



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: October 22, 2019

DATE: September 10, 2019

TO: Board of County Commissioners

FROM: Roger Pelham, MPA, Senior Planner, Planning and Building Division, Community Services Department 328-3622, rpelham@washoecounty.us

THROUGH: Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building, Community Services Department, 328-3619, mhauenstein@washoecounty.us

SUBJECT: Public Hearing: Appeal of the denial, by the Washoe County Planning Commission of Master Plan Amendment Case Number WMPA17-0010 and Regulatory Zone Amendment Case Number WRZA17-0005 (Silver Hills).

Master Plan Amendment Case Number WMPA17-0010 (Silver Hills), seeks to amend the Washoe County Master Plan, North Valleys Area Plan including:

1. Remove four parcels of land totaling \pm 780.32 acres from the Silver Knolls Suburban Character Management Area (SKSCMA); and
2. Create a "Silver Hills Suburban Character Management Area" (SHSCMA) and add the four parcels of land totaling the \pm 780.32 acres to the SHSCMA; and
3. Amend the North Valleys Area Plan Character Management Area map to reflect the removal of four parcels of land totaling the \pm 780.32 acres from the SKSCMA and into the SHSCMA; and
4. Create a character statement for the SHSCMA.
5. Create a new land use policy: NV.1.8 to allow the following regulatory zones in the SHSCMA:
 - a. Public/Semi-public Facilities (PSP)
 - b. Low Density Suburban (LDS 1 – One unit per acre)
 - c. Low Density Suburban-Two (LDS 2 – Two units per acre)
 - d. Medium Density Suburban-Three (MDS 3 – Three units per acre)
 - e. Parks and Recreation (PR)
 - f. Open Space (OS)
 - g. Neighborhood Commercial (NC)

AGENDA ITEM # _____

h. Specific Plan (SP)

6. Create a new “Goal Seven” within the North Valleys Area Plan for the proposed SHSCMA, to establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Silver Hills community character as described in the North Valleys Vision and Character Statement, as they are proposed to be amended.
7. Renumber the remainder of the North Valleys Area Plan to allow the insertion of the new Goal Seven.
8. Create Policy NV.7.1 to require that at least 50% of the residential parcels located to the east of Red Rock Road and within the SHSCMA are at least one acre in size.
9. Create Policy NV.7.2 to require a minimum lot size of one-half acre for residential parcels located to the east of Red Rock Road and within the SHSCMA, and to allow a residential density of three dwellings to the acre for the area of the SHSCMA located to the west of Red Rock Road.
10. Create Policy NV.7.3 to require new subdivision established within the SHSCMA to include an open space buffer of at least 50 feet in width adjacent to any dwellings existing prior to the adoption of the SHSCMA and to require that all new parcels within 200 feet of existing parcels match the size of the existing parcels.
11. Create policies NV.7.4 through NV.7.11 to establish development standards within the SHSCMA (similar to policies NV.4.6 through NV.4.10 from the SKSCMA) including: varied building setbacks, varied architectural elevations, “open-fencing”, minimum 2-car residential garages, “dark-sky” exterior lighting, new dwellings located adjacent to existing dwellings to be single-story in height, landscaping that emphasizes native vegetation and implementation of these standards through actions by Washoe County.

AND

Regulatory Zone Amendment Case Number WRZA17-0005 (Silver Hills), which seeks to amend the regulatory zone on four parcels of land totaling ± 780.32 acres, from Low Density Suburban (LDS) to Specific Plan (SP), with the intent of approving a specific plan allowing the development of 1,872 dwelling units. The overall residential density requested is approximately 2.5 dwellings to the acre. The development pattern proposed is similar to a common-open-space subdivision with lots as small as 3,700 square feet on the west side of Red Rock Road and lots as small as ½ acre on the east side of Red Rock Road. The specific plan

also provides for a total of 45,000 square feet of floor area for commercial uses and 15 acres for Personal Storage and 15 acres for Storage of Operable Vehicles uses types.

The applicant is Lifestyle Homes TND, LLC. The subject site is located on both the east and west sides of Red Rock Road, north of its intersection with Silver Knolls Boulevard. The Assessor's Parcel Numbers are 087-309-10, 087-390-13, 086-232-31 and 086-203-05. The parcel sizes are ±308.6, ±243.02, ±190.03 and ±38.67 acres, which total ±780.32 acres. The master plan category of all parcels is Suburban Residential (SR), the current regulatory zone for all parcels is Low Density Suburban (LDS) which allows one (1) dwelling per acre. The proposed regulatory zone is Specific Plan (SP) with the intent of allowing ±2.5 dwellings per acre, overall density. The subject site is located within the North Valleys Area Plan and within the North Valleys Citizen Advisory Board area. Amendment of the Master Plan and Regulatory zone are Authorized in Washoe County Development Code Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone.

AND

If approved, authorize the Chair to sign the resolutions included as Attachments G and H to this report, subject to a finding of conformance with the regional plan as applicable. (Commission District 5.)

SUMMARY

On August 6, 2019, the Washoe County Planning Commission (PC) held a public hearing on the proposed master plan amendment and regulatory zone amendment. The PC denied those requests, being unable to make the required findings of fact. The applicant, Lifestyle Homes TND, LLC, has appealed that denial to the Board of County Commissioners.

Washoe County Strategic Objective supported by this item: Stewardship of our Community

PREVIOUS ACTION

On August 19, 2019, the applicant filed an appeal to the decision of denial by the PC on the proposed master plan amendment and regulatory zone amendment to the Washoe County Board of Commissioners (Board). In accordance with WCC 110.912.20(b)(1) staff of the Planning and Building Division found the appeal application (Attachment B to this report) to be complete on August 23, 2019.

On August 6, 2019, the PC held a public hearing on the proposed master plan amendment and regulatory zone amendment. The PC denied those requests, being unable to make the required findings of fact.

On June 10, 2019, the North Valleys Citizen Advisory Board recommended denial of both the MPA and RZA requests and noted that:

- The proposal is not compatible with the existing master plan.
- The proposal would increase danger of fire to existing residents.
- Existing roads are not sufficient and traffic will get worse.
- The community previously worked with this developer to create a project that everyone could agree upon. This proposal breaks that promise.
- The proposal would change the character of the neighborhood for the worse.
- The site should be developed at a density of one dwelling to the acre.
- The resulting development may cause existing residents to be forced to connect to municipal sewer service.
- Traffic to the proposed development should be routed around, rather than through, the existing Silver Knolls area.
- Changes to the existing area plan are not wanted.
- This area should be kept rural.

On December 17, 19 and 20, 2018 Washoe County Community Services Department held a series of visioning workshops in accordance with the North Valleys Area Plan when the character statement is proposed to me amended. The result of those workshops follows:

The residents of the North Valleys Area Plan, Silver Knolls Suburban Character Management Area, would like to express their vision to the Washoe County Planning Commission and Washoe County Board of Commissioners.

The North Valleys Area Plan and Silver Knolls Suburban Character Management Area should not be amended to allow greater residential density. Changes to the Master Plan are not wanted. Changes to the Master Plan to allow Specific Plans are not wanted.

Large private lots with less public open space are desirable. Any open space should remain undeveloped. Any new development should be same form and pattern as existing development.

Right now there is inadequate public services and infrastructure including: Schools, Police, Fire, Roads, Sewer, Water and Storm-Water Runoff. Additional residences will make the situation worse.

There is plenty of access to commercial uses and more commercial uses are not wanted.

It is very important that:

- At least 50% of all new lots be at least one acre in size and that a minimum lot size of ½ acre be preserved.
- Building setbacks and driveway design should be varied.
- Not more than 10% of the residences in a development should have the same architectural elevation.
- Garages should be sized for at least two cars.
- Lighting should be “dark sky.”
- At least 50% of dwellings in new developments should be single-story.
- Landscaping should emphasize low-water use.
- These standards should be implemented by Washoe County with all new Tentative Maps, Improvement Plans, CC&Rs and Deed Restrictions.

The traffic study submitted with the Master Plan Amendment application is invalid because of the date and time that it was conducted and the intersections that were studied.

Silver Knolls is too far from town for such high density development.

The plan that Bob Lissner has approved for 680 lots is consistent with our neighborhood.

The North Valleys Area Plan and Silver Knolls Suburban Character Management Area are correct now and all future development should abide by the existing plan.

BACKGROUND

The applicant submitted the original version of the application in September of 2017. Revised versions were submitted in March and July of 2018, as well as February, May and June of 2019.

The applicant seeks several amendments to the North Valleys Area Plan and amendment of the regulatory zone on approximately 780 acres to create a specific plan that would allow 1872 dwellings. The development pattern proposed would allow some residential lots as small as 3,700 square feet. The PC found the amendments to be incompatible with the remainder of the master plan and inconsistent with the surrounding area.

Extensive analysis is included in the staff report to the Planning Commission, which is attached to this report. Staff recommended denial due to the evaluation that the proposed amendments are supported by some, but are incompatible with the preponderance of goals and policies within the master plan.

FISCAL IMPACT

No fiscal impact. No change to the County budget is necessitated by either approval or denial of the proposed amendments.

RECOMMENDATION

It is recommended that the Board uphold the action of the Planning Commission and deny Master Plan Amendment Case Number WMPA17-0010 and Regulatory Zone Amendment Case Number WRZA17-0005 (Silver Hills), being unable to make all required findings required by WCC Sections 110.820.15(d) 110.821.15, 110.442.55 and the North Valleys Area Plan.

Possible actions include affirmation or denial of the master plan amendment, and affirmation, denial, or modification of the zoning amendment. The Board may also remand the matter to the Planning Commission with instructions as provided by law if necessary for future proceedings.

POSSIBLE MOTIONS

Should the Board agree with the action taken by the Planning Commission, a possible motion would be:

“Master Plan Amendment:

Move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Commissioners uphold the decision of the Planning Commission and deny Master Plan Amendment Case Number WMPA17-0010 being unable to make at least three of the six general findings of fact required at WCC Section 110.820.15(d) and all twelve findings required by the North Valleys Area Plan.

Master Plan Amendment Case Number WMPA17-0010 (Silver Hills), seeks to amend the Washoe County Master Plan, North Valleys Area Plan including:

1. Remove four parcels of land totaling \pm 780.32 acres from the Silver Knolls Suburban Character Management Area (SKSCMA); and
2. Create a “Silver Hills Suburban Character Management Area” (SHSCMA) and add the four parcels of land totaling the \pm 780.32 acres to the SHSCMA; and
3. Amend the North Valleys Area Plan Character Management Area map to reflect the removal of four parcels of land totaling the \pm 780.32 acres from the SKSCMA and into the SHSCMA; and
4. Create a character statement for the SHSCMA.
5. Create a new land use policy: NV.1.8 to allow the following regulatory zones in the SHSCMA:
 - a. Public/Semi-public Facilities (PSP)
 - b. Low Density Suburban (LDS 1 – One unit per acre)
 - c. Low Density Suburban-Two (LDS 2 – Two units per acre)
 - d. Medium Density Suburban-Three (MDS 3 – Three units per acre)
 - e. Parks and Recreation (PR)
 - f. Open Space (OS)
 - g. Neighborhood Commercial (NC)
 - h. Specific Plan (SP)
6. Create a new “Goal Seven” within the North Valleys Area Plan for the proposed SHSCMA, to establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Silver Hills community character as described in the North Valleys Vision and Character Statement, as they are proposed to be amended.
7. Renumber the remainder of the North Valleys Area Plan to allow the insertion of the new Goal Seven.
8. Create Policy NV.7.1 to require that at least 50% of the residential parcels located to the east of Red Rock Road and within the SHSCMA are at least one acre in size.
9. Create Policy NV.7.2 to require a minimum lot size of one-half acre for residential parcels located to the east of Red Rock Road and within the SHSCMA, and to allow a residential density of three dwellings to the acre for the area of the SHSCMA located to the west of Red Rock Road.
10. Create Policy NV.7.3 to require new subdivision established within the SHSCMA to include an open space buffer of at least 50 feet in width adjacent to any dwellings existing prior to the adoption of the SHSCMA and to require that all new parcels within 200 feet of existing parcels match the size of the existing parcels.
11. Create policies NV.7.4 through NV.7.11 to establish development standards within the SHSCMA (similar to policies NV.4.6 through NV.4.10 from the SKSCMA) including: varied building setbacks, varied architectural elevations, “open-fencing”, minimum 2-car residential garages, “dark-sky” exterior lighting, new dwellings located adjacent to existing dwellings to be single-story in height,

landscaping that emphasizes, native vegetation and implementation of these standards through actions by Washoe County.

Findings:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.
7. NV.20.1 (a). The amendment will further implement and preserve the Vision and Character Statement.
8. NV.20.1 (b). The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
9. NV.20.1 (c). The amendment will not conflict with the public's health, safety or welfare.
10. NV.20.3 a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
11. NV.20.3 b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
12. NV.20.3 c. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.

13. NV.20.3 d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys Area Plan, as established under Goal One.
14. NV.20.3 e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the North Valleys planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.
15. NV.20.3 f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.
16. NV.20.3 g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2.
17. NV.20.3 h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.
18. NV.20.3 i. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

Regulatory Zone Amendment:

Move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Commissioners uphold the decision of the Planning Commission and deny Regulatory Zone Amendment Case Number WRZA17-0005 being unable to make all of the following findings in accordance with Washoe County Code Section 110.821.15 and all eight findings required by WCC Section 110.442.55.10

Regulatory Zone Amendment Case Number WRZA17-0005 (Silver Hills), seeks to amend the regulatory zone on four parcels of land totaling \pm 780.32 acres, from Low Density Suburban (LDS) to Specific Plan (SP), with the intent of approving a specific plan allowing the development of 1,872 dwelling units. The overall residential density

requested is approximately 2.5 dwellings to the acre. The development pattern proposed is similar to a common-open-space subdivision with lots as small as 3,700 square feet on the west side of Red Rock Road and lots as small as ½ acre on the east side of Red Rock Road. The specific plan also provides for a total of 45,000 square feet of floor area for commercial uses and 15 acres for Personal Storage and 15 acres for Storage of Operable Vehicles uses types.

Findings:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of the military installation.
8. WCC 110.442.55.10(a) Consistency with Specific Plan Standards. In what respects the plan is or is not consistent with the statements of objectives of a Specific Plan set forth in this Article;
9. WCC 110.442.55.10(b) Departures from regulatory zone requirements are in public interest. The extent to which the plan departs from regulatory zone and subdivision regulations otherwise applicable to the property, including, but not limited to density, bulk and use, and the reasons why these departures are or are not deemed to be in the public interest;
10. WCC 110.442.55.10(c) Residential/nonresidential ratio. The ratio of residential to nonresidential use in the planned development;
11. WCC110.442.55.10(d) Adequacy of common open space. The purpose, location and amount of the common open space in the development and the adequacy or inadequacy of the amount and purpose of common open space as related to the proposed density and type of residential development.

12. WCC110.422.55.10(e) Maintenance of Common Open Space. The reliability of the proposals for the maintenance and conservation of the open space;
13. WCC110.422.55.10(f) Adequacy of public services, traffic and amenities. The physical design of the plan and the manner in which design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment.
14. WCC110.422.55.10(g) Relationship to neighborhood. The relationship, beneficial or adverse, of the proposed Specific Plan to the neighborhood in which it is proposed to be established.
15. WCC110.422.55.10(h) Schedule sufficiency. If the development is to be built over a period of years, the sufficiency of the terms and conditions in the plan intended to protect the interests of the public, residents and owners of the development in the integrity of the plan.”

Should the BCC disagree with the action taken by the Planning Commission a possible motion would be:

“Master Plan Amendment:

Move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Commissioners reverse the decision of the Planning Commission and approve Master Plan Amendment Case Number WMPA17-0010 being able to make at least three of the six general findings of fact required at WCC Section 110.820.15(d) and all twelve findings required by the North Valleys Area Plan.

I further move to direct county staff to forward WMPA17-0010 for a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission.

I further move to authorize the Chair to sign the resolution included as Attachment G to the staff report, subject to a finding of conformance with the regional plan as applicable.

