- CONSIDERATION AND FINAL ACTION ON OBJECTION SUBMITTED BY WASHOE COUNTY: CONFORMANCE REVIEW MASTER PLAN AMENDMENT (CR19-009)

- CONFORMANCE REVIEW PROJECT OF REGIONAL SIGNIFICANCE (CR19-010), SILVER HILLS
<table>
<thead>
<tr>
<th></th>
<th>Threshold</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>625</td>
<td>1,872</td>
</tr>
<tr>
<td>(Units)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sewage</td>
<td>187,500</td>
<td>327,600*</td>
</tr>
<tr>
<td>(Gallons per day)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water</td>
<td>625</td>
<td>1,027*</td>
</tr>
<tr>
<td>(Acre ft. per year)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Traffic</td>
<td>6,250</td>
<td>17,172</td>
</tr>
<tr>
<td>(Avg. daily trips)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Student Population</td>
<td>325</td>
<td>739</td>
</tr>
<tr>
<td>(Students)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Use</td>
<td>Gross Area</td>
<td></td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>------------------</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Development Area</td>
<td>595.91± acres</td>
<td></td>
</tr>
<tr>
<td>Non-residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Facility/Civic Use (PFC)</td>
<td>20± acres</td>
<td></td>
</tr>
<tr>
<td>Park (P)</td>
<td>12± acres</td>
<td></td>
</tr>
<tr>
<td>Open Space (OS)</td>
<td>152.41± acres</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>780.32± acres</td>
<td></td>
</tr>
</tbody>
</table>
WASHOE COUNTY
OBJECTION
Silver Hills
Regional Plan Conformance Review

Lifestyle Homes
Presenters: Garrett Gordon and Mike Railey
Community Outreach

- Community Meetings
  - 10-12 meetings with private citizens
  - 2 Silver Lake Homeowners Association Meetings
  - 1 Community Open House (Cold Springs Family Center)
  - 4 North Valleys Citizen Advisory Board Meetings
  - 3 Visioning Workshops

- Compromises
  - Reduce density from **2,340 units to 1,872 units** (including 1 du/acre on Silver Hills East)
  - **Create new Silver Hills SCMA** (not amend Silver Knolls SCMA)
  - Retain most of the Silver Knolls goals and polices
  - **Stringent Silver Hills Character Statement**
Washoe County Legal Findings

- Washoe County Development Code
  - Substantial Compliance with Master Plan
  - Compatible Land Uses
  - Response to Changes Conditions
  - Availability of Facilities
  - Desired Pattern of Growth
  - Effect on Military Installation
Regional Plan
Legal Findings

- Regional Plan Conformance of Amendment to Master Plan
  - Regional Form and Pattern
  - Development Constraints
  - Infill, Housing, and Jobs/Housing Balance
  - Public Services and Infrastructure
  - Military Installations
  - Cumulative and Indirect Effects

- Project of Regional Significance Conformance
  - Project conforms to Regional Plan
• **REGIONAL FINDING:** “Regional Form and Pattern”
  1. Located within Truckee Meadows Service Area (TMSA)

  2. Located in North Valleys Area Plan

    ‒ “Changes to the established regulatory zones will not add more than 2,000 new residential units of land use capacity through 2025.”

    - Silver Hills would result in total of **1,192 new units** and remaining capacity of **831 new residential units**.

  3. Located in “Suburban” Character Management Area

    - Defined as areas for growth up to 7 units per acre
REGIONAL FINDING:
“Regional Form and Pattern”

-WCC: Single family residential development limited to a maximum of five (5) dwelling units per acre

-Request is for a maximum of 3 du/acre units (total 2.4 units per acre)
**REGIONAL FINDING:**

“Regional Form and Pattern”

- Compatibility Rating per Washoe County Development Code (“HIGH” so little or no screening or buffering”)

