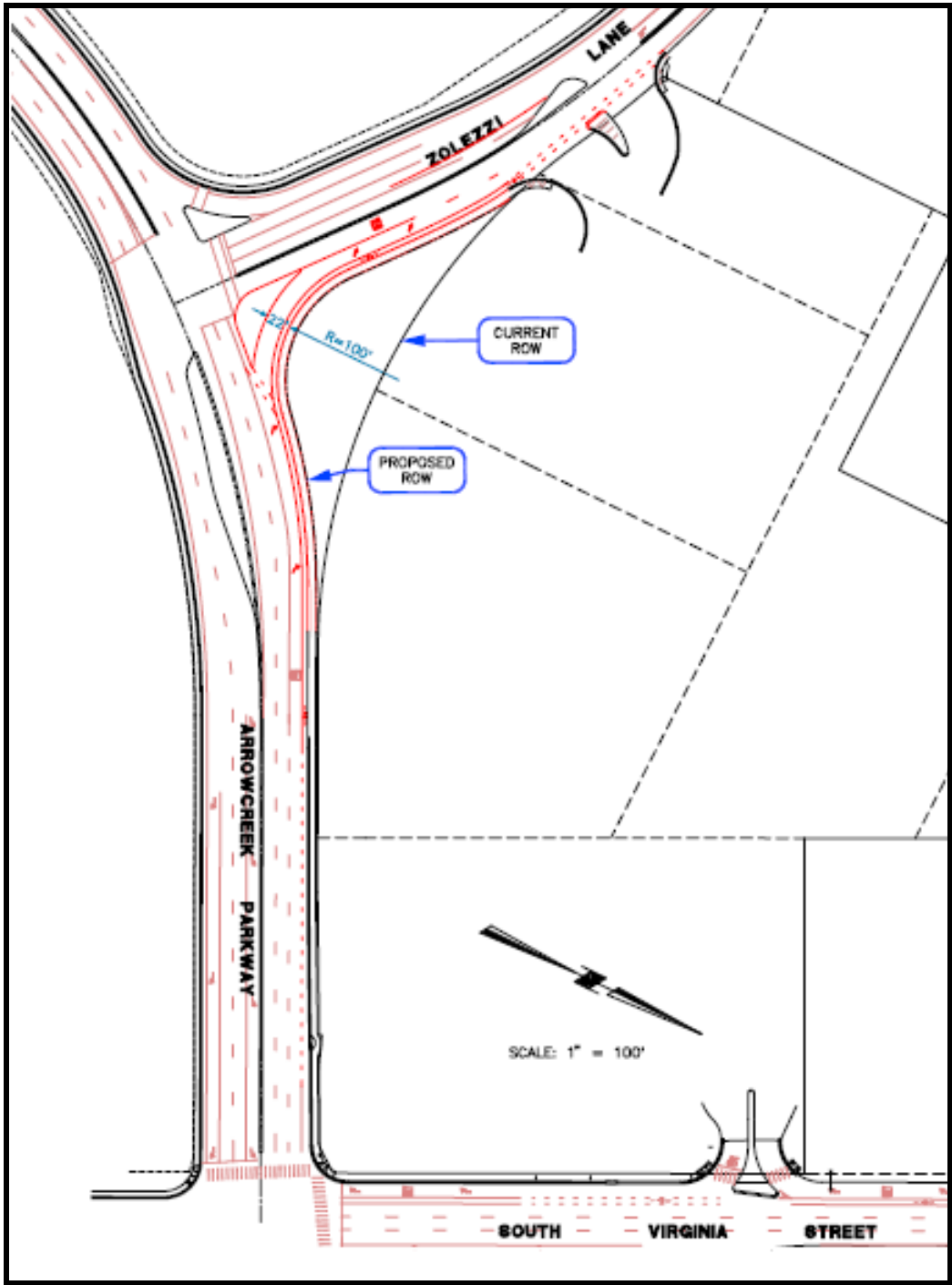
Vicinity Map



Existing Site



Site Plan
 Shaded area illustrates the right of way to be abandoned



**Site Plan 2
Proposed Reconfiguration**

Project Evaluation

The applicants are asking to abandon the right turn lane which exits Arrowcreek and turns into Zolezzi Lane to allow for a reduction in the radius of the westbound right turn lane to slow travel speeds approaching a single family residential neighborhood, and to improve vehicular and pedestrian safety on Zolezzi Lane. The Arrowcreek Parkway/Zolezzi Lane intersection is a signalized intersection; however, the proposed changes will not require any structural changes to any of the existing signals. As now configured, the inside westbound lane on Arrowcreek Parkway becomes a sweeping free right onto Zolezzi. The proposed changes will not materially affect traffic capacity; but according to the applicant it will require lower travel speeds entering and exiting the right turn lane, thus slowing motorists as they turn onto Zolezzi Lane (a residential collector street). The abandoned portion of ROW in this area will be merged into the two adjoining parcels (APN: 44-320-51 & 52) and will assume the master plan category and regulatory zones of the adjoining parcels.

According to the applicant, motorists currently entering the right turn lane often do not reduce their travel speed as they maneuver through the turn lane with an approaching speed limit of 45mph and a departure speed of 35 mph. In addition, a school zone starts approximately 850 feet west of the departure point for the westbound right turn lane. The applicant will pay 100% of the costs to redo the right turn lane in accordance with Washoe County requirements prior to recordation of the abandonment.

As proposed, the abandonment would support the future development of APNs 44-320-51 & 52 as a shopping center. In addition to the two subject properties, the applicants own five other surrounding properties to the east, west and north of the subject site. The applicants intend to develop a retail shopping center that would replace the Zolezzi Mini-Storage that presently occupies several of these properties. As components of future development for the retail shopping center, the following points of access are requested by the applicant:

1. Obtain a right-in and right-out movement driveway on South Virginia Street at the far north end of the property (APN: 044-320-50). Construction of this driveway would increase the length of available storage for the southbound to westbound right turn from South Virginia Street onto Arrowcreek Parkway from +/-200 feet to over 300 feet (See Site Plan 2 – Proposed Reconfiguration). The existing raised median on South Virginia Street will limit this driveway to right in and right out movements.
2. Obtain a right-in and right-out movement driveway on Arrowcreek Parkway. The access can be greatly enhanced by altering the sweeping right turn movement onto Zolezzi Lane and changing this movement to a more channelized movement closer to the actual intersection with a smaller radius (See Site Plan 2 – Proposed Reconfiguration). This would allow for greater separation between the new driveway and the Arrowcreek/South Virginia Street and Arrowcreek/Zolezzi intersections. It will also promote slower speeds for motorists entering Zolezzi (that has single family residential frontage) and improve the safety of the intersection of Zolezzi with its original alignment that now provides access to this site and several older single family homes. The existing raised median on Arrowcreek will limit this driveway to right in and right out movements.
3. Continue using the existing access onto Zolezzi via the existing easement as illustrated on Site Plan 2 – Proposed Reconfiguration.

The intersection of Zolezzi Lane and Arrowcreek Parkway is a "T" intersection with Zolezzi Lane ending at Arrowcreek Parkway. Zolezzi Lane is a two lane collector street. At the intersection, Zolezzi has two left lanes and one right turn lane; Arrowcreek eastbound has one left turn lane and two through lanes, and Arrowcreek westbound has two through lanes and one large radius right turn lane. On Zolezzi, the end of the right turn island is 200 feet from the intersection. At the end of the island, eastbound left-turn Arrowcreek traffic yields to the heavier volume traffic from westbound right-turn Arrowcreek traffic. The existing P.M. peak hour traffic movements per a recent *Traffic Study for Zolezzi Landing* have 367 westbound right-turn Arrowcreek vehicles versus 31 eastbound left turn Arrowcreek vehicles. The large radius right turn lane accommodates the existing traffic with minimal delay. The area of Zolezzi is primarily built out, and therefore the existing volume is not anticipated to increase in the future.

Staff is recommending approval of the proposed abandonment, because the abandonment and realignment will continue to allow for efficient traffic movement and will reduce traffic speeds along Zolezzi thereby improving traffic safety.