Master Plan Amendment Case Number WMPA17-0010 (Silver Hills), seeks to amend the Washoe County Master Plan, North Valleys Area Plan including:

1. Remove four parcels of land totaling \pm 780.32 acres from the Silver Knolls Suburban Character Management Area (SKSCMA); and
2. Create a “Silver Hills Suburban Character Management Area” (SHSCMA) and add the four parcels of land totaling the \pm 780.32 acres to the SHSCMA; and
3. Amend the North Valleys Area Plan Character Management Area map to reflect the removal of four parcels of land totaling the \pm 780.32 acres from the SKSCMA and into the SHSCMA; and
4. Create a character statement for the SHSCMA.
5. Create a new land use policy: NV.1.8 to allow the following regulatory zones in the SHSCMA:
 - a. Public/Semi-public Facilities (PSP)

- b. Low Density Suburban (LDS 1 – One unit per acre)
 - c. Low Density Suburban-Two (LDS 2 – Two units per acre)
 - d. Medium Density Suburban-Three (MDS 3 – Three units per acre)
 - e. Parks and Recreation (PR)
 - f. Open Space (OS)
 - g. Neighborhood Commercial (NC)
 - h. Specific Plan (SP)
6. Create a new “Goal Seven” within the North Valleys Area Plan for the proposed SHSCMA, to establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Silver Hills community character as described in the North Valleys Vision and Character Statement, as they are proposed to be amended.
 7. Renumber the remainder of the North Valleys Area Plan to allow the insertion of the new Goal Seven.
 8. Create Policy NV.7.1 to require that at least 50% of the residential parcels located to the east of Red Rock Road and within the SHSCMA are at least one acre in size.
 9. Create Policy NV.7.2 to require a minimum lot size of one-half acre for residential parcels located to the east of Red Rock Road and within the SHSCMA, and to allow a residential density of three dwellings to the acre for the area of the SHSCMA located to the west of Red Rock Road.
 10. Create Policy NV.7.3 to require new subdivision established within the SHSCMA to include an open space buffer of at least 50 feet in width adjacent to any dwellings existing prior to the adoption of the SHSCMA and to require that all new parcels within 200 feet of existing parcels match the size of the existing parcels.
 11. Create policies NV.7.4 through NV.7.11 to establish development standards within the SHSCMA (similar to policies NV.4.6 through NV.4.10 from the SKSCMA) including: varied building setbacks, varied architectural elevations, “open-fencing”, minimum 2-car residential garages, “dark-sky” exterior lighting, new dwellings located adjacent to existing dwellings to be single-story in height, landscaping that emphasizes, native vegetation and implementation of these standards through actions by Washoe County.

Findings (*please state the reasons that each finding can be made*):

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the

Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.
7. NV.20.1 (a). The amendment will further implement and preserve the Vision and Character Statement.
8. NV.20.1 (b). The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
9. NV.20.1 (c). The amendment will not conflict with the public's health, safety or welfare.
10. NV.20.3 a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
11. NV.20.3 b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
12. NV.20.3 c. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.
13. NV.20.3 d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys Area Plan, as established under Goal One.
14. NV.20.3 e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the North Valleys planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.

15. NV.20.3 f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.
16. NV.20.3 g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2.
17. NV.20.3 h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.
18. NV.20.3 i. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

Regulatory Zone Amendment:

Move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Commissioners reverse the decision of the Planning Commission and approve Regulatory Zone Amendment Case Number WRZA17-0005 being able to make all of the following findings in accordance with Washoe County Code Section 110.821.15 and all eight findings required by WCC Section 110.442.55.10.

I further move, subject to final approval of the associated Master Plan change, to adopt an amendment to the North Valleys Regulatory Zone Map.

I further move to authorize the Chair to sign the resolution included as Attachment H to the staff report, subject to a finding of conformance with the regional plan as applicable.

Regulatory Zone Amendment Case Number WRZA17-0005 (Silver Hills), seeks to amend the regulatory zone on four parcels of land totaling \pm 780.32 acres, from Low Density Suburban (LDS) to Specific Plan (SP), with the intent of approving a specific plan allowing the development of 1,872 dwelling units. The overall residential density requested is approximately 2.5 dwellings to the acre. The development pattern proposed is similar to a common-open-space subdivision with lots as small as 3,700 square feet on the west side of Red Rock Road and lots as small as $\frac{1}{2}$ acre on the east side of Red Rock Road. The specific plan also provides for a total of 45,000 square feet of floor area for commercial uses and 15 acres for Personal Storage and 15 acres for Storage of Operable Vehicles uses types.

Findings (*please state the reasons that each finding can be made*):

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of the military installation.
8. WCC 110.442.55.10(a) Consistency with Specific Plan Standards. In what respects the plan is or is not consistent with the statements of objectives of a Specific Plan set forth in this Article;
9. WCC 110.442.55.10(b) Departures from regulatory zone requirements are in public interest. The extent to which the plan departs from regulatory zone and subdivision regulations otherwise applicable to the property, including, but not limited to density, bulk and use, and the reasons why these departures are or are not deemed to be in the public interest;
10. WCC 110.442.55.10(c) Residential/nonresidential ratio. The ratio of residential to nonresidential use in the planned development;
11. WCC110.442.55.10(d) Adequacy of common open space. The purpose, location and amount of the common open space in the development and the adequacy or inadequacy of the amount and purpose of common open space as related to the proposed density and type of residential development.
12. WCC110.422.55.10(e) Maintenance of Common Open Space. The reliability of the proposals for the maintenance and conservation of the open space;
13. WCC110.422.55.10(f) Adequacy of public services, traffic and amenities. The physical design of the plan and the manner in which design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment.

14. WCC110.422.55.10(g) Relationship to neighborhood. The relationship, beneficial or adverse, of the proposed Specific Plan to the neighborhood in which it is proposed to be established.
15. WCC110.422.55.10(h) Schedule sufficiency. If the development is to be built over a period of years, the sufficiency of the terms and conditions in the plan intended to protect the interests of the public, residents and owners of the development in the integrity of the plan.

Attachments:

- A: PC Action Order dated 8/8/2019
- B: Appeal Application dated 8/19/2019
- C: PC Staff Report for hearing of 8/6/2019
- D: Public comments received too late to be provided to the PC
- E: PC Minutes of 8/6/2019
- F: North Valleys CAB minutes of 6/10/2019
- G: Possible Resolution Adopting WMPA17-0010
- G-1: Possible Resolution Attachment WMPA17-0010
- H: Possible Resolution Adopting WRZA17-0005
- H-1: Possible Resolution Attachment WRZA17-0005

CC:

Lifestyle Homes TND, LLC
4790 Caughlin Parkway, Suite 519
Reno, NV 89519

Garrett Gordon, c/o Lewis Roca Rothgerber Christie LLP
One East Liberty Street
Suite 300
Reno, NV 89501

Mike Railey, c/o Christy Corporation, LTD
1000 Kiley Pkwy
Sparks, NV 89436

Attachment A
PC Action Order dated 8/8/2019

1001 EAST 9TH STREET
 RENO, NEVADA 89512
 PHONE (775) 328-6100
 FAX (775) 328.6133



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Planning and Building Division

Planning Program

Planning Commission Action Order

**Master Plan Amendment Case Number WMPA17-0010 and
 Regulatory Zone Amendment Case Number WRZA17-0005**

Decision: **Denial**

Decision Date: August 6, 2019

Mailing/Filing Date: August 8, 2019

Property Owner: Lifestyle Homes TND, LLC
 Attn: Peter Lissner
 4790 Caughlin Parkway, Suite 519
 Reno, NV 89519

Assigned Planner: Roger Pelham, MPA, Senior Planner
 Washoe County Community Services Department
 Planning and Building Division
 Phone: 775.328.3622
 E-Mail: rpelham@washoecounty.us

Master Plan Amendment Case Number WMPA17-0010 (Silver Hills): For possible action, hearing, and discussion to amend the Washoe County Master Plan, North Valleys Area Plan including:

- 1) Remove four parcels of land totaling \pm 780.32 acres from the Silver Knolls Suburban Character Management Area (SKSCMA); and
- 2) Create a "Silver Hills Suburban Character Management Area" (SHSCMA) and add the four parcels of land totaling the \pm 780.32 acres to the SHSCMA; and
- 3) Amend the North Valleys Area Plan Character Management Area map to reflect the removal of four parcels of land totaling the \pm 780.32 acres from the SKSCMA and into the SHSCMA; and
- 4) Create a character statement for the SHSCMA.
- 5) Create a new land use policy: NV.1.8 to allow the following regulatory zones in the SHSCMA:
 - a. Public/Semi-public Facilities (PSP)
 - b. Low Density Suburban (LDS 1 – One unit per acre)
 - c. Low Density Suburban-Two (LDS 2 – Two units per acre)
 - d. Medium Density Suburban-Three (MDS 3 – Three units per acre)
 - e. Parks and Recreation (PR)
 - f. Open Space (OS)
 - g. Neighborhood Commercial (NC)
 - h. Specific Plan (SP)
- 6) Create a new "Goal Seven" within the North Valleys Area Plan for the proposed SHSCMA, to establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Silver Hills community character as



INTEGRITY



EFFECTIVE
 COMMUNICATION



QUALITY
 PUBLIC SERVICE

To: Lifestyle Homes TND, LLC
Subject: WMPA17-0010 and WRZA17-0005
Date: August 8, 2019
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described in the North Valleys Vision and Character Statement, as they are proposed to be amended.

- 7) Renumber the remainder of the North Valleys Area Plan to allow the insertion of the new Goal Seven.
- 8) Create Policy NV.7.1 to require that at least 50% of the residential parcels located to the east of Red Rock Road and within the SHSCMA are at least one acre in size.
- 9) Create Policy NV.7.2 to require a minimum lot size of one-half acre for residential parcels located to the east of Red Rock Road and within the SHSCMA, and to allow a residential density of three dwellings to the acre for the area of the SHSCMA located to the west of Red Rock Road.
- 10) Create Policy NV.7.3 to require new subdivision established within the SHSCMA to include an open space buffer of at least 50 feet in width adjacent to any dwellings existing prior to the adoption of the SHSCMA and to require that all new parcels within 200 feet of existing parcels match the size of the existing parcels.
- 11) Create policies NV.7.4 through NV.7.11 to establish development standards within the SHSCMA (similar to policies NV.4.6 through NV.4.10 from the SKSCMA) including: varied building setbacks, varied architectural elevations, "open-fencing", minimum 2-car residential garages, "dark-sky" exterior lighting, new dwellings located adjacent to existing dwellings to be single-story in height, landscaping that emphasizes, native vegetation and implementation of these standards through actions by Washoe County.

AND

Regulatory Zone Amendment Case Number WRZA17-0005 (Silver Hills): For possible action, hearing, and discussion to amend the regulatory zone on four parcels of land totaling ± 780.32 acres, from Low Density Suburban (LDS) to Specific Plan (SP), with the intent of approving a specific plan allowing the development of 1,872 dwelling units. The overall residential density requested is approximately 2.4 dwellings to the acre. The development pattern proposed is similar to a common-open-space subdivision with lots as small as 3,700 square feet on the west side of Red Rock Road and lots as small as $\frac{1}{2}$ acre on the east side of Red Rock Road. The specific plan also provides for a total of 45,000 square feet of floor area for commercial uses and 15 acres for Personal Storage and 15 acres for Storage of Operable Vehicles uses types.

- Applicant: Lifestyle Homes TND, LLC, Attn: Peter Lissner
- Property Owner: Lifestyle Homes TND, LLC, Attn: Peter Lissner
- Location: On both the east and west sides of Red Rock Road, north of its intersection with Silver Knolls Boulevard
- Assessor's Parcel Numbers: 087-309-10, 087-390-13, 086-232-31 and 086-203-05
- Parcel Sizes: ± 308.6 , ± 243.02 , ± 190.03 and ± 38.67 acres (total of ± 780.32)
- Master Plan Category: Suburban Residential (SR)
- Current Regulatory Zone: Low Density Suburban (LDS: 1 dwelling per acre)
- Proposed Regulatory Zone: Specific Plan (SP: ± 2.5 dwellings per acre)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys

To: Lifestyle Homes TND, LLC
Subject: WMPA17-0010 and WRZA17-0005
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- Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone
- Commission District: 5 – Commissioner Herman

Notice is hereby given that the Washoe County Planning Commission denied Master Plan Amendment Case Number WMPA17-0010 based on the inability to make the findings required by Washoe County Code Section 110.820.15(d) and the findings required by the North Valleys Area Plan.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.
7. NV.20.1 (a). The amendment will further implement and preserve the Vision and Character Statement.
8. NV.20.1 (b). The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
9. NV.20.1 (c). The amendment will not conflict with the public's health, safety or welfare.
10. NV.20.3 a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water

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Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.

11. NV.20.3 b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
12. NV.20.3 c. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.
13. NV.20.3 d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys Area Plan, as established under Goal One.
14. NV.20.3 e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the North Valleys planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.
15. NV.20.3 f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.
16. NV.20.3 g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2.
17. NV.20.3 h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.
18. NV.20.3 i. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in the ability to

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continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

Notice is hereby given that the Washoe County Planning Commission denied Regulatory Zone Amendment Case Number WRZA17-0005 based on the inability to make the findings required by Washoe County Code Section 110.821.15 and the findings required by WCC Section 110.442.55.10.

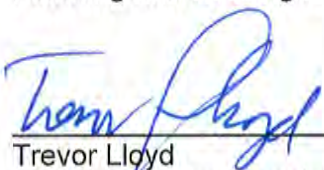
1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of the military installation.
8. WCC 110.442.55.10(a) Consistency with Specific Plan Standards. In what respects the plan is or is not consistent with the statements of objectives of a Specific Plan set forth in this Article;
9. WCC 110.442.55.10(b) Departures from regulatory zone requirements are in public interest. The extent to which the plan departs from regulatory zone and subdivision regulations otherwise applicable to the property, including, but not limited to density, bulk and use, and the reasons why these departures are or are not deemed to be in the public interest;
10. WCC 110.442.55.10(c) Residential/nonresidential ratio. The ratio of residential to nonresidential use in the planned development;

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11. WCC110.442.55.10(d) Adequacy of common open space. The purpose, location and amount of the common open space in the development and the adequacy or inadequacy of the amount and purpose of common open space as related to the proposed density and type of residential development.
12. WCC110.422.55.10(e) Maintenance of Common Open Space. The reliability of the proposals for the maintenance and conservation of the open space;
13. WCC110.422.55.10(f) Adequacy of public services, traffic and amenities. The physical design of the plan and the manner in which design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment.
14. WCC110.422.55.10(g) Relationship to neighborhood. The relationship, beneficial or adverse, of the proposed Specific Plan to the neighborhood in which it is proposed to be established.
15. WCC110.422.55.10(h) Schedule sufficiency. If the development is to be built over a period of years, the sufficiency of the terms and conditions in the plan intended to protect the interests of the public, residents and owners of the development in the integrity of the plan.

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days after the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, call the Planning staff at **775.328.6100**. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Planning Commission

TL/RP/ks

xc:

Applicant/Property Owner: Lifestyle Homes TND, LLC, Attn: Peter Lissner, 4790 Caughlin Parkway, Suite 519, Reno, NV 89519

To: Lifestyle Homes TND, LLC
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Consultant: Rubicon Design Group, Attn: Mike Railey, 1610 Montclair Ave, Suite B, Reno, NV 89509

Others: Opticos Design, Inc., 2100 Milvia Street, Suite 125, Berkeley, CA 94704

Lewis Roca Rothgerber Christie, Attn: Garrett Gordon, 1 E. Liberty St, Suite 300, Reno, NV 89501

Action Order xc: Nathan Edwards, District Attorney's Office; Keirsten Beck, Assessor's Office; Cori Burke, Assessor's Office; Tim Simpson, Utilities; Leo Vesely, Engineering and Capital Projects; Chief Charles Moore, Truckee Meadows Fire Protection District; Regional Transportation Commission; Truckee Meadows Regional Planning Agency; North Valleys Citizen Advisory Board, Chair

Attachment B

Appeal Application

Received 8/19/2019

Community Services Department
Planning and Building
APPEAL TO BOARD OF COUNTY
COMMISSIONERS (BCC)
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Washoe County Appeal of Decision to Board of County Commissioners

Your entire application is a public record. If you have a concern about releasing personal information please contact Planning and Building staff at 775.328.6100.