- Per staff report, no change in compatibility rating

### Compatibility Rating of Proposed Regulatory Zone with Existing Regulatory Zones on Adjacent Parcels

<table>
<thead>
<tr>
<th>Subject Site</th>
<th>Existing Adjacent Regulatory Zone</th>
<th>Compatibility Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density Suburban (LDS) one dwelling to the acre residential density</td>
<td>North: Open Space (OS)</td>
<td>High</td>
</tr>
<tr>
<td></td>
<td>South: Open Space (OS); Public and Semi-Public Facilities (PSP); Parks and Recreation (PR); Low Density Suburban (LDS)</td>
<td>OS=High; PSP=Medium; PR=High; LDS=High</td>
</tr>
<tr>
<td></td>
<td>East: Low Density Suburban (LDS)</td>
<td>High</td>
</tr>
<tr>
<td></td>
<td>West: City of Reno Open Space</td>
<td>High</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Subject Site</th>
<th>Existing Adjacent Regulatory Zone</th>
<th>Compatibility Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Specific Plan (SP) three dwellings to the acre residential density [compatibility is based on the Medium Density Suburban (MDS) zone which also allows three dwelling to the acre]</td>
<td>North: Open Space (OS)</td>
<td>High</td>
</tr>
<tr>
<td></td>
<td>South: Open Space (OS); Public and Semi-Public Facilities (PSP); Parks and Recreation (PR); Low Density Suburban (LDS)</td>
<td>OS=High; PSP=Medium; PR=High; LDS=High</td>
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<td></td>
<td>West: City of Reno Open Space</td>
<td>High</td>
</tr>
</tbody>
</table>

**High Compatibility:** Little or no screening or buffering necessary.

**Medium Compatibility:** Some screening and buffering necessary.

**Low Compatibility:** Significant screening and buffering necessary.
REGIONAL FINDING: “Regional Form and Pattern”

- Despite having a “HIGH” compatibility rating, Silver Hills still provides:

  1. 50 foot open space buffer, and

  2. 200 foot matching density buffer.
REGIONAL FINDING: “Development Constraints”

Per staff report, “the Development Constraints area per Regional Plan are not proposed to be developed.”
**SILVER HILLS DEVELOPMENT**  
**WASHOE COUNTY, NEVADA**

Fiscal Impact, Commercial Space Market, and Resident Income Analyses

February 2019

Prepared by:

EKAY ECONOMIC CONSULTANTS  
550 West Plumb Lane  
Suite 8459  
Reno, NV 89509  
(775) 323-7203  
www.ekayconsultants.com

**WORKFORCE HOUSING AND RESIDENT INCOME ANALYSIS**

It is well known the Reno-Sparks’ housing market experienced high levels of growth in the last few years, especially as measured by housing prices. Figure 3 shows Washoe County new single-family home prices (detached only) appreciated 5.4% between 2016 and 2017. During the same period the number of new single-family sales (detached) decreased by 12.3% compared to 2016.

The decrease in sales began in November 2016 when the median price of homes reached $409,112 in October 2016. By December 2018 sales levels are showing an increasing trend, though still lower than levels experienced in 2016. Prices of new single-family detached homes appreciated 9.1% in 2018, with the median sales prices in December 2018 reaching $467,000, an increase of 27.6% over the December 2017 level.

According to the home affordability calculator designed in partnership with the Center for Regional Studies at the University of Nevada, Reno, a family must have an income of $117,151 to afford a home at the median new single-family home price of $559,007 as of December 2016.

The Silver Hills project proposes to increase the density of its residential units by building 1,872 units compared to 780 units currently planned. While actual sales prices for the project are currently unknown, smaller lots will make the project comparable to the existing Woodland Village, which is building and selling single-family homes in close proximity to the project under the same developer. The 41 new units sold in Woodland Village in 2019 had an average of 1,900 square feet per home and an average sales price of $170 per square foot, for an average unit price of $339,000. If the Silver Hills project offers a similar price, a qualifying income for the family to afford homes in the project will be $30,740. This is only slightly higher than the median family income in the region. The price is significantly lower than the median price for new homes in the region of $507,609 and lower even than the price of existing homes at $550,000. This lower price will allow the project to provide housing to many workforce families moving to region.

This analysis indicates that the Silver Hills development will provide much needed lower priced housing, with average home prices below the new and existing single-family home prices in the region. These homes will be priced slightly above homes affordable by families earning median wages in the region, attracting the type of workforce employees valuable to the region, such as police officers, nurses, librarians, accountants, and other occupations.