This abandonment request was delayed for several months at the request of staff in order for the applicant to schedule and attend meetings with neighboring homeowner's associations and the Hunsberger Elementary parent faculty association. Below is a brief summary from each of these meetings:

Hunsberger Elementary School PFA, Wednesday January 27, 2016. Approximately 20 people in attendance. Ken Krater gave a presentation on the proposed abandonment of Zolezzi at Arrowcreek and the projected minimal impact on traffic flow and traffic safety. Several questions on impact to existing traffic flow. PFA members seem very satisfied that the proposed abandonment and associated traffic improvements would not negatively affect traffic flow or safety. Dwayne Smith, Engineering and Capital Projects Division Director, from Washoe County also in attendance and spoke on behalf of Washoe County.

Arrowcreek HOA, Tuesday, February 16, 2016. Approximately 40 people in attendance. Ken Krater gave a presentation on the proposed abandonment of Zolezzi at Arrowcreek and the projected minimal impact on traffic flow and traffic safety. Several questions on impact to existing traffic flow with main concerns being extra delay for right turning vehicles from Arrowcreek onto Zolezzi and safety of merge from left turning vehicles from Arrowcreek onto Zolezzi. HOA members seem very satisfied that the proposed abandonment and associated traffic improvements would not negatively affect traffic flow or safety. Dwayne Smith, Engineering and Capital Projects Division Director, from Washoe County also in attendance and spoke on behalf of Washoe County.

Southwest Vistas HOA, Thursday March 17, 2016. Approximately 25 people in attendance. Ken Krater gave a presentation on the proposed abandonment of Zolezzi at Arrowcreek and the projected minimal impact on traffic flow and traffic safety. Numerous questions on impact to existing traffic flow with main concerns being extra delay for right turning vehicles from Arrowcreek onto Zolezzi and safety of merge from left turning vehicles from Arrowcreek onto Zolezzi. Most HOA members seem satisfied that the proposed abandonment and associated traffic improvements would not negatively affect traffic flow or safety. Dwayne Smith, Engineering and Capital Projects Division Director, from Washoe County also in attendance and spoke on behalf of Washoe County.

Site Conditions

The subject adjacent properties are currently the location of a personal storage facility that has been in existence for many years. The westerly property (APN: 44-320-52) has a regulatory zone of medium density suburban (MDS) and the easterly property (APN: 44-320-51) has a regulatory zone of general commercial (GC). The applicants feel that a future retail center to possibly include a restaurant and retail building is a higher and better use of the site than personal storage given the fact that the property is located on the corner of two arterial streets, very near the I-580/Damonte Interchange, and lies just across the street from South Towne Crossing, a highly successful shopping center.

Southwest Truckee Meadows/Washoe Valleys Citizen Advisory Board (STM/WV CAB)

The proposed project was presented by the applicant's representative at the regularly scheduled Citizen Advisory Board meeting on September 10, 2015. The bullets below reflect discussion on the following items:

- It was mentioned that a roundabout may be a better option; the applicant indicated that a roundabout was cost prohibitive.
- The applicant was asked why the current configuration was designed the way it was.
- What intended uses will be established on the adjoining property?
- Will the new design cause a bottleneck; according to the applicant the re-design will cause a slowdown of traffic but won't be impactful for drivers.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
 - Engineering and Capitol Projects
 - Planning and Development
 - Regional Parks and Open Spaces
 - Utilities
 - Traffic
- Truckee Meadows Water Authority
- Truckee Meadow Fire Protection District
- Regional Transportation Commission
- City of Reno

Seven out of the nine above listed agencies/departments submitted a response to the proposed abandonment, however only four agencies provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A summary of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report as Exhibit A and will be included with the Action Order if the abandonment is approved by the Planning Commission.

- Washoe County Planning and Development reviewed the plans and gathered comments from reviewing agencies and prepared the recommendation for approval.

Contact: Trevor Lloyd, 328-3620 tlloyd@washoecounty.us

- Washoe County Engineering and Capital Projects - Traffic reviewed the plans for traffic safety and efficient movement.

Contact: Clara Lawson, 328-3603 clawson@washoecounty.us

- Washoe County Engineering and Capital Projects reviewed the plans and required plans for the redesign.

Contact: Kimble Corbridge, 328-2054 kcorbridge@washoecounty.us

- Washoe County Engineering and Capital Projects – Utility Services provided conditions and requirements for the existing utility easements.