Appeal of Decision by (Check one)	
Note: Appeals to the Washoe County Board of County Commissioners are governed by WCC Section 110.912.20.	
<input checked="checked" type="checkbox"/> Planning Commission	<input type="checkbox"/> Board of Adjustment
<input type="checkbox"/> Hearing Examiner	<input type="checkbox"/> Other Deciding Body (specify) _____
Appeal Date Information	
Note: This appeal must be delivered in writing to the offices of the Planning and Building Division (address is on the cover sheet) within 10 calendar days from the date that the decision being appealed is filed with the Commission or Board Secretary (or Director) and mailed to the original applicant.	
Note: The appeal must be accompanied by the appropriate appeal fee (see attached Master Fee Schedule).	
Date of this appeal: <u>August 19, 2019 (next business day)</u>	
Date of action by County: <u>August 6, 2019</u>	
Date Decision filed with Secretary: <u>August 8, 2019</u>	
Appellant Information	
Name: Lifestyle Homes TND, LLC	Phone: 775.321.3420
Address: 4790 Caughlin Parkway, Suite 519	Fax: n/a
	Email: ggordon@lrrc.com
City: Reno State: NV Zip: 89519	Cell: n/a
Describe your basis as a person aggrieved by the decision: Lifestyle Homes TND, LLC is the property owner and applicant.	
Appealed Decision Information	
Application Number: WMPA17-0010 and WRZA17-0005	
Project Name: Silver Hills	
State the specific action(s) and related finding(s) you are appealing: We are appealing the denial of WMPA17-0010 and WRZA17-0005 by the Planning Commission. Please see the attached letter related to the findings.	

Appealed Decision Information (continued)

Describe why the decision should or should not have been made:

The applications (WMPA17-0010 and WRZA17-0005) should have been approved by the Planning Commission. Please see the attached letter related to the findings.

Cite the specific outcome you are requesting with this appeal:

We request that the Board of County Commissioners reverse the Planning Commission's decision and approve WMPA17-0010 and WRZA17-0005.

Did you speak at the public hearing when this item was considered?

- Yes
 No

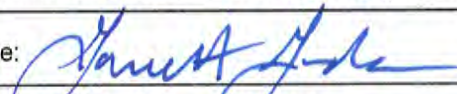
Did you submit written comments prior to the action on the item being appealed?

- Yes
 No

Appellant Signature

Printed Name: **Garrett D. Gordon, attorney-in-fact for Lifestyle Homes TND, LLC**

Signature:



Date: **August 19, 2019**

Lewis Roca
ROTHGERBER CHRISTIE

Lewis Roca Rothgerber Christie LLP
One East Liberty Street
Suite 300
Reno, NV 89501

775.823.2900 main
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lrrc.com

Garrett Gordon
Partner
Admitted in Nevada
(T) 775-321-3420
(F) 775-321-5569
GGordon@lrrc.com

August 19, 2019

VIA HAND DELIVERY

Roger Pelham
Washoe County Community Services Department
Planning and Building Division
1001 East Ninth Street, Building A
Reno, Nevada 89512

**Re: Planning Commission Appeal:
Silver Hills Master Plan Amendment Case Number WMPA17-0010 and Regulatory
Zone Amendment Case Number WRZA17-0005 (collectively, the "Applications")**

Dear Mr. Pelham:

As you know, this Firm represents Lifestyle Homes TND, LLC (the "Applicant") in regards to the Applications that were denied by the Washoe County Planning Commission on August 6, 2019 (the "Denial"). The purpose of this letter is to appeal the Denial and respond to the Planning Commission Action Order that concludes, "*Notice is hereby given that the Washoe County Planning Commission denied Master Plan Amendment Case Number WMPA17-0010 based on the inability to make the findings required by Washoe County Code ("WCC") Section 110.820.15(d) and the findings required by the North Valleys Area Plan.*"¹

I. Master Plan Amendment ("MPA") Findings

When making a recommendation to the Washoe County Board of County Commissioners to adopt a master plan amendment, the Planning Commission must make at least three of the five findings as set forth in WCC Section 110.820.15(d) and the findings required by the North Valleys Area Plan (collectively, the "Findings").

As stated in our presentation² to the Planning Commission, all Findings can be made to support the Master Plan Amendment as discussed below:

¹ The Planning Commission denied the Regulatory Zone Amendment based solely on its denial of the Master Plan Amendment since all Regulatory Zone Amendments must be consistent with the Master Plan. As such, this letter specially addresses the Master Plan Amendment findings, but it should be noted, that all Regulatory Zone Amendment finding were also satisfied as further explained in the Applications (and Silver Hills Specific Plan).

² The Applicant's presentation at the Planning Commission was based on the Applications (including all resubmittals, supplemental responses and revisions, reports, studies and responses to agency comments).

A. WCC Section 110.820.15(d)

1. Consistency with Master Plan.³ The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.⁴

- Master Plan Policy – Single family detached residential development shall be limited to a maximum of five (5) dwelling units per acre. The Applications request a maximum residential density of three dwelling units to the acre, within the specific plan. Therefore, “[t]he proposed MPA is consistent with this [master plan] policy.” Planning Commission Staff Report dated August 8, 2019 (“Staff Report”), page 20.
- Master Plan Policy – “The overall residential density requested by the applicant is approximately 2.5 dwellings to the acre, which is generally consistent with the suburban residential master plan designation.” Staff Report, page 24.
- Master Plan Policy – The combined policy growth level for the suburban character management area is 2,000 new residential units of land use capacity. The Applications will not add more than 2,000 new units of land use capacity through 2025. “The MPA requested by the applicant is consistent with this policy.” Staff Report, page 19.
- Master Plan Policy – Areas with slopes of 30% or greater are “Development Constraints Areas” in accordance with the TMRP. “The conceptual development plan shows these areas as being included within open space or buffer areas. The MPA requested by the applicant is consistent with this goal.” Staff Report, Page 15.
- Master Plan Policy – Washoe County should “define smaller areas where more intense suburban development is permitted...” The Applications remove the subject site from the Silver Knolls Suburban Character Management Area and creates the Silver Hills Suburban Character Management Area for the specific purpose of creating “smaller areas where more intense suburban development [would be] permitted.” The MPA is consistent with this goal. Staff Report, Page 16.
- Master Plan Policy – Mixed-use, sustainable developments are extremely encouraged. “The Applications propose to allow significantly more commercial uses than otherwise allowed in suburban areas, as well as encouraging local agriculture. The scale of commercial uses proposed is likely to be neighborhood-serving. The MPA is consistent with this goal.” Staff Report, Page 16.
- Master Plan Policy – 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. Roadways standards in the Applications include sidewalks, pedestrian paths and landscaping. “The MPA requested by the applicant is consistent with this policy.” Staff Report, Page 16.

³ “...[t]he master plan of a community is a ‘standard that commands deference and a presumption of applicability,’ **but it is not a legislative mandate from which no leave can be taken.**” (emphasis added) *Sustainable Growth Initiative Comm. v. Jumpers, LLC*, 122 Nev. 53, 64, 128 P.3d 452, 460 (2006).

⁴ The Master Plan polices related to infrastructure and facilities are discussed below (“4. Availability of Facilities.”).

- Master Plan Policy – Residential should be within close proximity to retail/commercial land uses within SCMAs to facilitate both walking and cycling as desirable and safe modes of transportation. “The nearest retail commercial area is approximately three miles to the south of the project site, within the City of Reno, near the intersection of Red Rock Road and US Highway 395 North. The applicant is proposing substantially more commercial uses, within the proposed specific plan, than are otherwise allowed in suburban areas. The MPA requested by the applicant may be consistent with this policy.” Staff Report, Page 16.
- Master Plan Policy – 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 of the policies of the Area Plan. “The Silver Hills Specific Plan provides for flexibility in land use in the Silver Knolls area by clustering dwelling units to provide a variety of lot sizes, while preserving open space and connections to adjacent public lands.” The MPA is consistent with this policy. Staff Report, Page 18.
- Master Plan Policy – In order to provide a sufficient supply of developable land to meet the needs of the population, Area Plans shall establish growth policies that provide for a sufficient supply of developable land throughout the planning horizon of the next 20 years, with considerations to phase future growth and development based on the carrying capacity of the infrastructure and environment. The Applications will not add more than 2,000 new units of land use capacity through 2025. “The MPA requested by the applicant is consistent with this policy.” Staff Report, Page 19.
- Master Plan Policy – Encourage new developments to provide appropriate design to accommodate the needs of all users, including young, aging, handicapped and special needs populations. variety of housing types are proposed that may help support the intent of this policy. The Applications state, “[a] key goal of the plan is to appeal to the “missing middle” by providing quality housing that is attainable for young families, singles, seniors, etc. that is consistent with area wages, etc.” The MPA requested by the applicant is consistent with this policy. Staff Report, Page 20.
- Master Plan Policy – Encourage suburban developments to provide a mix of residential densities and housing types in close proximity to retail/commercial. “The nearest retail commercial area is approximately three miles to the south of the project site, within the City of Reno, near the intersection of Red Rock Road and US Highway 395 North.” The Applications propose substantially more commercial uses in the specific plan than are otherwise allowed in suburban areas. “The MPA requested by the applicant is consistent with this policy.” Staff Report, page 20.
- Master Plan Policy – Require the connection of open space; trail access and bikeway systems with regard to a multitude of different trail uses. “Trails are proposed in several of the open space areas of the subject site, as shown on the following map. The MPA requested by the applicant is consistent with this policy.” Staff Report, page 23.
- Master Plan Policy – Encourage development at higher densities where appropriate. “The overall residential density requested by the applicant is approximately 2.5 dwellings to the

acre, which is generally consistent with the suburban residential master plan designation.” Staff Report, page 24.

2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

➤ According to the Staff Report on page 47,

“In determining compatibility with surrounding land uses, staff reviewed the Land Use Compatibility Matrix with the proposed Regulatory Zone. The compatibility matrix is found in the Land Use and Transportation Element in Volume One of the Washoe County Master Plan. The compatibility between the proposed and existing adjacent regulatory zones is captured in the following table. There is no change to the compatibility rating in any of the instances evaluated.”

Below is the Land Use Compatibility Matrix:

Washoe County Planning Commission Staff Report Date: July 22, 2019

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

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

High Compatibility: Little or no screening or buffering necessary.
 Medium Compatibility: Some screening and buffering necessary.
 Low Compatibility: Significant screening and buffering necessary.

Master Plan Amendment Case Number WMPA17-0010 and
 Regulatory Zone Amendment Case Number WRZA17-0005 and
 Page 48 of 60 WMPA17-0010 & WRZA17-0005
SILVER HILLS

➤ Despite the fact that the Land Use Compatibility Matrix confirms that the Applications are in “High Compatibility” with the adjacent land uses, which requires “Little or no screening or buffering”, the Applications still include the following screening and buffering requirements:

“All new subdivisions established within the Silver Hills SCMA shall include an open space buffer of at least 50 feet in width adjacent to any dwellings existing prior to the adoption of the Silver Hills SCMA and require that all new parcels within 200 feet of existing parcels match the size of the existing parcels.”

- Master Plan Policy – 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 of the policies of the Area Plan. “The proposed open space and buffers and standards proposed within the “Silver Hills - Specific Plan Development Standards” result in a design that is “compatible” with adjacent development and consistent with the purposes and intent of the policies of the area plan.” Staff Report, Page 18.

3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

- A study was performed by EKAY Economic Consultants entitled, “Silver Hills Development - Fiscal Impact, Commercial Space Market and Resident Income Analysis” (the “Study”). The Study was submitted with the Applications and concludes that the Applications respond to changed conditions and the Applications represent a more desirable utilization of land:
 - “Overall, Silver Hills’ commercial component of 45,000 square feet of retail space is necessary to provide convenience-based neighborhood shopping space for existing residents, as our analysis shows these residents are currently underserved in terms of available retail space, as well as future residents of the Silver Hills development and residents of future developments in the North Valleys region.” Study, page 22.
 - “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.” Study, page 26
 - “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.” Study, page 26

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.

- The Silver Hills Character and Vision Statement includes the following requirements:

The North Valleys area has rapidly become one of the largest employment centers in the region and the Silver Hills community intends to (i) improve the housing/jobs balance to the area, (ii) improve fire and police protection to the area, (iii) provide support to the Silver Knolls Mutual Water Company

customers, (iv) design the sanitary sewer and storm water systems to maintain levels that are at or below pre-development flows into Swan and Silver Lakes; (v) designate a school site for the Washoe County School District, and (vi) create a vibrant, balanced community.

- The Staff Report (page 21) states, “As previously noted, water service and sewer service are not available at this time. Extension of those services would be necessary, if approval is granted.” Feasibility studies for water, sewer and stormwater were submitted with the Applications and appropriate conditions were incorporated into the “Silver Hills - Specific Plan Development Standards,” including the following requirement,

“As the project develops with future tentative maps, etc. the developer will be required to demonstrate that adequate public facilities and services exist to address each individual phase/project and provide for any required upgrades or improvements that are identified.”

- Transportation facilities are also planned - “The 2040 Regional Transportation Plan identifies Red Rock Road from Moya Boulevard to Evans Ranch to be widened by 2026. The traffic study submitted by the applicant includes several recommendations, including that, ‘Red Rock Road ultimately be widened to four lanes from Moya Boulevard to Evans Ranch through RTC’s Regional Road Impact Fee Program.” Staff Report, page 30.
- The RTC letter dated March 7, 2019 states, “[t]he applicant may be eligible for RRIF waivers for right-of-way and/or construction of improvements to Red Rock Road through a RRIF Offset Agreement.”
- In summary, Red Rock Road will widened from 2 to 4 lanes from Moya Boulevard to Evans Ranch, the Applicant will pay approximately \$8 million in impact fees used for transportation facilities, and the Applicant may construct the improvements itself by entering into a RRIF Offset Agreement for construction of improvements. These available options demonstrate how the established level of service “C” will be maintained.
- The Applicant also proposed this additional condition at the Planning Commission hearing:

“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.”

5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

- “The combined policy growth level for the suburban character management area is 2,000 new residential units of land use capacity.” The Applications will not add more than 2,000 new units of land use capacity through 2025. Staff Report, page 19.

- “Single family detached residential development shall be limited to a maximum of five (5) dwelling units per acre.” The Applications request a maximum residential density of three dwelling units to the acre, within the specific plan. Staff Report, page 20.
- Washoe County should “define smaller areas where more intense suburban development is permitted...” The Applications contemplate removing the subject site from the Silver Knolls Suburban Character Management Area and creating the Silver Hills Suburban Character Management Area for the specific purpose of creating “smaller areas where more intense suburban development [would be] permitted.” Staff Report Page 16.

6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

- Page 43 of the Staff Report states, “There is no military installation within the required noticing distance for this amendment request. This finding is not required to be made or included in a motion made by the Planning Commission.”

B. North Valley Area Plan Policies

1. The amendment will further implement and preserve the Vision and Character Statement.

- Based on significant community input (e.g. 10-12 meetings with private citizens, two Silver Lake Homeowners Association Meetings, Community Open House (Cold Springs Family Center), four North Valleys Citizen Advisory Board Meetings and three visioning workshops), the Applications include this new Silver Hills Vision and Character Statement:

The Silver Hills Community is characterized by a medium density residential land use pattern that will (i) provide for a variety of housing options to meet the needs of a broad range of the area’s population, and (ii) preserve the area’s character and quality of life with design standards such a density matches, open space buffers and maintaining natural open spaces. The existing ridgelines and rolling terrain provide for a “mountain ranch” themed residential development that accentuates the views and natural topography and incorporates site features that promote farm-to-table living in a cooperative environment. A portion of the community was removed from the City of Reno and is still bounded by the City of Reno to its west. Limited commercial land use designations that are community-serving are desired if within a Specific Plan (with a special use permit). The North Valleys area has rapidly become one of the largest employment centers in the region and the Silver Hills community intends to (i) improve the housing/jobs balance to the area, (ii) improve fire and police protection to the area, (iii) provide support to the Silver Knolls Mutual Water Company customers, (iv) design the sanitary sewer and storm water systems to maintain levels that are at or below pre-development flows into Swan and Silver Lakes; (v) designate a school site for the Washoe County School District, and (vi) create a vibrant, balanced community.