The estimated home price for the project reflects additional density proposed for the Silver Hills project. Should the project be developed at existing lower density (780 versus 1,872 units), an approximately 10% larger lot price increase is expected, resulting in an estimate average price for the project of $372,000. Table 15 shows this price would price out multiple occupations, making the project less affordable to many current and potential residents of the region.
Regional Plan Goal 3.5: Requires local government master plans ensure that necessary public facilities and services are or will be available and adequate at the time the impacts of development occur based on adopted levels of service.
REGIONAL FINDING: “Public Services and Infrastructure”

“Feasibility studies that identify improvements likely to be required to support intensification”

Storm Water
REGIONAL FINDING: "Public Services and Infrastructure"

"Feasibility studies that identify improvements likely to be required to support intensification"

Water and Effluent →

4.3.2 Water

The nearest existing water facilities to the project site is the Silver Knolls Water Company. There are existing Silver Knolls Water Company facilities within and adjacent to the project limits. However, the Silver Knolls Water Company is a small water system that is not capable of providing service to the Silver Hills project. The Silver Hills Development shall be annexed into the service territory of the Truckee Meadows Water Authority (TMWA) which currently exists to the southeast of the site. A TMWA discovery will need to be prepared to provide service planning and an initial estimate of the required backbone water facilities necessary to provide service to the project.

4.3.3 Effluent

The Silver Hills Specific Plan area shall be allowed to utilize treated effluent for watering of common areas, parks, etc. Use of effluent shall be subject to applicable agreements with Washoe County, City of Reno, and the Truckee Meadows Water Authority.

At the time of development of this Specific Plan, infrastructure related to effluent use is not in place in the Red Rock/Silver Knolls area. Any use of effluent within the Silver Hills Specific Plan area shall be subject to separate agreements and/or improvements. This Specific Plan shall not limit or restrict the use of effluent for irrigation in any way. The Silver Hills project as well as various adjacent sites intend to use, at a minimum, all effluent generated on a yearly basis. The use of the effluent for allowed irrigation purposes is critical for the development of the parks, open space and Agrihood areas proposed as part of this plan. It is understood by all parties that effluent reuse is part and parcel to the development of a sustainable project. Not only will the use of the effluent reduce the need for storage in the existing surface water storage facilities (therefore reduce future flooding possibilities) but it will reduce the requirement for potable water sources for irrigation.

It must also be understood that the delivery of the effluent will be subject to the construction of a return flow pipeline to the vicinity of the site. Such a facility could very feasibly be constructed to remove excess effluent from the overtaxed storage facilities currently existing in the area. A proposal for a dam to the north of the Silver hills site has been discussed with City staff as a method to reduce flooding concerns currently existing.
REGIONAL FINDING: “Public Services and Infrastructure”

“Feasibility studies that identify improvements likely to be required to support intensification”

Roads ➔

Transportation

Goal Seven: The regional and local transportation system in the North Valleys planning area will be a safe, efficient, multi-modal system providing access to commercial services, public lands and recreational opportunities and efficient connections to the greater region. The system will contribute to the preservation and implementation of the community character as described in the North Valleys Vision and Character Statement.

Policies

NV.7.1

Washoe County’s policy level of service (LOS) for local transportation facilities in the North Valleys planning area is LOS “C.” All development proposals must demonstrate how the established level of service on local transportation facilities will be maintained.

- RTC Plan ➔ Red Rock Road widened from 2 to 4 lanes from Moya Boulevard to Evans Ranch in 2022 - 2026.
- Applicant Contribution ➔ Payment of approx. $8 million in impact fees used for improvements
- Applicant Construction ➔ Enter to a RRIF Offset Agreement for construction of improvements
Regional Plan Goal 3.5: Requires local government master plans ensure that necessary public facilities and services are or will be available and adequate at the time the impacts of development occur based on adopted levels of service.
3. Additional condition in the Silver Hills Specific Plan:

- “Prior to the approval of any Silver Hills tentative map, the applicant shall prepare a Facilities Plan, to the satisfaction of Washoe County, that ensures the concurrency of infrastructure, facilities and services with the proposed development...”
REGIONAL FINDING:

“Cumulative and Indirect Effects”

LUT.1.1 - Washoe County should define smaller areas where more intense suburban development is permitted (parallel with the Area Plan Suburban Character Management Area, or SCMA)

LUT.1.2 - Mixed-use, sustainable developments are extremely encouraged

LUT.1.3 - Streets should be narrowed and interconnected with bicycle lanes to provide more opportunity for walking and cycling as viable as well as desirable and safe modes of transportation.

Goal Two: - Standards ensure that land use patterns are compatible with suburban development and incorporate mixed-use.

Goal Three: - The majority of growth and development occurs in existing or planned communities, utilizing smart growth practices.