Contact: Tim Simpson, 328-2766 tsimpson@washoecounty.us

Staff Comment on Required Findings

Washoe County Code Section 110.806.20 requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the abandonment request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

1. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan.

Staff Comments: The proposed abandonment complies with all goals and policies of the Washoe County Master Plan as well as the Southwest Truckee Meadows Area Plan.

2. No Detriment. The abandonment or vacation does not result in a material injury to the public.

Staff Comments The proposed abandonment as well as the design of the re-configured turn lane will not result in a material injury to the public.

3. Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Staff Comments: All existing public utility easements shall remain or be relocated.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Abandonment Case Number AB15-005 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

Motion

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Abandonment Case Number AB15-005 with the conditions of approval included as

Exhibit A in the staff report for this matter for MK III Holdings, LLC, having made all three findings in accordance with Washoe County Code Section 110.806.20:

1. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan; and
2. No Detriment. The abandonment or vacation does not result in a material injury to the public; and
3. Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s).

xc: Property Owner: MK III Holdings, LLC, Attn: Matt Karadanis, PO Box 6142, Reno, NV 89513
Applicant: MK III Holdings, LLC, Attn: Kent Witt, PO Box 6142, Reno, NV 89513
Representatives: KKrater Consulting, Inc., 901Dartmouth Drive, Reno, NV 89509

EXHIBIT A



Conditions of Approval

Abandonment Case Number: AB15-005

The project approved under Abandonment Case Number AB15-005 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on May 3, 2016. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this Abandonment shall be met prior to recordation of the Resolution and Order of Abandonment. Prior to recordation of the Resolution and Order of Abandonment, each agency shall determine when compliance of their specific conditions is met by the applicant as set forth in the Conditions of Approval. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and CSD – Planning and Development.

Compliance with the conditions of approval related to this Abandonment is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. All conditions of approval must be met prior to Engineering and Capital Projects recording the required Resolution and Order of Abandonment.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

- All conditions of approval are required to be completed before the Abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by Engineering and Capital Projects and after the recordation of the Resolution and Order of Abandonment by the County Recorder.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Development

1. The following conditions are requirements of CSD – Planning and Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Trevor Lloyd, Senior Planner, 775.328.3620, tlloyd@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this abandonment action. The County Engineer shall determine compliance with this condition.

- b. Prior to the recordation of the Resolution and Order of Abandonment, the applicant shall submit to the County Engineer for review and approval a description prepared by a registered professional of the offer of dedication to be abandoned and replacement private access.
- c. The applicant shall comply with all conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Washoe County Planning Commission or this conditional abandonment will be null and void.
- d. This Abandonment will be effective upon recordation of the Resolution and Order of Abandonment by the County Recorder.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact Name – Kimble Corbridge, 775.328.2054, kcorbridge@washoecounty.us

- a. The applicant shall obtain a Street Excavation Permit and pay associated fees for proposed construction in County ROW.
- b. The applicant shall provide engineered drawings of the proposed improvements to the Engineering division for review and approval.
- c. The improvements may include but not be limited to asphalt paving, curb and gutter, sidewalk, drainage improvements, traffic striping, and traffic signage. All improvements shall be to Washoe County standards.
- d. A 10 foot P.U.E., traffic signage and snow storage easement will be required adjacent to the resulting ROW.

Washoe County Engineering and Capital Projects – Utilities Division

3. The following conditions are requirements of Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact Name – Tim Simpson, 775.954.4648, tsimpson@washoecounty.us

- a. All public utility easements per document #3423793 shall remain.
- b. The reclaim service line that crosses the abandoned portion of the existing right hand turn lane to be abandoned and added to parcel 044-320-51 shall have a minimum 30 foot access, construction, and maintenance easement granted to Washoe County. Please see the attached Reference Map.
- c. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.

*** End of Conditions ***



South Truckee Meadows/Washoe Valley Citizen Advisory Board

DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB. Minutes of the regular meeting of the South Truckee Meadows Citizen Advisory Board held September 10, 2015 at 6:00 P.M. at the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

1. *CALL TO ORDER/ DETERMINATION OF QUORUM – Chair person, Jim Rummings called the meeting to order at 6:05pm.