2. The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.

- North Valleys Area Plan - The combined policy growth level for the Suburban Character Management Areas is 2,000 new residential units of land use capacity. Changes to the established regulatory zones will not add more than 2,000 new units of land use capacity through 2025. Staff Report, page 25.
 - North Valleys Area Plan - Subdivisions established after the date of final adoption of this plan will vary setbacks and driveway design. The development pattern requested in the "Silver Hills - Specific Plan Development Standards" includes smaller setbacks for smaller lots. Staff Report, page 27
 - North Valleys Area Plan - In subdivisions established after the date of final adoption of this plan, perimeter fencing on individual parcels is optional...." The "Silver Hills - Specific Plan Development Standards" includes six-foot tall privacy fencing made of wood adjacent to interior roadways. Staff Report, page 27
 - North Valleys Area Plan - In subdivisions established after the date of final adoption of this plan, residential garages will, at a minimum, be sized for two vehicles. "The application materials specify two-car garages if the proposed Specific Plan is approved. The proposed MPA is consistent with this goal." Staff Report, page 27
 - North Valleys Area Plan - In subdivisions established after the date of final adoption of this plan, landscape designs will emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. "Homebuilders must offer at least two separate xeriscape options. The proposed MPA is consistent with this policy, as various standards for low-water-usage landscaping are proposed in various areas within the subject site." Staff Report, page 28
3. The amendment will not conflict with the public's health, safety or welfare.
- As discussed above, the Applications are consistent with the following Master Plan Policy – "[t]here are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation."

In additional the following condition will be added to the Silver Hills Specific Plan Design Standards Handbook,

- *"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."*

- The concerns by the Washoe County Sheriff's Office were resolved.

4. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.

- “The applicant has provided the required information as part of the application for this MPA request.” Staff Report, Page 43.
- Staff Report ERROR – The concern by TMWA was resolved.

5. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works [*now known as the Engineering and Capital Projects Division*] may request any information it deems necessary to make this determination.

- “The applicant has provided the required information as part of the application for this MPA request. That traffic study recommends, that ‘Red Rock Road ultimately be widened to four lanes from Moya Boulevard to Evans Ranch through RTC’s Regional Road Impact Fee Program.’ Prior to the approval of any tentative map, the roadway segments and intersections must operate within the policy level of service of “C”. Staff Report, Page 43.

6. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.

- According to page 22 of the Study, “Overall, Silver Hills’ commercial component of 45,000 square feet of retail space is necessary to provide convenience-based neighborhood shopping space for existing residents, as our analysis shows these residents are currently underserved in terms of available retail space, as well as future residents of the Silver Hills development and residents of future developments in the North Valleys region.”

7. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County’s applicable policy growth level for the North Valleys Area Plan, as established under Goal One.

- The combined policy growth level for the suburban character management area is 2,000 new residential units of land use capacity. The Applications will not exceed these amounts. Staff Report, Page 44

8. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the North Valleys planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.

- The necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification (e.g. at the time of a tentative map).

9. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification

- “The roadways impacted by the proposed intensification are currently operating at or above adopted levels of service. This finding is not applicable to the proposed amendment.” Staff Report, Page 45.

10. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2.

- “The increase in potential dwelling units associated with the proposed amendment is consistent with the policy growth level established in Policy NV.1.2. Areas for schools and parks are included within the proposed specific plan area.” Staff Report, page 45.
- The Applicant proposed the additional condition at Planning Commission:

“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.”

11. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District’s ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.

- Staff Report ERROR – The Washoe County School District “...anticipate(s) being able to meet the needs of said development.” WCSD Letter dated August 5, 2019.

12. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

- “The proposed amendment is consistent with this finding.” Staff Report, Page 46

II. Washoe County Code – Master Plan Amendment Procedures

The Denial also violated the following WCC Sections:

- “Following the [master plan amendment] hearing, at least one Commissioner shall state for the record his/her comments on the proposed amendment and which findings under Section 110.820.15(d) that he/she cannot make.” Section 110.820.15(a)

- The Planning Commissioners did not ask a single question of the Applicant and did not clearly articulate which findings under Section 110.820.15(d) that he/she could not make.
- “The motion must state the reason for denial and which findings cannot be made.” Section 110.820.15(c)(2)(ii).
- The Planning Commissioners did not ask a single question of the Applicant and did not clearly articulate which findings under Section 110.820.15(d) could not be made.”

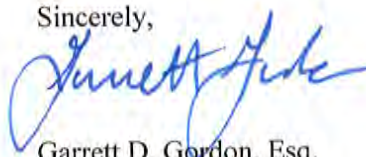
III. Agency Comments

The Staff Report recommendation was also based on inaccurate information: (i) the Applicant previously amended the Applications to satisfy the Truckee Meadows Regional Plan; (ii) the Applicant previously amended the Applications to satisfy comments from the Washoe County Water Management Planner Coordinator, Vahid Behmaram; (iii) the Washoe County School District “...anticipate(s) being able to meet the needs of said development”; and (iv) the concerns by the Washoe County Sheriff Office were addressed. The Truckee Meadows Fire Protection District also testified at Planning Commission that it has no concerns with the Applications.

IV. Conclusion

Based on the complete record of the Applications and the failure of the Planning Commission to consider any of the substantial evidence put into the record by the Applicant, the Denial (i) lacked support in the form of “substantial evidence”, (ii) was “arbitrary and capricious”, and (iii) was an “abuse of discretion”⁵ and, therefore, should be reversed by the Board of County Commissioners.

Sincerely,



Garrett D. Gordon, Esq.

⁵ Stratosphere Gaming Corp. v. City of Las Vegas, 120 Nev. 523, 528, 96 P.3d 756, 760 (2004)

Attachment C

PC Staff Report for hearing of 8/6/2019

Please Note:

The exhibits to this report are available at the locations below:

<https://bit.ly/2YOHJJa> or

https://www.washoecounty.us/csd/planning_and_development/board_commission/planning_commission/2019/Files/2019-08-06/WMPA17-0010%20WRZA17-0005%20Exhibits



Planning Commission Staff Report

Meeting Date: August 6, 2019

Agenda Item: 8A

MASTER PLAN AMENDMENT CASE NUMBER: WMPA17-0010 (Silver Hills)
REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA17-0005 (Silver Hills)

BRIEF SUMMARY OF REQUEST: Amend the North Valleys Area Plan and the Master Plan Category, and Regulatory Zone, on four parcels of land to allow a Specific Plan for 1,872 dwellings, where 780 dwellings may currently be allowed, and to allow 45,000 square feet of floor area for commercial uses and 15 acres for Personal Storage and 15 acres for Storage of Operable Vehicles uses types.

STAFF PLANNER: Roger Pelham, MPA, Senior Planner, 775.328.3622,
rpelham@washoecounty.us

CASE DESCRIPTIONS

Master Plan Amendment Case Number WMPA17-0010 (Silver Hills): For possible action, hearing, and discussion to amend the Washoe County Master Plan, North Valleys Area Plan including:

- 1) Remove four parcels of land totaling \pm 780.32 acres from the Silver Knolls Suburban Character Management Area (SKSCMA); and
- 2) Create a "Silver Hills Suburban Character Management Area" (SHSCMA) and add the four parcels of land totaling the \pm 780.32 acres to the SHSCMA; and
- 3) Amend the North Valleys Area Plan Character Management Area map to reflect the removal of four parcels of land totaling the \pm 780.32 acres from the SKSCMA and into the SHSCMA; and
- 4) Create a character statement for the SHSCMA.
- 5) Create a new land use policy: NV.1.8 to allow the following regulatory zones in the SHSCMA:
 - a. Public/Semi-public Facilities (PSP)
 - b. Low Density Suburban (LDS 1 – One unit per acre)
 - c. Low Density Suburban-Two (LDS 2 – Two units per acre)
 - d. Medium Density Suburban-Three (MDS 3 – Three units per acre)
 - e. Parks and Recreation (PR)
 - f. Open Space (OS)
 - g. Neighborhood Commercial (NC)
 - h. Specific Plan (SP)
- 6) Create a new "Goal Seven" within the North Valleys Area Plan for the proposed SHSCMA, to establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Silver Hills community character as described in the North Valleys Vision and Character Statement, as they are proposed to be amended.
- 7) Renumber the remainder of the North Valleys Area Plan to allow the insertion of the new Goal Seven.
- 8) Create Policy NV.7.1 to require that at least 50% of the residential parcels located to the east of Red Rock Road and within the SHSCMA are at least one acre in size.
- 9) Create Policy NV.7.2 to require a minimum lot size of one-half acre for residential parcels located to the east of Red Rock Road and within the SHSCMA, and to allow a residential density of three dwellings to the acre for the area of the SHSCMA located to

the west of Red Rock Road.

- 10) Create Policy NV.7.3 to require new subdivision established within the SHSCMA to include an open space buffer of at least 50 feet in width adjacent to any dwellings existing prior to the adoption of the SHSCMA and to require that all new parcels within 200 feet of existing parcels match the size of the existing parcels.
- 11) Create policies NV.7.4 through NV.7.11 to establish development standards within the SHSCMA (similar to policies NV.4.6 through NV.4.10 from the SKSCMA) including: varied building setbacks, varied architectural elevations, "open-fencing", minimum 2-car residential garages, "dark-sky" exterior lighting, new dwellings located adjacent to existing dwellings to be single-story in height, landscaping that emphasizes, native vegetation and implementation of these standards through actions by Washoe County.

AND

Regulatory Zone Amendment Case Number WRZA17-0005 (Silver Hills): For possible action, hearing, and discussion to amend the regulatory zone on four parcels of land totaling ± 780.32 acres, from Low Density Suburban (LDS) to Specific Plan (SP), with the intent of approving a specific plan allowing the development of 1,872 dwelling units. The overall residential density requested is approximately 2.4 dwellings to the acre. The development pattern proposed is similar to a common-open-space subdivision with lots as small as 3,700 square feet on the west side of Red Rock Road and lots as small as ½ acre on the east side of Red Rock Road. The specific plan also provides for a total of 45,000 square feet of floor area for commercial uses and 15 acres for Personal Storage and 15 acres for Storage of Operable Vehicles uses types.

- Applicant: Lifestyle Homes TND, LLC, Attn: Peter Lissner
- Property Owner: Lifestyle Homes TND, LLC, Attn: Peter Lissner
- Location: On both the east and west sides of Red Rock Road, north of its intersection with Silver Knolls Boulevard
- Assessor's Parcel Numbers: 087-309-10, 087-390-13, 086-232-31 and 086-203-05
- Parcel Sizes: ±308.6, ±243.02, ±190.03 and ±38.67 acres (total of ±780.32)
- Master Plan Category: Suburban Residential (SR)
- Current Regulatory Zone: Low Density Suburban (LDS: 1 dwelling per acre)
- Proposed Regulatory Zone: Specific Plan (SP: ±2.5 dwellings per acre)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone
- Commission District: 5 – Commissioner Herman

MASTER PLAN AMENDMENT STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE 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 deny Master Plan Amendment Case Number WMPA17-0010 being unable to make at least three of the six general findings of fact required at WCC Section 110.820.15(d) and all nine findings required by the North Valleys Area Plan.

(Motion with Findings on Page 53)

REGULATORY ZONE AMENDMENT STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE 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 deny Regulatory Zone Amendment Case Number WRZA17-0005 being unable to make all of the required findings in accordance with Washoe County Code Section 110.821.15 and all eight findings required by WCC Section 110.442.55.10.

(Motion with Findings on Page 55)

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Exhibit Contents

Public Notice MapExhibit A

Version 5 (Current) Application and Development Standards HandbookExhibit B

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Public Comment on Application Version 2..... Exhibit D

Public Comment on Application Version 3.....Exhibit E

Public Comment on Application Version 4.....Exhibit F

Public Comment on Application Version 5..... Exhibit G

Agency Comment on Application Version 1 Exhibit H

Agency Comment on Application Version 2 Exhibit I

Agency Comment on Application Version 3 Exhibit J

Agency Comment on Application Version 4Exhibit K

Agency Comment on Application Version 5 Exhibit L

North Valleys Citizen Advisory Board Minutes of 10/9/2017 Exhibit M

North Valleys Citizen Advisory Board Minutes of 4/9/2018..... Exhibit N

North Valleys Citizen Advisory Board Minutes of 8/13/2018..... Exhibit O

North Valleys Citizen Advisory Board Minutes of 3/11/2019.....Exhibit P

North Valleys Citizen Advisory Board Draft Minutes of 6/10/2019 Place Holder Exhibit Q

Possible Resolution WMPA17-0010..... Exhibit R

Possible Resolution Attachment WMPA17-0010..... Exhibit R-1

Possible Resolution WRZA17-0005Exhibit S

Possible Resolution Attachment WRZA17-0005Exhibit S-1

Petition in Opposition Presented at 6/10/2019 NV CAB Meeting..... Exhibit T

Visioning Workshop #1 Posters December 17, 2018..... Exhibit U

Visioning Workshop #2 Posters December 19, 2018.....Exhibit V

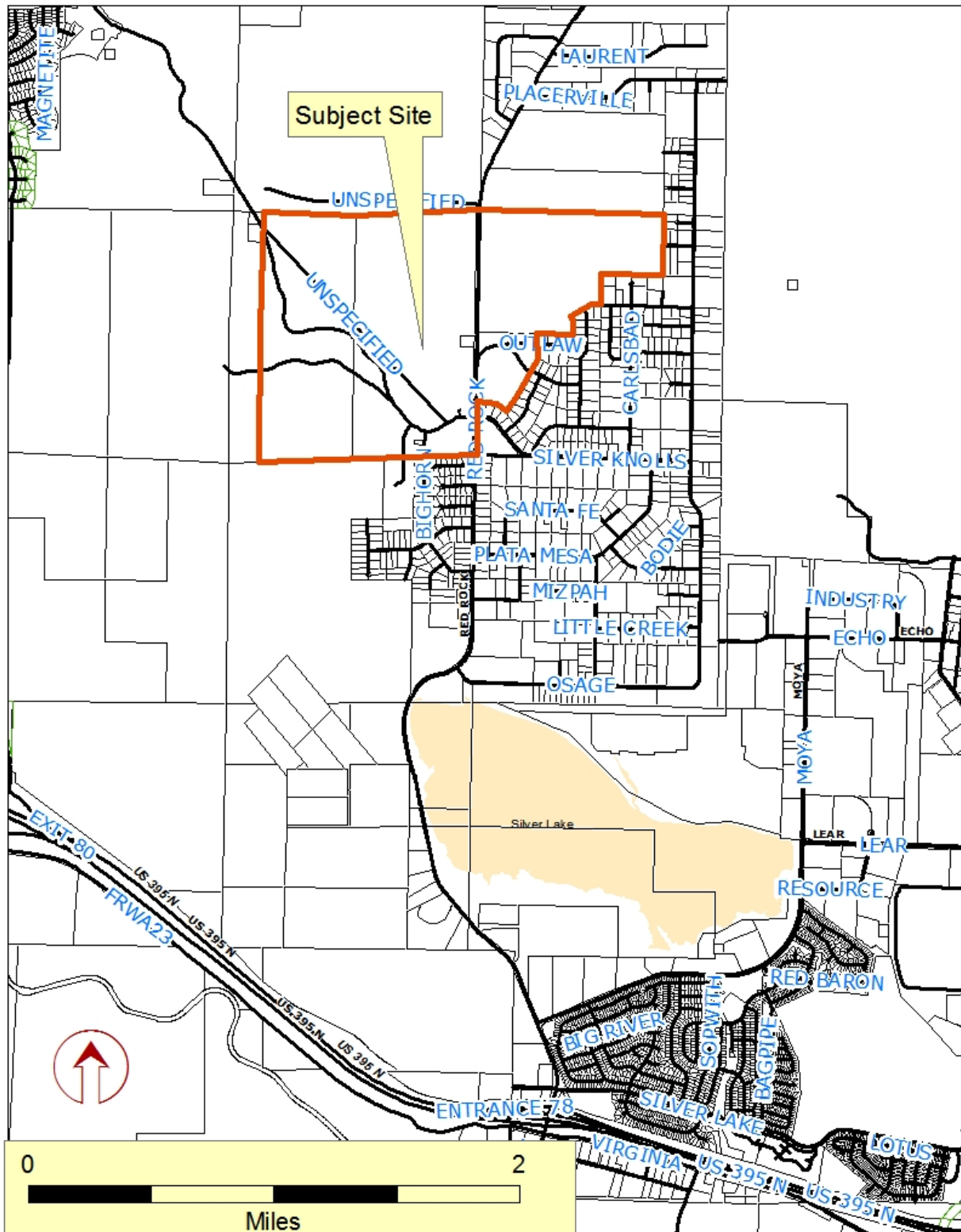
Visioning Workshop #3 Posters December 20, 2018.....Exhibit W

Revised Development Standards Handbook (DSH) Dated June 17, 2019Exhibit X

Agency Comments on Revised DSH Dated June 17, 2019.....Exhibit Y

The exhibits to this report are available at the location below:

<https://bit.ly/2YOHJJa> or
https://www.washoecounty.us/csd/planning_and_development/board_commission/planning_commission/2019/Files/2019-08-06/WMPA17-0010%20WRZA17-0005%20Exhibits



Vicinity map

Explanation of a Master Plan Amendment

The purpose of a Master Plan Amendment application is to provide a method of review for requests to amend the Master Plan.