LUT.3.1 - Require timely, orderly, and fiscally responsible growth that is directed to existing suburban character management areas (SCMAs) within the Area Plans as well as to growth areas delineated within the Truckee Meadows Service Area (TMSA).

LUT.4.2 - Encourage new developments to provide appropriate design to accommodate the needs of all users, including young, aging, handicapped and special needs populations.

Policy 1.5: - Encourage development at higher densities where appropriate.
REGIONAL FINDING:

“Cumulative and Indirect Effects”

→ LUT.2.2 Allow flexibility in development proposals to vary lot sizes, cluster dwelling units, and use innovative approaches to site planning providing that the resulting design is compatible with adjacent development and consistent with the purposes and intent.


REGIONAL FINDING:

“Cumulative and Indirect Effects”

Silver Hills Specific Plan

→ Add conditions to mitigate
1. Facilities Plan

- Prior to the approval of any Silver Hills tentative map, the applicant shall prepare a Facilities Plan, to the satisfaction of Washoe County Department of Engineering and Capital Projects, that ensures the concurrency of infrastructure, facilities and services with the proposed development, including:
  - (i) evaluate the need for a new sewer treatment facility or improvements to existing facilities;
  - (ii) determine what critical storm water improvements are necessary on the east side of Red Rock Road;
  - (iii) review all emergency access alternatives;
  - (iv) confirmation that storm water retention is 1:1.5, and
  - (v) extend water infrastructure to the Washoe County Park in Silver Knolls.

2. U.S. 395 North Valleys Project

- Upon final approval of this Specific Plan, applicant may only construct 150 units per year (cumulatively) until construction commences on the NDOT U.S. 395 North Valleys Project - Phase 1B.
3. Fire Department

- $300 per unit fire assessment fee to be paid at the time of final map or building permit as determined by Washoe County Department of Planning and Development
- Installation of fire hydrants/system along path of the required water infrastructure as required by the Fire Chief

4. Sheriff Department

- $300 per unit sheriff assessment fee to be paid at the time of final map or building permit as determined by Washoe County Department of Planning and Development
5. Landscaping

- The CC&Rs will severely restrict water use in front yards and require drought tolerant landscaping options. In some cases, the HOA may own and maintain some landscape strips and yards.

6. Dog Park

- The project shall include at least one dog park.
Conclusion

• Fire Chief testified in favor of the project
• Approved by Washoe County Board of County Commissioners
• Washoe County Board of County Commissioners strongly supported filing an objection to the RPC prior decision, urged approval by the RPC and requested an applicant presentation that focused on additional conditions
• Truckee Meadows Regional Planning Staff recommended approval

....and finally Sierra Club sent a letter in support!
Washoe County Commission
1001 E. 9th Street,
Reno, NV 89512

October 22, 2019

Re: Agenda item 17, Silver Hills development

Dear Washoe County Commissioners,

Although the Sierra Club does not know enough about the full potential and possible impacts of the proposed Silver Hills Development by Lifestyle Homes, there are elements and concepts in their proposal that can offer positive economic, social and environmental benefits to our community, and which we support. These are elements that every community will need to embrace if we are to successfully mitigate and adapt to climate change. We appreciate Lifestyle Homes for being on the leading edge of proposing such design for our community.

- The inclusion of green space and a plan to retain and recycle storm water for beneficial community use;
- The inclusion of solar to reduce our region’s energy consumption;
- The inclusion of trees to sequester carbon, support soils during extreme rain events, and help provide shade, which can cool the region and its residents during extreme heat events;
- A mixed type of housing and walkable community design that bring different types of people together and reduce the need for transportation. Walkable communities have proven to reduce carbon emissions and energy use, reduce vehicle miles traveled while improving air quality, reduce the per-capita cost of infrastructure and materials, and increase innovation, prosperity, safety, and long-term property values.

We hope you will take these elements into consideration when deciding whether to approve this proposal.