Member Present: Patricia Phillips, Jim Rummings, Thomas Judy, Marsy Kupfersmith, Steven Kelly, Bob Vaught. A quorum was determined.

Absent members: Daryl Capurro, Jason Katz, Steven Miles, Kimberly Rossiter.

2. *PLEDGE OF ALLEGIANCE – Jim Rummings led the Pledge of Allegiance.

3. *PUBLIC COMMENT –

Robert Erickson said he opposes the medicinal marijuana location at the Lodge. He said it's the wrong location and a safety issue because there are many residences, schools, park and visitor area which attracts families. He said it will negatively impact the property values. It's a busy highway, especially during ski season. There are accidents there during the snow season. A large number of dispensaries are coming in and it might bring in some crime if not heavily patrolled by Sherriff. It should be by a medical facility for easy access without creating traffic.

Kathy Bowling spoke about the Master Plan that was discussed at the previous CAB meeting. She said at the last meeting, there was a group here that wanted an ice facility. She said it's a great idea. The project will move forward on private and County money; however, she said, it has to stand on its own. All three meetings spoke about a plan for an ice rink. There are a lot of people who would like to see an aquatic center. Private funding could dry up in the future. It would be bad to link it to an indoor public facility. The county could be on the hook for maintenance and staff in the future. The private party said they will staff it, insurance, and maintain it. She said it sounds too good to be true. The county has no money. An aquatic center comes before an ice rink, and there is no money for anything at this point. It needs to stand on its own.

Steve Pelzer said he is also opposed to the medicinal marijuana dispensary location. He said he attend meetings about this. He said staff wasn't open to discuss the location. People left because they were there to talk about it. There needs to be communication between county, commissioners, and roads. He said dozens of people came from Galena, Monteux. There has been no public outreach or communication regarding its relocation; he said there has been no impact study, traffic, or environmental study. He said it was at the discretion of whoever wants it to happen. He said you are about to enter a slippery slope. It doesn't sit well with a lot of people. He said you are will be held liable. He said there are accidents everyday on that road. He said Kitty Jung is disappointed. It's not appropriate.

Bob Ackerman said the proposal for the marijuana dispensary at the Lodge is dumb. He said we are a rural area out there. He said he attended a meeting for the scenic corridor. He said they want to get state and national recognition for the corridor. One of things in the plan that they talked about was reviewing businesses that are consistent with the corridor. He said he wasn't notified about the relocation. He said he attended a meeting regarding medicinal marijuana and it was about the Master Plan. He said this is sloppy government.

Trevor Lloyd made a request to move item F to the beginning.

4. APPROVAL OF AGENDA FOR THE MEETING OF SEPTEMBER 10, 2015 – Marsy Kupfersmith moved to approve the agenda for the meeting of September 10, 2015 with Trevor Lloyd; Steven Kelly seconded the motion to approve the agenda with changes. The motion carried unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF AUGUST 13, 2015 –

Pat Phillips moved to approval the meeting minutes for the meeting of AUGUST 13, 2015. Steven Kelly seconded the motion to approve the minutes. The motion carried unanimously.

Barrett Donovan spoke about the design. It was previous approved as an SUP. He said they aren't changing the site itself. He showed elevation maps. Barrett said they are proposing similar to the McKenzie building. Barrett said there was a proposed elevation change. Barrett said everything else is not changing. Trevor said it's an approved project. Everything is the same; he said we are looking for feedback on the design. He said wanted to be transparent since there was a change in the design. They wanted a more residential design. Tom Judy asked if the community was notified. Trevor said no, because it is not a change in use, just a change in design. Tom said he isn't comfortable if the community wasn't noticed. Steven Kelly asked about the silos. Barrett said there isn't any real function. Marsy asked about the business and signage. Barrett said this design is similar to buildings in Truckee with the same theme. Jim Rummings said people were concerned about businesses closing and having an abandoned strip mall. Pat Phillips said because it's near two schools which was the concern as well.

Motion: Pat Phillips moved to recommend approval for Crossbow Court and Arrowcreek Parkway Commercial Design. Steven seconded the recommendation to approve. The motion passed unanimously.