The master plan guides growth and development in the unincorporated areas of Washoe County, and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the master plan addresses issues and concerns both countywide and within each community. Master plan amendments ensure that the master plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County website at <http://www.washoecounty.us>, select Departments, Planning and Building, then Planning Documents (Master Plan, Regulatory Zone) - or it may be obtained at the front desk of the Washoe County Planning and Building Division.

Volume One of the master plan outlines six countywide priorities through the year 2025. These priorities are known as elements and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a master plan Amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element.** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e. water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- **Housing Element.** Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- **Open Space and Natural Resource Management Plan Element.** Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

Volume Two of the master plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

Volume Three of the master plan houses specific plans, joint plans and community plans that have been adopted by the Washoe County Board of County Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

Requests to amend the master plan may affect text and/or maps within one of the six elements, one of the 13 area plans, or one of the specific plans, joint plans or community plans. Master plan amendments require a change to the Master Plan and are processed in accordance with Washoe County Chapter 110 (Development Code), Article 820, *Amendment of Master Plan*.

When making a recommendation to the Washoe County Board of County Commissioners to adopt a master plan amendment, the Planning Commission must make at least three of the five findings as set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is required to be noticed, then an additional finding of fact pursuant to WCC Section 110.820.15(d)(6) is required. If there are findings relating to master plan amendments contained in the area plan in which the subject property is located, then the Planning Commission must also make all of those findings. A recommendation to adopt the master plan amendment requires an affirmative vote of at least 2/3's of the Planning Commission's total membership. Five members of the Planning Commission must vote in favor, for a recommendation of approval to be forwarded to the Board of County Commissioners.

Explanation and Processing of a Regulatory Zone Amendment

The following explains a regulatory zone amendment, including its purpose and the review and evaluation process involved for an application with such a request.

The purpose of a regulatory zone amendment (RZA) is to provide a method for amending the regulatory zone maps of Washoe County. The regulatory zone maps depict the regulatory zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The regulatory zones establish the uses and development standards applied to each property.

Regulatory zones are designed to implement and be consistent with the master plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the County. A regulatory zone cannot be changed if it conflicts with the objectives or policies of the master plan, including area plans that further define policies for specific communities. The master plan is the blueprint for development within the unincorporated County. Pursuant to NRS 278, any action of the County relating to zoning must conform to the Washoe County Master Plan.

Evaluation of the proposed RZA involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a specific plan, joint plan or community plan found in Volume Three of the Master Plan, then supplemental review shall be required to ensure compliance with the applicable plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Article 821 of the Washoe County Development Code and any findings as set forth in the appropriate Area Plan.

Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one regulatory zone to another requires action by both the Planning Commission and the Board of County Commissioners.

The Planning Commission may deny a RZA or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to Section 110.821.20 of the Washoe County Development Code. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.

General Background

In 2009 the applicant filed for a tentative subdivision map (case number TM09-001) on a ±780-acre site that includes the four parcels of land under consideration for amendment in the current request. That tentative map was approved in April of 2011 and allowed the development of 680 residential lots. The approval of that subdivision remains in effect at this time, by means of a development agreement to extend the date by which the first final map must be approved by Washoe County.

The applicant applied for a master plan amendment (MPA) and a regulatory zone amendment (RZA), in September of 2017 with the intent of allowing up to 2,340 dwelling units on the four parcels of land that constitute the ±780-acre subject site, that application was Version 1 of this request. That application was sent to the Truckee Meadows Regional Planning Agency (TMRPA) for a preliminary review. TMRPA staff indicated that they believed that conformance with the Regional Plan was unlikely as that plan specified particular areas in which residential densities greater than five dwellings to the acre were called out.

The applicant submitted version 2 of the MPA and RZA application in March of 2018. The applicant continued to seek approval of several changes to the North Valleys Area Plan to allow the approval of a plan which would allow up to 2,340 dwelling units on that ±780-acre subject site. The applicant sought approval of overall residential density of three dwellings to the acre. That plan, did not call out specific residential densities, it did, however, call out several areas that are proposed to be designated as being suitable for various intensities of residential development. Following opposition expressed at the North Valleys Citizen Advisory Board (NVCAB), the applicant requested a delay in further evaluation of the MPA / RZA while additional revisions were made. The applicant then undertook a series of meetings with private citizens in the area.

The applicant submitted version 3 of the MPA and RZA application in July of 2018. The applicant sought approval of several changes to the North Valleys Area Plan to allow the approval of a Specific Plan which would allow up to 1,654 dwelling units on two parcels of land that total ±551.62 acres. The applicant sought approval of overall residential density of three dwellings to the acre. That plan included land only on the west side of Red Rock Road. That plan, did not call out specific residential densities, it did, however, call out several areas that were proposed to be designated for various intensities of residential development. The applicant requested a delay in further evaluation of the MPA / RZA while additional revisions were made. The applicant then undertook a series of workshops with the NVCAB and various meetings with private citizens in the area.

The applicant submitted version 4 of the MPA and RZA application in February of 2019. The applicant sought approval of several changes to the North Valleys Area Plan and the creation of a new character management area and a new specific plan, called "Silver Hills" that, if approved, would allow 1,872 dwellings on four parcels of land, totaling ± 780 acres. That ± 780 acres is the same land associated with version 1 and version 2, of this request. The general development pattern sought by the applicant included residential density of three dwellings to the acre on the west side of Red Rock Road and a residential density of one dwelling to the acre on the east side of Red Rock Road. The applicant requested a delay in further evaluation of the MPA / RZA while additional revisions were made.

The applicant submitted version 5, essentially the current version, of the MPA and RZA application in May of 2019. Review of that application is the subject of this staff report. The applicant sought approval of several changes to the North Valleys Area Plan and the creation of a new character management area and a new specific plan, called "Silver Hills" that, if approved, would allow have allowed 1,872 dwellings on four parcels of land, totaling ± 780

acres. The subject ± 780 acres is the same land associated with Version 1, Version 2 and Version 4, of this request. The specific plan sought by the applicant includes residential density of three dwellings to the acre on the west side of Red Rock Road and a residential density of one dwelling to the acre on the east side of Red Rock Road. The development pattern proposed includes individual lot sizes ranging from approximately one acre to 3,700 square feet (approximately ten to twelve dwellings to the acre). The specific plan also provided for a total of 45,000 square feet of floor area for commercial uses and unlimited acreage for personal storage and storage of operable vehicles uses types.

Washoe County Staff posted a previous version of this staff report on the County website in June. This was in anticipation of a hearing before the Planning Commission in July. The applicant subsequently requested to postpone the Planning Commission hearing on this MPA / RZA while additional revisions were made to the Development Standards Handbook (DSH).

The applicant submitted revisions to the DSH, associated with version 5, of the MPA and RZA in June of 2019. The DSH has been modified to place a maximum limit of 15 acres for Personal Storage and 15 acres for Storage of Operable Vehicles uses types. The DSH was also modified to address technical aspects of certain development standards that were identified by the Washoe County Parks Planner and the Washoe County Engineer. Those changes to the DSH do not effect the overall evaluation of the MPA and RZA requests. That revised DSH is included at Exhibit X to this report.

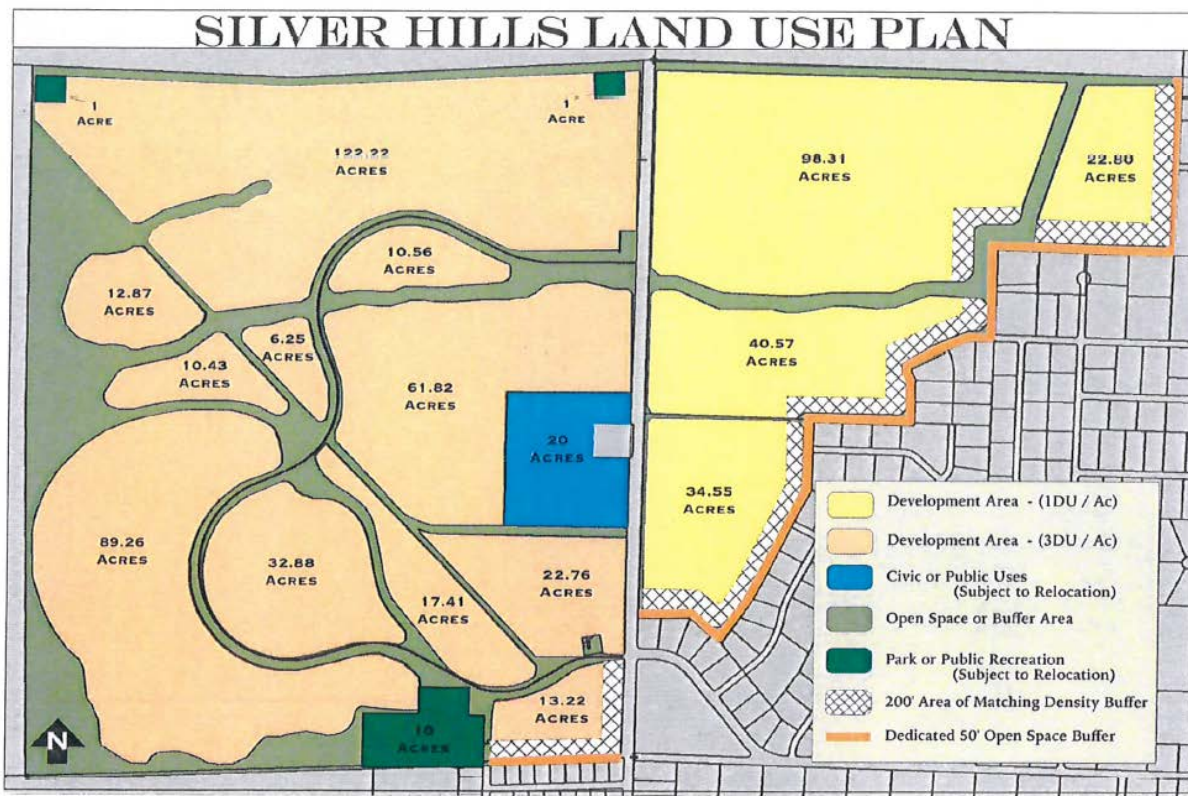


TABLE 1: LAND USE SUMMARY

LAND USE	GROSS AREA
RESIDENTIAL	
Residential Development Area ¹	595.91± acres
NONRESIDENTIAL	
Public Facility/Civic Use (PFC)	20± acres ²
Park (P)	12± acres
Open Space (OS)	152.41± acres
TOTAL	780.32± acres

1 – Note: Limited Neighborhood Commercial uses shall be permitted within Residential Development Areas. Refer to Section 2.3 of Development Standards Handbook.

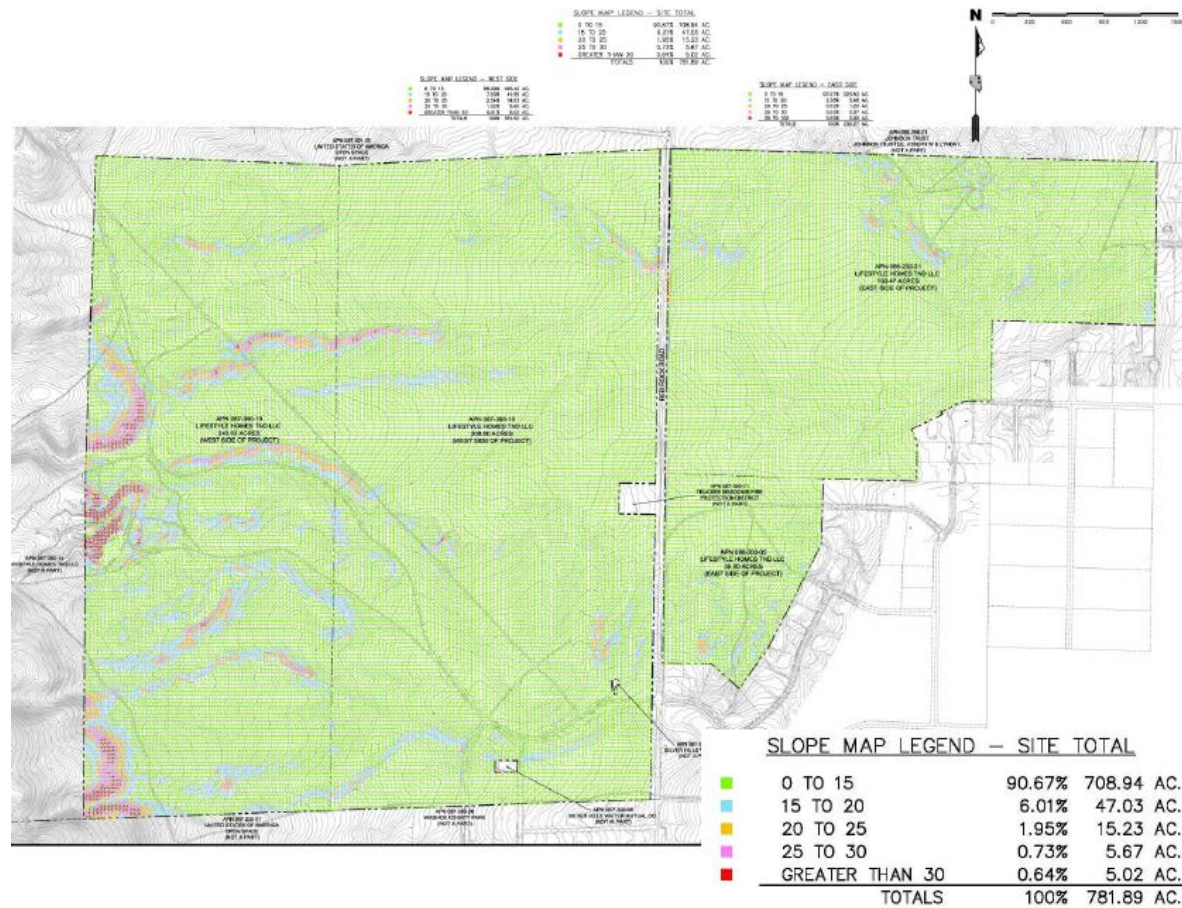
2 – If no public use is planned or established at the 80% build out stage of the Specific Plan, this area shall automatically revert to residential (refer to Development Standards Handbook).

There are many plans, codes and documents that must be evaluated in order for staff to come to a recommendation for a change of this nature to the Master Plan. However, it is instructive to note that the overall, nature of the request is simply to increase the allowable density on a large part of the subject site from one dwelling per acre to three dwellings per acre. This staff report includes the evaluation of many policies and specific provisions of many parts of many different documents which have resulted in a recommendation of denial by County Staff.

In general terms, the request may be seen to be out of character with the surrounding area and, if approved, would result in a substantially more intense development pattern than is contemplated by the Master Plan for this area. Additional housing density may be seen as a benefit to the Washoe County region as a whole, however the intensification of land use in this particular area is seen as a substantial detriment by the residents of the area.

Evaluation of Master Plan Amendment Request

One of the documents by which the proposal must be evaluated for compatibility is the 2012 Truckee Meadows Regional Plan (TMRP). Goal 2.2 of that plan states, “Local government master plans will be revised to preserve the scenic, natural, public safety and recreational values of sensitive land areas by constraining development on designated water bodies and ridgelines, natural slopes over 30 percent, and certain other lands.” The proposed amendment is not consistent with this goal. The following graphic shows the natural slope of the subject site.



The areas shown in red to the left (west) of the site include slopes of 30% or greater. Those areas are “Development Constraints Areas” in accordance with the TMRP. While the conceptual development plan shows these areas as being included within open space or buffer areas those areas are also included in the overall calculations for residential density at one dwelling to the acre. If the areas of 30% slope were removed from the density calculations the number of dwelling units (as otherwise based on the applicant’s request) would be 1868 rather than the requested 1872. This is inconsistent with TMRP Policy 1.3.2 which states in part that, “For the purposes of complying with this policy, density transfers are allowed from usable passive open space and are not allowed from any of the following areas: 2) property in the Development Constraints Area;”.