Thank you,

Brian Befort
Director, Toiyabe Chapter
Brian.Befort@SierraClub.org
775-848-7783
SILVER HILLS SPECIFIC PLAN

GOALS AND OBJECTIVES

• Create a strong sense of place and community

• Implement Smart Growth principles and environmentally sustainable design

• Provide high quality housing that is attainable to a wide range of the population

• Create a balanced community

• Provide new housing options in proximity to major employment centers

• Provide compatibility with existing neighborhoods and development
COMMUNITY CHARACTER

- SMART GROWTH CONCEPTS
- COMMUNITY GREENS
- UNIQUE DESIGN
- ENVIRONMENTALLY FRIENDLY
OPEN SPACE

- OVER 150 ACRES OF PRESERVED OPEN SPACE
- EXTENSIVE TRAIL AND PEDESTRIAN PATH NETWORK
- EQUESTRIAN ACCESS
- DEDICATED TRAIL HEADS
- ACCESS TO PUBLIC LANDS
- NEIGHBORHOOD CONNECTIVITY
GREEN SPACE AND COMMON AREAS

Effluent reuse allows for irrigation of common areas, benefits Swan Lake, adds beauty, and reduces fire danger by creating large defensible space buffers.
PARKS

INCLUSION OF NEIGHBORHOOD PARKS AND COMMUNITY GREEN SPACES

DEDICATION OF LAND TO ALLOW FOR THE EXPANSION OF SILVER KNOLLS PARK, INCLUDING NEW TRAIL CONNECTIONS

Actual park design may vary depending on location and Washoe County input.
AGRIHOOD

- COMMUNITY GARDENS
- ORCHARDS
- GREEN SPACE
- COMMUNITY GATHERING AREAS
- WATER RECYCLING/GREEN DESIGN
BALANCED LAND USE

NEIGHBORHOOD COMMERCIAL USE REINFORCES THE AGRIHOOD THEME AND PROVIDE FOR SMALL SCALE RETAIL AND SERVICES.
PUBLIC FACILITIES

• DESIGNATE A NEW SCHOOL SITE
• EXPANSION OF FIRE STATION
• PUBLIC TRAILS, TRAILHEADS, AND ACCESS
• NEW PUBLIC PARKS
A VARIETY OF SINGLE FAMILY OPTIONS

• INNOVATIVE PRODUCTS NOT CURRENTLY AVAILABLE IN THE NORTH VALLEYS

• HIGH QUALITY DESIGN
PERIMETER INTERFACE

- LOT MATCHING
- PERIMETER BUFFERS
- LARGE LOTS
SPECIFIC PLANRequires:

- A FULL FACILITIES PLAN AND ANALYSIS PRIOR TO TENTATIVE MAP
- CONCURRENCY OF INFRASTRUCTURE
- REDUCTION OF OFFSITE FLOWS (DRAINAGE) WITH NEW DEVELOPMENT
- ONSITE DETENTION AND RETENTION BASINS
IMPLEMENTATION OF SMART GROWTH

SILVER HILLS WILL CREATE A COMMUNITY UNLIKE ANY OTHER IN THE REGION

• Silver Hills will feature a wide range of single-family offerings, providing housing choices for families and individuals in every stage of life.
• Clustering of development creates opportunity for open space and amenities and better utilization of infrastructure.
• Directly addresses the current housing crisis and “missing middle.”
• Helps to create a jobs/housing balance in the area.
• Creates a sense of place and community through common design elements, green spaces, amenities, and balanced land use.
• Provides a full facilities plan to ensure proper infrastructure planning and implementation.
• Incorporates innovative design to reduce drainage and reuse effluent.
• Provides better environmental design for future generations.
Policy 4.1.3 of the 2012 Truckee Meadows Regional Plan identifies six factors that the RPC must consider when evaluating the conformance of an amendment to a master plan or a project of regional significance:

1) Regional form and pattern,
2) Development constraints,
3) Infill, housing and jobs/housing balance,
4) Public services and infrastructure,
5) Military installations, and
6) Cumulative and indirect effects
Possible Motions (MPA)

- **Conformance:** I move to reverse the RPC’s determination of December 11, 2019, and find the Silver Hills amendment to the Washoe County Master Plan in conformance with the 2012 Truckee Meadows Regional Plan, based on the finding listed in this staff report.

- **Non-conformance:** I move to uphold the RPC’s determination of December 11, 2019, and find that the Silver Hills amendment to the Washoe County Master Plan does not conform with the 2012 Truckee Meadows Regional Plan, based on the finding listed in this staff report.
Possible Motions (PRS)

- **Conformance:** I move to find the Silver Hills Project of Regional Significance in conformance with the 2012 Truckee Meadows Regional Plan, based on the finding listed in this staff report.

- **Non-conformance:** I move to find the Silver Hills Project of Regional Significance does not conform with the 2012 Truckee Meadows Regional Plan, based on the finding listed in this staff report.