E. Special Use Permit Case Number SB15-005 (Verizon Arrowcreek) – tabled for future date.

F. Abandonment Case Number AB15-005 (MK III Holdings, LLC.) – Review and request for community feedback regarding a request to abandon a portion of Washoe County public right of way totaling approximately 15,472 square feet to allow for a reduction in the radius of the westbound right turn lane from Arrowcreek Parkway onto Zolezzi Lane to reduce travel speeds entering a residential neighborhood. The Citizen Advisory Board may take action summarizing public feedback and recommending approval or denial.

Applicant/Owner: MK III Holdings, LLC Attn: Kent Witt PO Box 6142 Reno, NV 89513

Location: Westbound right turn lane from Arrowcreek Parkway onto Zolezzi Laned

Staff: Trevor Lloyd, Senior Planner Washoe County Community Services Department Planning and Development Division, Phone: 775-328-3620, E-mail: tlloyd@washoecounty.us

Reviewing body: Planning Commission on October 6, 2015.

- Kenneth Krater gave an overview of the Abandonment case on Arrowcreek parkway and Zolezzi Lane. He said a family owns the property/land that boarder the Zolezzi Lane. At the time there was no Arrowcreek Parkway. There is old access. These improvements were put into place. Arrowcreek is high speed. Ken said has conducted a traffic study. He said the issue is the people are traveling high speed off of the freeway. People tend to speed and end up on Zolezzi Lane. He said they are concerned that it won't be safe with high rates of speed. They are proposing having a normal right turn. It's a safety improvement to slow the speed. He said they have done traffic analysis. It will slow them down before turning on Zolezzi Lane. He said it will be a more normal channelized right turn lane. He said that's why they applied for the abandonment. They will get the right-a-way back. Pat Phillips asked if any neighbors give feedback. She said it's a safety factor. Ken said they have not received negative feedback. He said everyone is in favor because it improves safety.
- Steven Kelly asked if there are future growth plans. Trevor said they aren't anticipating growth on Zolezzi Lane. Ken said it's becoming a more suburban area. Jim said a roundabout would do better. Ken said it's a good idea; however, money had already been used on the T intersection. All improvements will be paid for by the developer. It will be done by next summer. Tom Judy asked about the abandonment. Private party deeded land to public entity with no money, it will be the opposite process, and the applicant will get the land back for free except for the costs.
- Steve Kelly asked about the property owner's ill informed decision in the past. This is lack of communication. He said he understands the safety issue. He said there is a disconnect. Ken said the owner was in the hospital, the RTC sent paper work for signature, and owner made a quick decision without consideration. His right-a-way is compromised. He has personal storage and a vacant land.
- Laurie Yott asked about the intent for development. She asked if this will cause a bottle neck. She said she hadn't noticed the speed onto Zolezzi. Ken said you will have your own right lane, but it will slow you down. It won't be an impact. Ken said the owner wants to build a commercial building. There will be a single point access on Arrowcreek.

- Kathy Bowling said people aren't ripping down there or speeding as it was stated in the presentation. It's not true. Ken said he did traffic counts. He said they are going 45 to 50mph down that lane currently.

MOTION: Steven Kelly moved to recommend approval of Abandonment Case Number AB15-005 (MK III Holdings, LLC. Pat Phillips seconded the motion to recommend approval. The motion passed unanimously.

10. *CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas. (This item is for information only and no action will be taken by the CAB).

Jim Rummings encouraged people to attend public workshop: Washoe Valley/Mt. Rose scenic corridor meeting. He said a lot of development is coming. He said there is discussion about linking the Washoe Valley and Mt. Rose scenic corridor. The Nailors have been very active in this. He said there rails to trails program to get bicyclist off the highway and more to a dedicated path.

Tom Judy asked about the county update on the agenda. She said the agenda was long, so she pulled the item and it will be put back on the agenda for future meetings.

Jim asked Sarah about the medicinal marijuana locations. She said yes, the neighbors nearby have been notified; however, they are not pleased with the relocation. There will be an update to the Board of County Commissioners regarding Medicinal Marijuana Establishments (MME).