Within the “Silver Hills – Specific Plan Development Standards” on page 1-9 it is stated that, “Adoption of the Silver Hills Specific Plan does not result in additional density on slopes greater than 30%.” This is correct in that the applicant is not seeking additional density on slopes greater than 30%, but is seeking to transfer existing residential density at one dwelling to the acre from the areas with slopes greater than 30% and use that residential density throughout the remainder of the subject site, while increasing density on the remainder of the western portion of the site. The current regulatory zone allows one dwelling to the acre in those areas. The applicant addresses this policy on page 29 of the application materials.

The applicant proposes 20 acres of the site to be set aside for “Public Facility / Civic Use” such as, “schools, libraries, utility structures, fire stations, sheriff substations, etc.” However, the residential density required to support the overall number of dwellings requested by the applicant, three dwellings to the acre, is included within this area. The result of this is the

possibility of 60 additional dwelling units worth of density transferred from the public facility portion of the site to the remainder of the subject site. Likewise the applicant seek to designate 12 acres for park uses, which results in the possibility of 36 additional dwelling units worth of density transferred from the public facility portion of the site to the remainder of the subject site.

Additionally, 45,000 square feet of commercial floor space is proposed, it is reasonable to anticipate that approximately 5 acres of land is needed to support that commercial development for improvements such as parking and landscaping, which represents approximately 15 additional dwelling units worth of density relocated to the remainder of the subject site.

Prior to the most recent revisions to the DSH there was no limit proposed for personal storage and storage of operable vehicles use types. The result is that it was possible (though not intended), under the development standards proposed that the entire development could be made up of personal storage and storage of operable vehicles uses. The most recent revisions to the DSH, limit those uses to a total of 30 acres. Again the intent is to construct a corresponding number of dwellings on the smaller lots in the interior of the project site.

Further evaluation of the various elements that make up the Washoe County Master Plan is also required. Volume One of the Master Plan includes the Population Element, Conservation Element, Land Use and Transportation Element and the Public Services and Facilities Element. Volume Two includes all area plans and the North Valleys Area Plan, which is applicable to this request. The following are goals set out in the master plan that are applicable to the current request.

Population Element:

Goal Four: Coordinate population growth with the availability of water, sanitary sewer, streets and highways, and other public facilities and services.

Staff Comment: Sanitary sewer would have to be extended to serve any additional development at the subject site. The proposed additional dwellings would require Red Rock Road to be widened to four lanes. At the current time, Red Rock Road is two lanes in width, but may be widened to four lanes, according to the Regional Transportation Plan by the year 2030. If approved, the ability to construct up to 1,872 dwellings would be immediate, although it may take longer for development to actually occur. The MPA requested by the applicant is inconsistent with this goal, as the timing of the infrastructure is not in conjunction with the proposed intensification of land use. The applicant addresses this goal on page 29 of the application materials

POP.4.1 The Washoe County Department of Community Development [*now known as the Community Services Department*] will include an analysis of the demands for public services and facilities relative to existing and planned population in staff reports prepared in conjunction with Master Plan amendments.

Staff Comment: The demands upon public services created by the additional residential density requested by the applicant exceed the existing and planned service capacity, as discussed below.

The Washoe County Water Management Planner Coordinator, Vahid Behmaram, comments that:

The Master Plan Amendment application “envisions” “Annexation to TMWA water service territory” as the source of water supply to the proposed Regulatory Zone Amendment consisting of 1,872 dwelling units (see excerpt below).

Currently, TMWA water service, based on delivery of Fish Springs water resources, represents the only viable and sustainable water supply in the geographical area of the proposed Master Plan Amendment. To grant the requested land entitlements without a fully identified sustainable source of water supply is contrary to County policy and development code PSF.1.13, "Ensure that a safe and dependable water supply is provided". The Master Plan Amendment and the Regulatory Zone Amendment as proposed do not commit to annex to TMWA for future water service from Fish Springs water resources NOR identify an equally sustainable and permitted source of water supply validated by Washoe County CSD. If another source of water supply other than TMWA is to support this project, review and discussion of availability and sustainability of said water supply shall be done prior to granting of these applications and not after. Therefore The Master Plan Amendment and the Regulatory Zone Amendment as proposed are deficient in meeting the code.

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. It is envisioned that the Silver Hills Development will 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.

In 2015, a TMWA discovery was prepared for a smaller project located on the same property. Although prepared for a different project, it is assumed for this purpose that many of the same requirements with oversizing will be necessary for the current proposal. The nearest TMWA facility to the site is a 12" diameter main located adjacent to the Army Aviation well to the east of the site within the confines of the Reno Stead Airport property (refer to Figure 4-4). From this location, a 3,500-foot main will need to be constructed to the boundary of the property.

An on-site booster pump station will need to be constructed in the northeastern portion of the site along the eastern boundary. From the booster station site and depending on the ultimate layout of the project, a parallel feeder main will need to be constructed to the northwest corner of the site.

A tank (or tanks) will be required and to obtain the elevation necessary will need to be located off-site. A suitable location for the tank (APN 556-120-07) is owned by the Developer and is adjacent to dedicated right of way. Naturally, due to terrain and the elevation of the tank, various pressure reducing stations will need to be incorporated into the ultimate design.

Water rights dedication will be required for the project, the amount of which cannot be anticipated at this time but will be one of the results of a future TMWA discovery application. The dedication rates will be based upon Rule 7 or a modification thereof when final demands are determined.

Captain Don Gill, of the Washoe County Sheriff's Office (See Exhibit J) commented that:

I have reviewed item #2, which deals with 780 acres that will ultimately be developed into 1,872 residential units in the Silver Knolls area. From the perspective of the Washoe County Sheriff's Office Patrol Division, there is little doubt once completed it will create considerable burden on law enforcement resources to respond to calls for service at homes, for traffic accidents, investigations, and other related issues to include possibly impacting the Detention Facility. Unlike the Fire Department which has its own tax districts to collect funds to staff their needs as growth occurs, law enforcement staffing is not necessarily increased and rarely increased upon new development.

For reference, our farthest North patrol beats are 1 and 2.

Beat 1 is staffed with one deputy and has been for the past 20+ years and it covers Cold Springs, Rancho Haven, and Red Rock (Silver Knowles). Beat 2 is staffed with one deputy and has been for the past 20+ years and it covers Lemmon Valley, Golden Valley, and Old North Virginia areas to include Horizon Hills and Grand View Estates.

As you can see, an increase in homes to the Silver Knowles area of such a magnitude would most likely require an additional North unit to assist with their area of responsibility. I know tables and appendixes were provided, which show the increased revenues to the County. I did not see where that would automatically increase patrol staffing to provide services to that area in general over and above what is already there.

The applicant addresses this policy on page 30 of the application materials and notes that, "As the project develops with future tentative maps, etc. the developer will be required to demonstrate that adequate public facilities and services exist to address each individual phase/project and provide for any required upgrades or improvements that are identified."

Conservation Element:

Goal Two: Conduct development so that an area's visual features and amenities are preserved.

Staff Comment: The MPA requested by the applicant is inconsistent with this goal. Among the significant aspects of the visual features of the Silver Knolls Suburban Character Management Area is the preponderance of single-family detached dwellings on parcels of land generally one acre (43,560 square feet) or greater in size. The "Silver Hills - Specific Plan Development Standards" proposes single family detached dwellings in "Lower Density Neighborhoods" on parcels of land between 15,000 square feet and one acre in size this development pattern is generally proposed on the east side of Red Rock Road. The "Silver Hills - Specific Plan Development Standards" further proposes single family detached dwellings in "Mid-Range Single-Family Neighborhood" on parcels of land between 5,000 and 15,000 square feet in size (page 2-9), it further proposes single family detached and attached dwellings (including "small-lot patio homes, the use of alleyways and community greens, townhomes, and / or duplexes" in "Suburban Single-Family Neighborhood" on parcels of land with a minimum of 3,700 square feet for attached dwellings and 4,000 square feet for detached dwellings. These development patterns are generally proposed on the west side of Red Rock Road. The applicant addresses Goal Two on page 30 of the application materials. The proximity of proposed lots as small 3,700 square feet in an area with a development pattern generally consisting of lots of one acre or greater is inconsistent with this goal.

Goal Three: Regulate or mitigate development to protect environmentally sensitive and/or critical land, water and wildlife resources that present development hazards or serve highly valuable ecological functions.

Staff Comment: Areas with slopes of 30% or greater are "Development Constraints Areas" in accordance with the TMRP. The conceptual development plan shows these areas as being included within open space or buffer areas. The MPA requested by the applicant is consistent with this goal. As previously noted, residential density from areas with slopes of 30% or greater is proposed to be relocated to other areas of the subject site.

Land Use and Transportation Element (LUTE):

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), and larger areas outside the suburban areas where development is strictly limited to retain the existing rural character (parallel with the Area Plan Rural Character Management Area, or RCMA).

Staff Comment: The applicant has requested to remove the subject site from the Silver Knolls Suburban Character Management Area, and to create a new suburban character management area “Silver Hills.” That action, if approved, would result in defining this area as a location for, “more intense suburban development [is] permitted (parallel with the area plan suburban character management area or SCMA).” The MPA requested by the applicant may or may not be consistent with this policy, depending upon whether or not the Planning Commission determines that more intense development of this particular area is appropriate. The applicant addresses this policy on page 30 of the application materials.

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

Staff Comment: “Silver Hills - Specific Plan Development Standards” proposes to allow significantly more commercial uses than otherwise allowed in suburban areas, as well as encouraging local agriculture. If the SCMA were modified to allow more intense suburban development as may be permissible under LUT1.1, then, depending upon whether or not the Planning Commission determines that more intense development of this particular area is appropriate, the proposed specific plan may or may not be consistent with this policy. The scale of commercial uses proposed is likely to be neighborhood-serving.

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.

Staff Comment: Roadways standards within the “Silver Hills - Specific Plan Development Standards” include sidewalks, pedestrian paths and landscaping (pages 2-21). The MPA requested by the applicant is consistent with this policy, and may help to support the desired outcome of this policy.

LUT.1.4 Residential should be within close proximity to retail/commercial land uses within SCMAs to facilitate both walking and cycling as desirable and safe modes of transportation.

Staff Comment: The nearest retail commercial area is approximately three miles to the south of the project site, within the City of Reno, near the intersection of Red Rock Road and US Highway 395 North. The applicant is proposing substantially more commercial uses, within the proposed specific plan, than are otherwise allowed in suburban areas. The MPA requested by the applicant may be consistent with this policy, if approved, as more commercial uses would be permissible. The subject site is not in close proximity to existing retail and commercial land uses.

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

Staff Comment: The “Silver Hills - Specific Plan Development Standards” proposes development patterns that are substantially more intense than the existing, surrounding, development pattern. The existing development pattern generally consists of single-family detached dwellings on parcels of land generally one-half acre (21,780 square feet) or greater in size to the south and single-family detached dwellings on parcels of land generally larger than one acre (43,560 square feet) or greater in size to the east. The areas to the north and west are

generally undeveloped or developed at a very low residential density. The proposed standards also generally call for the inclusion of open space and buffers around the perimeter, along with lots that match the size of existing lots, when they are adjacent, more commercial uses are proposed within the specific plan, than are otherwise allowed in suburban areas. Whether or not the proposed open space and buffers create compatibility with the nearby suburban development is a question that the Planning Commission may consider. The applicant is proposing mixed uses.

LUT.2.1 Ensure that existing and proposed land uses are compatible.

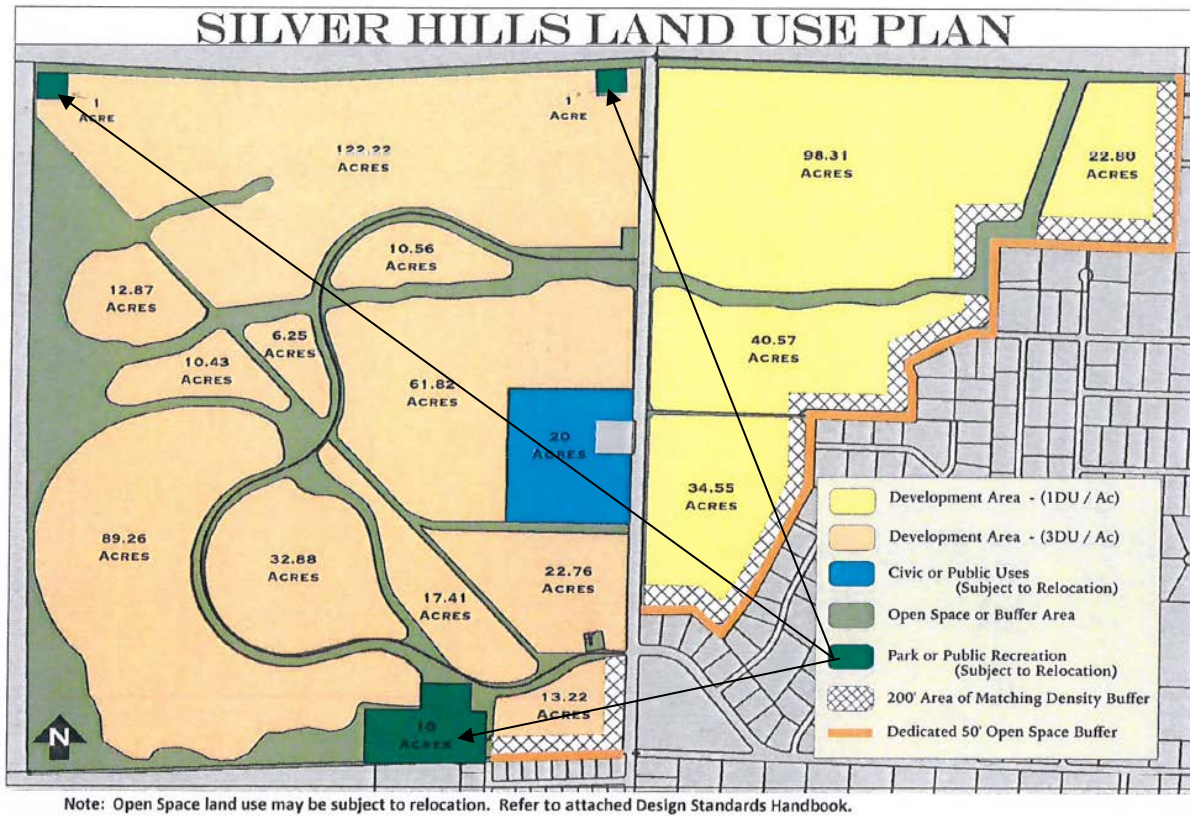
- a. Projects shall be evaluated with the intent to promote mixed-use and land use compatibility.
- b. Mixed-use refers to the combining of retail/commercial and/or service uses with residential or office use in the same building or on the same site in one of the following ways:
 - i. Vertical Mixed-Use - A single structure with the above floors used for residential or office use and a portion of ground floors for retail and commercial.
 - ii. Horizontal Mixed-Use, Attached - A single structure, which provides retail/commercial or service use in the portion fronting the public or private street with attached residential, or office uses behind.
 - iii. Horizontal Mixed-Use, Detached - Two or more structures on one or more parcels of land which provide retail/commercial or service uses in the structure(s) fronting the public or private street, and residential or office uses in separate structure(s) behind the site.

Staff Comment: The applicant is proposing mixed uses within the “Silver Hills - Specific Plan Development Standards.” Whether or not the proposed open space and buffers create compatibility with the nearby suburban development is a question that the Planning Commission may consider. The applicant addresses this policy on page 31 of the application materials and states that, “network and sidewalk connections will link the project with surrounding areas, allowing residents access to public lands, trailheads, parks, community amenities, future school(s), etc. This benefits not only Silver Hills but existing residents as well.”

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 of the policies of the Area Plan. Development applications shall be evaluated with the intent to satisfy the minimum following criteria:

- a. Directs development away from hazardous and sensitive lands.
- b. Preserves areas of scenic and historic value.
- c. Provides access to public land.
- d. Retains agricultural uses, fire and windbreaks, wildlife habitat, wetlands, streams, springs and other natural resources. An adequate amount of prime resources must be retained in order to sustain a functioning ecosystem.
- e. Accommodates the extension and connection of trail systems and other active and passive recreational uses.
- f. Furthers the purposes and intent of the respective Area Plan.
- g. Prevents soil erosion.
- h. Encourages a minimum distance from residential dwellings to active recreation in parks.

Staff Comment: Whether the proposed open space and buffers and standards proposed within the “Silver Hills - Specific Plan Development Standards” result in a design that is “compatible” with adjacent development and consistent with the purposes and intent of the policies of the area plan is a question that the Planning Commission may consider. Development is directed away from land with slopes greater than 30%; however, residential density is being proposed to be transferred from those areas. Access to public lands to the north is preserved, with the walking trails proposed with the development. Open space is anticipated adjacent to the existing park, but active recreation in parks is proposed directly adjacent to residential areas within the proposed specific plan, as indicated in the land use pattern proposed by the applicant, below.