Pat asked about the MME. Sarah said there has been updates regarding medicinal marijuana establishments. Sarah said they have implemented a strategic working group to analyze it. Sarah said this is a state process. Sarah said it's not a Special Use Permit, its business license process. Sarah said after October 1st, if a medicinal marijuana facility requests to changes location, they make a request to move, but there is also a public process. It doesn't apply to the lodge.

11. *PUBLIC COMMENT – No comments

12. ADJOURNMENT - Jim Rummings adjourned the meeting at 7:42.

Number of CAB members present: 5
Number of Public Present: 50
Presence of Elected Officials: 0
Number of staff present: 2

From: Corbridge, Kimble
Sent: Monday, August 24, 2015 11:46 AM
To: Lloyd, Trevor
Cc: Searcy, Adam; Lawson, Clara
Subject: Abandonment Case Number AB15-005 (MK III Holdings, LLC.) –
Attachments: August Agency Review Memo II.PDF

Follow Up Flag: Follow up
Flag Status: Flagged

Trevor,
I have reviewed the referenced abandonment and have the following conditions.

1. The applicant shall obtain a Street Excavation Permit and pay associated fees for proposed construction in County ROW.
2. The applicant shall provide engineered drawings of the proposed improvements to the Engineering division for review and approval.
3. The improvements may include but not be limited to asphalt paving, curb and gutter, sidewalk, drainage improvements, traffic striping, and traffic signage. All improvements shall be to Washoe County standards
4. A 10 foot P.U.E. , traffic signage and snow storage easement will be required adjacent to the resulting ROW.

Thanks,
Kimble

Kimble O. Corbridge, P.E., CFM
Washoe County Community Services Department
KCorbridge@washoecounty.us | o 775.328.2041 | f 775.328.3699 | 1001 E. Ninth St., A-255, Reno, NV
89512

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AB15-005
EXHIBIT C



Washoe County
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

September 1, 2015

To: Trevor Lloyd, Senior Planner, CSD Community Development

From: Timothy Simpson, Environmental Engineer II, Engineering and Capital Projects Utility Division

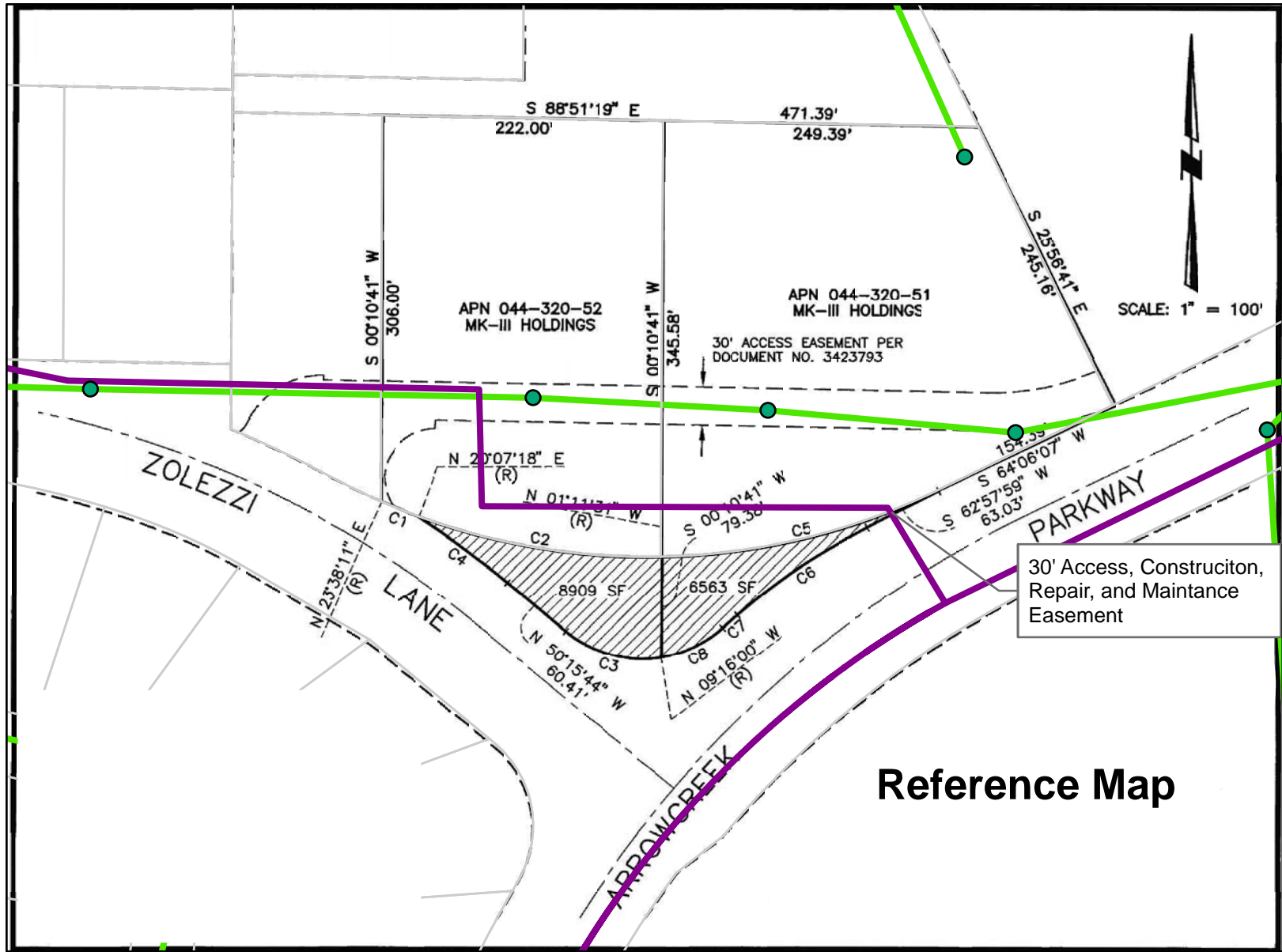
Subject: **AB15-005** MK III Holdings APN No's: 044-320-51 & 044-320-52