On page 19 of the application materials the applicant address policy LUT.2.2 as follows, “The Silver Hills Specific Plan provides for flexibility in land use in the Silver Knolls area by clustering dwelling units to provide a variety of lot sizes, while preserving open space and connections to adjacent public lands.”

LUT.2.4 Development reviews shall include a process to ensure that a safe and reasonable walking/biking route exists between all relevant land uses that promote these alternative transportation modes within a community or region.

- a. The addition of Class 1 and 2 bicycle lanes will be evaluated where appropriate within new suburban developments. The connection of all existing bikeway systems will help provide an efficient interconnected system.
- b. Class 1 bicycle lanes (full grade separation from roadway) are encouraged as much as possible to increase safety and promote cycling and walking as viable and desirable modes of transportation.

Staff Comment: The proposed amendments are generally supported by this policy. Bike lanes are proposed on certain streets in the “Silver Hills - Specific Plan Development Standards”. Paths and sidewalks are proposed throughout any future development. There would be, however, little connection to existing development outside of the subject site. The applicant addresses this policy on page 31 of the application materials.

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

Staff Comment: The subject site is currently within the Silver Knolls Suburban Character Management Area. The applicant seeks to remove the subject site from that area and to create a new “Silver Hills Suburban Character Management Area.” If one considers that the Silver Knolls Suburban Character Management Area is a planned community under the meaning of the Master Plan, then the proposal to remove the area and to change the master plan and regulatory zone would be inconsistent with development occurring within a planned community. Whether the proposed development pattern can be characterized as “smart growth” is a question that the Planning Commission may consider, however, as generally contemplated with the adoption of the Land Use and Transportation Element, smart growth would favor more intense development in areas in which necessary infrastructure already exists or is included within an adopted capital improvement plan. In that case, the current proposal is inconsistent with smart growth practices. The applicant addresses this policy on page 31 of the application materials, and contends that the specific plan would “provide a wide range of single family product types for a wide population demographic. This is accomplished through the application of smart growth principles such as clustering, preservation of open space and natural features, community amenities such as the proposed Agrihood, and limiting sprawl.”

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).

Staff Comment: The subject site is currently within the Silver Knolls Suburban Character Management Area, the applicant seeks to remove the subject site from that area, and to create a new “Silver Hills Suburban Character Management Area” and therefore the current proposal would not direct growth to existing SCMAs. The current proposal is inconsistent with this policy. The applicant addresses this policy on page 32 of the application materials and notes that the new SCMA would contain many of the same standards as the existing SCMA.

LUT.3.2 In order to provide a sufficient supply of developable land to meet the needs of the population, Area Plans shall establish growth policies that provide for a sufficient supply of developable land throughout the planning horizon of the next 20 years, with considerations to phase future growth and development based on the carrying capacity of the infrastructure and environment.

Staff Comment: The North Valleys Area Plan Policy NV.1.2 includes a, “combined policy growth level for the Suburban Character Management Areas [of] 2000 new residential units of land use capacity. Changes to the established regulatory zones will not add more than 2000 new units of land use capacity through 2025.” Since the adoption of the North Valleys Area Plan approximately 77 dwelling units of additional residential density has been approved by Washoe County. The current request, if approved, would allow 1092 dwellings in addition to the 780 that may be permitted under the current regulatory zone on the subject parcels. The MPA requested by the applicant is consistent with this policy.

LUT.3.3 Single family detached residential development shall be limited to a maximum of five (5) dwelling units per acre.

Staff Comment: The applicant is requesting a maximum residential density of three dwelling units to the acre, within the specific plan. The proposed MPA is consistent with this policy.

Goal Four: Land use patterns allow for a range of housing choices and interconnected streets.

LUT.4.1 Maintain a balanced distribution of land use patterns to:

- a. Provide opportunities for a variety of land uses, facilities and services that serve present and future population;
- b. Promote integrated communities with opportunities for employment, housing, schools, park civic facilities, and services essential to the daily life of the residents; and
- c. Allow housing opportunities for a broad socio-economic population.

Staff Comment: The “Silver Hills - Specific Plan Development Standards” proposes single family detached dwellings in “Lower Density Neighborhoods” on parcels of land between 15,000 and one acre in size (page 2-6), it further proposes single family detached dwellings in “Mid-Range Single-Family Neighborhood” on parcels of land between 5,000 and 15,000 square feet in size (page 2-9), it further proposes single family detached and attached dwellings (including “small-lot patio homes, the use of alleyways and community greens, townhomes, and / or duplexes” in “Suburban Single-Family Neighborhood” on parcels of land with a minimum of 3,700 square feet for attached dwellings and 4,000 square feet for detached dwellings (page 2-9). It further proposes commercial and civic uses within the suburban area. The MPA requested by the applicant is consistent with this goal.

On page 20 of the application materials the applicant address policy LUT.4.1 as follows, “A broad mix of housing opportunities will be provided with the Silver Hills Specific Plan, ranging from large lots at 1 unit per acre, to smaller, attached housing such as townhomes. The higher density portions of the project are proposed internally, with density matching and buffering at the boundaries of the project (where applicable) to provide transition to and compatibility with existing adjacent residential development. The mix of housing types will serve a large range of the socio-economic population, and will provide a more diverse base to support existing and anticipated employment growth in the North Valleys area.”

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.

Staff Comment: The “Silver Hills - Specific Plan Development Standards” do not specifically address the needs of the young, aging, handicapped and special needs populations. However, a variety of housing types are proposed that may help support the intent of this policy. The applicant addresses this policy on page 33 of the application materials, and contends that, “A key goal of the plan is to appeal to the “missing middle” by providing quality housing that is attainable for young families, singles, seniors, etc. that is consistent with area wages, etc.”

Whether or not the variety of housing types proposed by the applicant, addresses the needs of those various populations is a question that the Planning Commission may consider.

LUT.4.3 Encourage suburban developments to provide a mix of residential densities and housing types in close proximity to retail/commercial.

Staff Comment: As noted in the response to policy LUT.1.4, the nearest retail commercial area is approximately three miles to the south of the project site, within the City of Reno, near the intersection of Red Rock Road and US Highway 395 North. The applicant is proposing substantially more commercial uses in the specific plan than are otherwise allowed in suburban areas. The MPA requested by the applicant may be seen to be consistent with this policy, if approved, as more commercial uses would be permissible, or it may be seen to be inconsistent

with this policy as there are few commercial or retail uses currently in the area that is proposed for an increase in intensity of residential development.

LUT.4.4 Encourage new suburban developments to provide interconnected street networks to improve fluidity between different land uses and encourage walking and cycling as viable and safe modes of transportation.

Staff Comment: As noted in the response to policy LUT.2.4, bike lanes are proposed on certain streets, paths and sidewalks are proposed throughout any future development. There would be, however, only limited connection to the existing development outside of the subject site. Intersections accessing the subject site would be at the location of existing streets adjacent to the site.

Goal Five: Development occurs where infrastructure is available.

LUT.5.1 Recognize the relationship between land use timing and the provision of adequate services and facilities.

- a. Provide an adequate facilities plan that meets the requirements described in the Development Guidelines section of the Land Use Groups.
- b. Consideration should be given to the long-term inefficiency of development with individual systems as opposed to the possible formation and use of community facilities districts.

Staff Comment: As previously noted, water service and sewer service are not available at this time. Extension of those services would be necessary, if approval is granted. The road system is inadequate at this time and substantial improvements would be necessary to accommodate the additional demand created by the proposed amendment. Comments from the Regional Transportation Commission include, "The 2040 RTP [Regional Transportation Plan] identifies Red Rock Road from Moya Boulevard to Evans Ranch to be widened from a 2 to 4 lanes by 2026." The applicant addresses this policy on page 33 of the application materials, and contends that, "The applicant will comply with the recommendations in the feasibility studies, including constructing the improvements that are required to support the intensification". The MPA requested by the applicant is inconsistent with this policy.

LUT.5.3 New development shall not reduce the quality of service for existing residents and businesses nor reduce the ability of public agencies to provide quality service.

Staff Comment: Approval of new development will have an impact upon existing infrastructure and public services. Please see the response from the Sheriff's office in regards to increase in calls for service on page 14 of this report. The applicant addresses this policy on page 34 of the application materials and contends that conditions of approval on future tentative subdivision maps would allow concurrency to be reviewed on a phase by phase basis. The MPA requested by the applicant is inconsistent with this policy.

LUT.5.4 Locate more intense pedestrian and transit-oriented development along major roads, transit corridors, and in activity centers within village centers.

Staff Comment: This is a request to increase the allowable residential density on most of the subject site from one dwelling to the acre to three dwellings to the acre and to provide for a development pattern on lots as small as 3,700 square feet. Red Rock Road, at this time is a two-lane road. It is not a major road or a transit corridor. The applicant addresses this policy on page 34 of the application materials, and notes that more intense uses are proposed to be located in the central portion of the project area. The proposal is inconsistent with this policy.

Goal Six: Land use and transportation decisions support and healthy economic base.

LUT.6.1: Acknowledge the importance of Washoe County (including the incorporated cities of Reno and Sparks) in the continued development of Northern Nevada's regional economic base.

a. Strengthen and support the identity of the region by encouraging land uses that both contribute to the character of the community and enable the area to sustain a viable economic base.

b. Encourage land uses that preserve a quality of life that define a sense of place within the region.

LUT.6.2: Promote development projects that direct resources to promote business attraction, retention and expansion.

Staff Comment: The proposed specific plan does not directly support, nor does it hinder, this goal, the currently-approved residential subdivision on the subject site would provide housing in the area. If approved, the requested specific plan could provide additional housing in the area.

On page 20 of the application materials the applicant addressed this goal as follows, "The North Valleys area is, and is planned to be, one of the largest employment centers in the region. As such, the Silver Hills project will serve to provide a jobs/housing balance within the North Valleys for a wide range of the population. Diverse housing is essential to attract businesses to this growth center of Washoe County, as adequate housing levels at affordable prices is a concern to businesses considering northern Nevada for relocation and/or expansion."

Goal Seven: Development patterns in the unincorporated SCMAs provide an alternative to the higher intensity land use patterns that are found in cities.

LUT.7.1 Village land use patterns may be developed in limited suburban locations.

a. Villages should create secondary nodes of activity that complement larger city services rather than compete.

b. Higher density urban villages should be located at the center of the village to take advantage of infrastructure and to provide a more efficient means of providing services.

c. An urban village may include a mixed-use, higher density community located at the center of a suburban area.

Staff Comment: Development patterns proposed by the MPA requested by the applicant, includes attached single-family housing types on lots as small as 3,700 square feet. This equates to a development pattern of approximately 12 dwelling to the acre in some areas of the project site with an overall density of approximately 2.5 dwellings to the acre. This development pattern, within some areas of the project site, is roughly equivalent to the density allowed in Washoe County's Low Density Urban regulatory zone which is 10 dwellings to the acre for single-family detached housing types, 14 dwellings to the acre for multi-family types and 12 dwellings to the acre for mobile home parks. This proposal may be seen to create a "village" as contemplated in Goal 7. The subject site is bordered on the west by land within the City of Reno; this project may be seen to compete with, rather than compliment, city services. For those reasons the MPA requested by the applicant is inconsistent with this goal.

The applicant addresses this policy on page 35 of the application materials as follows, "While far from being an urban development, Silver Hills directly implements the principles included in this policy. To address item "a," development areas (villages) within Silver Hills are connected via a comprehensive trail/sidewalk network and are linked with common elements and amenities such as open spaces, agrihoods, landscaping themes, etc. Item "b" is implemented with more intense uses being clustered central/internal to the site allowing for more efficient use of

infrastructure while addressing community desires to retain a more rural theme at the project periphery. This also serves to directly implement component “c” of this policy.”

LUT.9.5 Require the connection of open space; trail access and bikeway systems with regard to a multitude of different trail uses.

Staff Comment: Trails are proposed in several of the open space areas of the subject site, as shown on the following map. The MPA requested by the applicant is consistent with this policy.

Goal Fifteen: Rural communities in outlying areas and in northern Washoe County are strengthened and protected from incompatible development.

Staff Comment: During the public review and public meeting process associated with this application one of the often repeated themes is that the area is currently rural, and that urban land use development patterns are inconsistent with the rural area. Furthermore, the “Vision” for the North Valleys Area Plan shall respect the scenic and rural heritage of the area. However, the surrounding area, as well as the subject site, has a master plan designation of “Suburban Residential.” Because of this, Goal 15 is not strictly applicable to the proposed MPA.

It must be recognized, however, that the existing development pattern generally consists of single-family detached dwellings on parcels of land generally one acre (43,560 square feet) or greater in size, and that many of those dwellings are on parcels of land much larger than one acre, the potential exists, however, for development of that area at a residential density of one dwelling per acre, at this time. Development at one dwelling per acre is suburban in nature.

Goal Thirty: Transportation systems reduce dependence on automobile.

LUT.30.1 Promote and create incentives for alternative modes of transportation before expanding the roadway network through the construction of new roads.

Staff Comment: The subject site is located within an otherwise suburban area with significant dependence upon the automobile for individual transportation outside of the proposed development area itself. Within the subject site, trails and walking paths are proposed, but connection to other alternate transportation facilities is very limited. The MPA requested by the applicant is inconsistent with this policy. The applicant addressed LUT Goal Thirty on page 35 of the application materials.

Goal Thirty-two: Washoe County shall recognize the Development Constraints Area (DCA) within the Truckee Meadows Regional Plan.

LUT.32.1 The Regional Plan defines the Development Constraints Area (DCA) as an overlay upon the Truckee Meadows Service Areas and the Rural Development Area.

LUT.32.2 The DCA consists of playas, significant water bodies, natural slopes over 30%, publicly owned open space, and properties that are deed restricted to prevent development. Constrained lands less than 1/3 acre in size will not be included in the DCA. The DCA overlay takes precedence over otherwise applicable policies describing the desired density and intensity of development within the Truckee Meadows Service Areas and the Rural Development Area.

Staff Comment: The subject site includes areas with slopes of 30% or greater and the applicant is seeking to include those areas in calculating residential density at one dwelling to the acre. The proposal is inconsistent with this policy. The applicant notes that the subject site is not identified as a DCA on the Truckee Meadows Regional Planning Map. Portions of the subject site meet the definition of a development constraints area. The applicant addressed this policy on page 36 of the application materials and notes that no additional density is being proposed in those areas.

Housing Element:

Policy 1.1: Allow for more flexibility in the zoning, building, and land use regulations to enable affordable housing units to be built throughout the community.

Staff Comment: The application states that a variety of housing types are requested to appeal to various demographics within the population, however, there is no mention of below-market-rate housing being proposed.

Policy 1.5: Encourage development at higher densities where appropriate.

Staff Comment: The overall residential density requested by the applicant is approximately 2.5 dwellings to the acre, which is generally consistent with the suburban residential master plan designation.

North Valleys Area Plan

The subject site is located within the Silver Knolls community. Within the North Valleys Area Plan that community is described as follows:

As a low density suburban residential community, the Silver Knolls Community is similar to the Golden Valley Community in its land use pattern. However, its location tends to provide Silver Knolls residents with a greater sense of isolation from other developed parts of the North Valleys. Silver Knolls is located at the west edge of the Reno-Stead Airport. It is bounded on the north and west by the Granite Hills range. Physically, the area can be characterized as gently sloping terrain at the base of this mountain range. These mountainous areas and the Reno-Stead Airport separate this community from developed areas in Reno-Stead, Cold Springs and Lemmon Valley. Commercial land use designations are not desired. Once again, the existence of livestock and other animals for recreational, educational and economic reasons is recognized as a significant contributor to the local character.

The Vision and Character Management section of the North Valleys Area Plan includes:

Goal One: The pattern of land use designations in the North Valleys Area Plan will implement the community character described in the Character Statement.

Policies

NV.1.1 The North Valleys Character Management Plan (NVCMP) map shall identify the North Valleys Rural Character Management Area (NVRCA), the Silver Knolls Suburban Character Management Area (SKSCMA), the Lemmon Valley Suburban Character Management Area (LVSCMA), the Golden Valley Suburban Character Management Area (GVSCMA), and the Reno-Stead Corridor Joint Plan area.