CSD Engineering & Capital Projects (Utility Division) has reviewed the subject application and has the following comments:

1. The Applicant is requesting abandonment of the right turn lane at the corner of Zolezzi Lane and Arrowcreek Parkway within the Southwest Truckee Meadows Area Plan.

CSD Engineering & Capital Projects (Utility Division) recommends approval provided the following conditions are met:

1. All public utility easements per document #3423793 shall remain.
2. The reclaim service line that crosses the abandoned portion of the existing right hand turn lane to be abandoned and added to parcel 044-320-51 shall have a minimum 30 foot access, construction, and maintenance easement granted to Washoe County. Please see the attached Reference Map.
3. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.



Reference Map

OFFICIAL NOTICE OF PUBLIC HEARING

DATE: April 22, 2016

You are hereby notified that the **Washoe County Planning Commission** will conduct a public hearing at the following time and location:

6:30 p.m., Tuesday, May 3, 2016

County Commission Chambers, 1001 East Ninth Street, Reno, NV 89520

Abandonment Case Number AB15-005 (MK III Holdings, LLC) – Hearing, discussion, and possible action to abandon a portion of a Washoe County public right of way totaling approximately 15,472 square feet adjacent to two adjoining properties (APN: 044-320-51 and 52) owned by MK III Holdings, LLC, to allow for a reduction in the radius of the westbound right turn lane from Arrowcreek Parkway onto Zolezzi Lane to lower travel speeds entering a residential neighborhood.

- Applicant/Owner: MK III Holdings, LLC
Attn.: Kent Witt
PO Box 6142
Reno, NV 89513
- Location: Westbound right turn lane from Arrowcreek Parkway onto Zolezzi Lane
- Assessor's Parcel Numbers: 044-320-51 and 52
- Project Area Size: 15,472 square-feet
- Master Plan Categories: Commercial (C) and Suburban Residential (SR)
- Regulatory Zone: General Commercial (GC) and Medium Density Suburban (MDS)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 17, T18N, R20E, MDM, Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Planning and Development Division
- Phone: 775.328.3620
- E-mail: tlloyd@washoecounty.us

As an owner of property in the vicinity, you are invited to present testimony relative to these matters.

To access additional information about this item, please visit our website at www.washoecounty.us/comdev/, choose **Boards and Commissions**, then **Planning Commission**, click on **2016** and choose the meeting date. A staff report related to this public hearing will be posted on Friday, four days prior to the meeting.