Staff Comment: The applicant seeks to remove the subject site from the Silver Knolls Suburban Character Management Area (SKSCMA) and to create a new "Silver Hills Suburban Character Management Area." Goal one, above, contemplates the entirety of the area plan being included within one of several existing character management areas. The creation of a new character management area is inconsistent with this goal.

The applicant proposes to describe the new character management area as follows:

The Silver Hills Community is characterized by a medium density residential land use pattern that will (i) provide for a variety of housing options to meet the needs of a broad range of the area's population, and (ii) preserve the area's character and quality of life with design standards such a density matches, open space

buffers and maintaining natural open spaces. The existing ridgelines and rolling terrain provide for a “mountain ranch” themed residential development that accentuates the views and natural topography and incorporates site features that promote farm-to-table living in a cooperative environment. A portion of the community was removed from the City of Reno and is still bounded by the City of Reno to its west. Limited commercial land use designations that are community-serving are desired if within a Specific Plan (with a special use permit). The North Valleys area has rapidly become one of the largest employment centers in the region and the Silver Hills community intends to (i) improve the housing/jobs balance to the area, (ii) improve fire and police protection to the area, (iii) provide support to the Silver Knolls Mutual Water Company customers, (iv) design the sanitary sewer and storm water systems to maintain levels that are at or below pre-development flows into Swan and Silver Lakes; (v) designate a school site for the Washoe County School District, and (vi) create a vibrant, balanced community.

NV.1.2 The combined policy growth level for the Suburban Character Management Areas is 2000 new residential units of land use capacity. Changes to the established regulatory zones will not add more than 2000 new units of land use capacity through 2025. The Washoe County Department of Community Development [*now known as the Community Services Department*] will be responsible for tracking increasing land use potential to ensure this growth level is not exceeded.

Staff Comment: Since the adoption of the North Valleys Area Plan approximately 77 dwelling units of additional residential density has been approved by Washoe County. The current request, if approved, would allow 1092 dwellings in addition to the 780 that may be permitted under the current regulatory zone on the subject parcels.

NV.1.5 The following Regulatory Zones are permitted within the Silver Knolls Suburban Character Management Area:

- a. General Rural (GR – One unit per 40 acres).
- b. Low Density Rural (LDR – One unit per 10 acres).
- c. Medium Density Rural (MDR – One unit per 5 acres).
- d. High Density Rural (HDR – One unit per 2.5 acres).
- e. Low Density Suburban (LDS – One unit per acre).
- f. Public/Semi-public Facilities (PSP).
- g. Parks and Recreation (PR).
- h. Open Space (OS).

Staff Comment: While the applicant seeks to remove the subject site from the SKSCMA, as of the writing of this report the subject site is within the SKSCMA and therefore the policy remains applicable. The applicant addressed this policy on page 37 of the application materials and contends that the proposed regulatory zone is the best way to address concerns that were expressed during the public review of this request. The applicant seeks a Regulatory Zone of Specific Plan (SP), which is inconsistent with this policy.

Goal Two: Common Development Standards in all designated Character Management Areas. Establish development guidelines that will implement and preserve the community character commonly found within the North Valleys planning area.

Policies

NV.2.1 The use of curb and gutter will be minimized. Pedestrian facilities should utilize alternative design and materials to avoid traditional sidewalk appearance. Proposals for the construction of curb, gutter, or traditional concrete sidewalks must be justified by demonstrating benefit to the health, safety and welfare of the community. Washoe County may permit the placement of roadside ditches in Public Improvement Easements to facilitate the implementation of this policy. Such ditches will be designed to a “recoverable-ditch” standard as determined by the Washoe County Department of Public Works.

Staff Comment: The development pattern requested in the “Silver Hills - Specific Plan Development Standards” includes the extensive use of curb and gutter as well as lots sizes as small as 3,700 square feet. The type of curb and gutter proposed by the applicant is not in conformance with generally applicable Washoe County standards. Please see the letter from the Washoe County Engineer, included in Exhibit L to this report. The most recent version of the Development Standards Handbook has addressed some of the concerns expressed by the Washoe County Engineer. The most recent response from the County Engineer is included at Exhibit Y to this report.

Goal Four: Silver Knolls Suburban Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Silver Knolls community character as described in the North Valleys Vision and Character Statement.

Policies

NV.4.1 A minimum of 50% of the residential parcels in any subdivision established after the date of final adoption of this plan must be at least one acre in size.

Staff Comment: The applicant has requested that the subject site be removed from the Silver Knolls Suburban Character Management Area, and create a new “Silver Hills Suburban Character Management Area”. None of the character management areas within the North Valleys Area Plan allow the inclusion of Specific Plan (SP) as a zoning category. The predominant development pattern in the Silver Knolls Suburban Character Management Area includes a preponderance of single-family detached dwellings on parcels of land generally one acre (43,560 square feet) or greater in size. Policy NV.4.1 is intended to ensure compatibility between new and existing developments. The MPA requested by the applicant seeks to negate this policy, by creating a new policy NV.7, which would allow parcels of land as small as 3,700 square feet, and is, therefore, inconsistent with this policy.

NV.4.2 The minimum size of residential parcels in a subdivision established after the date of final adoption of this plan is 0.5 acres.

Staff Comment: The MPA requested by the applicant seeks to negate this policy, by creating a new policy NV.7, and is, therefore, inconsistent with this policy. As noted previously, the North Valleys Area Plan does not contemplate the inclusion of specific plan (SP) as a regulatory zone in any case. Policy NV.4.2 is intended to ensure compatibility between new and existing developments. The North Valleys Area Plan is, “a citizen-based desire to identify, implement and preserve the community character that has evolved throughout the North Valleys over time.” (NVAP Page 1) The desire of the citizens of the Silver Knolls area to preserve the community character includes the desire to maintain minimum parcel sizes of 0.5 acres and, the proposed MPA is inconsistent with that desire, as included in this policy.

NV.4.3 Subdivisions established after the date of final adoption of this plan will vary setbacks and driveway design.

Staff Comment: The development pattern requested in the “Silver Hills - Specific Plan Development Standards” includes smaller setbacks for smaller lots.

The applicant addresses Goal Four of the North Valley Area Plan on pages 37 and 38 of the application materials.

NV.4.5 In subdivisions established after the date of final adoption of this plan, perimeter fencing on individual parcels is optional. Perimeter fencing must be consistent with an “open fencing” concept. The use of block, concrete, or similar material should be limited to posts, pillars and similar uses and not used for panel or wall sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.

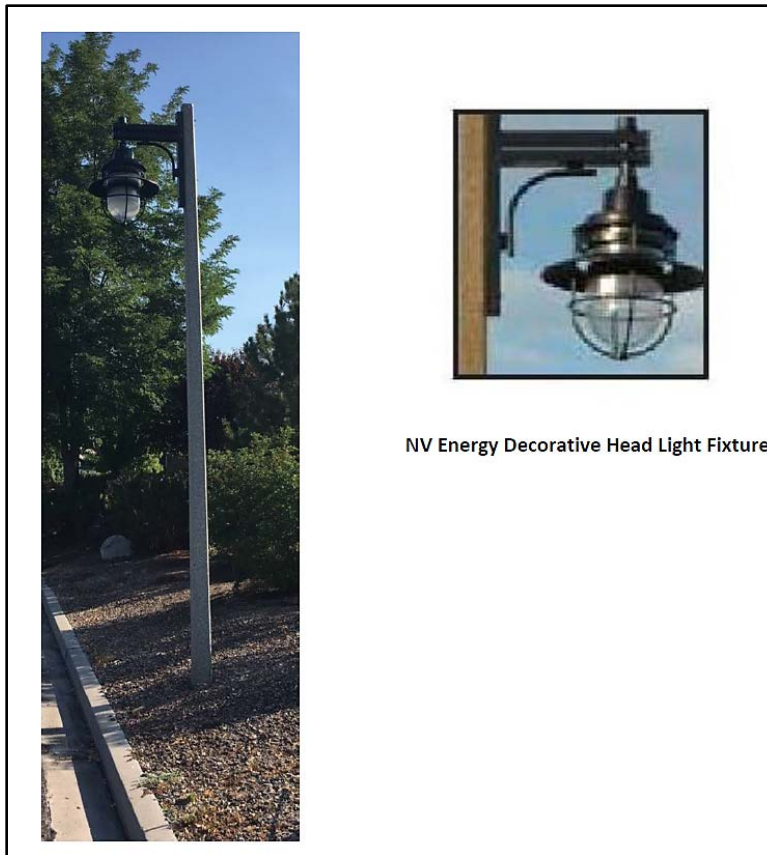
Staff Comment: The “Silver Hills - Specific Plan Development Standards” includes six-foot tall privacy fencing made of wood adjacent to interior roadways.

NV.4.6 In subdivisions established after the date of final adoption of this plan, residential garages will, at a minimum, be sized for two vehicles.

Staff Comment: The application materials specify two-car garages if the proposed Specific Plan is approved. The proposed MPA is consistent with this goal.

NV.4.7 In subdivisions established after the date of final adoption of this plan the use of streetlights will be minimized. Any lighting proposed must show how it is consistent with current best practice “dark-sky” standards.

Staff Comment: The “Silver Hills - Specific Plan Development Standards” addresses “dark-sky” standards on page 2-30, however the application materials also include photos of anticipated lighting fixtures that emit light horizontally (below, page 2-31). General Development Code standards require that light be emitted downward only, and prohibits the spillover of light onto adjoining properties. The proposed MPA is inconsistent with this goal.



NV.4.8 At least 50% of all dwellings in subdivisions established after the date of final adoption of this plan must be single story. All dwellings adjacent to existing residential development must match the adjacent building type (single-story/multi-story). Development is considered adjacent if it is not separated by a road or minimum 30 foot landscaped buffer area.

Staff Comment: The “Silver Hills - Specific Plan Development Standards” contemplates multi-story dwellings in many cases, particularly within the development areas with small lots. Compliance with this policy would be determined at time of tentative subdivision map approval, if the MPA is adopted.

NV.4.9 In subdivisions established after the date of final adoption of this plan, landscape designs will emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. Homebuilders must offer at least two separate xeriscape options.

Staff Comment: The proposed MPA is consistent with this policy, as various standards for low-water-usage landscaping are proposed in various areas within the subject site.

NV.4.10 The standards established in policies NV.4.1-NV.4.9 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

Staff Comment: Compliance with this policy would be determined at time of evaluation of tentative subdivision maps, if the MPA is adopted.

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.

NV.7.2 The Washoe County Regional Transportation Commission (RTC) sets levels of service on regional roads. Washoe County will advocate for the RTC to establish policy levels of service "C" for all regional roads in the North Valleys planning area.

NV.7.3 Washoe County will work with the RTC and neighboring jurisdictions to ensure that the mitigation of potential development impacts in neighboring jurisdictions is consistent with the intent of Policies NV.7.1 and NV.7.2.

NV.7.4 The necessary right-of-way and intersection requirements identified in the Regional Transportation Plan will be protected through dedication, setback or other method deemed adequate and appropriate by the Regional Transportation Commission and Washoe County.

NV.7.5 Washoe County will ensure that the details of all new road construction that implement the adopted Regional Transportation Plan will be subject to a comprehensive public review and comment process.

NV.7.6 Washoe County will work with the Regional Transportation Commission to ensure that the design of all road improvements identified in the RTC Regional Transportation Plan provide for the safe intersection of any trail or proposed trail identified on the Recreational Opportunities Plan map.

NV.7.7 Washoe County will be an advocate for the establishment of efficient transit services to and within the North Valleys planning area.

NV.7.8 Future development plans in any Commercial District or Residential District of MDS intensity or greater must consider, and be consistent with, future or existing multi-modal opportunities, including transit services in the North Valleys planning area. Applications for site plans and tentative maps in these areas will specify the proposed response to this issue.

NV.7.9 Washoe County will work with the Regional Transportation Commission (RTC) to develop and implement a bikeways plan for the North Valleys planning area that is integrated with the local and regional trails system and provides access to recreational opportunities, and public spaces such as schools and commercial areas (See Recreational Opportunities Plan map).

Staff Comment: It is the observation of Staff that the additional traffic potentially generated by the intensification in land use requested, is perhaps the most often stated and most intensely stated reason for opposition to this specific plan, by residents in the surrounding area.

The proposed Amendment has been evaluated by the RTC, based upon a policy level of service "D." This Area Plan requires the evaluation based upon a policy level of service "C" which is a more stringent standard. See pages 16 and 17 of the traffic analysis submitted by Solagui Engineers, attached.

The traffic analysis indicates that the intensification of residential density results in several segments of Red Rock Road operating at a level of service of “E” or “F.” This is below the policy level of service of “C.” To maintain the policy level of service Red Rock Road would be required to be widened to four travel lanes from Moya Boulevard, north to the project entrance. This is a distance of approximately three miles.

The 2040 Regional Transportation Plan identifies Red Rock Road from Moya Boulevard to Evans Ranch to be widened by 2026. The traffic study submitted by the applicant includes several recommendations, including that, “Red Rock Road ultimately be widened to four lanes from Moya Boulevard to Evans Ranch through RTC’s Regional Road Impact Fee Program.”

Sufficient infrastructure does not currently exist to serve the level of intensification of development potential to support the additional dwellings proposed. The specific plan is not consistent with Goal Seven of the North Valleys Area Plan.

Goal Twenty: Amendments to the North Valleys Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the North Valleys Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

Policies

NV.20.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the North Valleys Area Plan, the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character statement.
- b. The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
- c. The amendment will not conflict with the public’s health, safety or welfare.

Staff Comment: The following is the Vision statement from the North Valleys Area Plan as well as the applicable portion of the Character Statement:

Vision

Through cooperation with the Washoe County Board of County Commissioners and the Washoe County Planning Commission, the North Valleys community will maintain and apply objective standards and criteria that serve to manage growth and development in North Valleys in a manner that:

- Respects the scenic, and rural heritage of the area by encouraging architectural and site design standards that are responsive to this heritage;
- Respects private property rights;
- Provides a range of housing opportunities;
- Provides ample open space and recreational opportunities;
- Addresses the conservation of natural, scenic and cultural resources;
- Ensures that infrastructure is coincident with development and appropriate in scale and character to the community character articulated below; and,
- Coordinates resource availability with the construction of infrastructure through the implementation of facilities and resources plans.

Character Statement

The North Valleys planning area is home to a great variety of natural, scenic, cultural and economic resources. The recreational, educational, scientific and lifestyle opportunities

afforded by these resources make a significant contribution to the area's character and to its quality of life. This character is supported by land uses that are distributed within several distinct communities. While the land uses found in the North Valleys planning area range from very rural to heavily suburban, the area's communities enjoy many elements of a more rural character, particularly as they relate to the natural environment, subdivision design, and livestock ownership. Much of the North Valleys, in both suburban and rural areas, exhibits a distinctly equestrian character. In part, this is due to the large areas of designated open space under federal ownership, both to the south associated with Peavine Mountain United States Forest Service (USFS), and to the north associated with numerous Bureau of Land Management (BLM) holdings. Ready access to these areas has contributed to a proliferation of outdoor recreational opportunities. In fact, the pressure on these lands to accommodate all of the various uses and users will require an ongoing effort to effectively manage these important areas to prevent degradation of the resource, and negative impacts on residents. Future growth in the area will be managed to minimize negative impacts on the character of these communities, particularly those impacts related to the generation of light, air, and water pollution, open space, wildlife and wildlife habitat and the blending of new development with any existing development. The scenic value of the natural hills and valleys is an important component of the North Valleys' character. Extensive re-shaping of the landscape by grading prior to development is not characteristic of the North Valleys planning area.

Staff Comment: In evaluating the findings required by the North Valleys Area Plan, the Planning Commission should consider whether or not the proposed MPA and RZA would further implement and preserve the Vision and Character Statement (shown above), as well as whether or not the amendment may conflict with the public's health, safety or welfare. Based upon staff's evaluation, the proposed MPA and RZA do not demonstrate consistency with North Valleys Area Plan Policies: NV.1.1, 1.5, 2.1, 4.1, 4.2, and 4.7, as noted previously in this report.

On page 12 of the documentation, submitted by the applicant, with Version 5 of this MPA and RZA application the applicant has included the following statement, "The proposed amendment to North Valleys Area Plan and applicable goals and policies is in response to changing circumstances for the Silver Knolls area as well as the North Valleys region as a whole. Significant job growth in the region has resulted in a high demand for new housing opportunities. Furthermore, diversification in single family housing types is desperately needed to allow housing access to a wider cross-section of the population, including the "missing middle." In addition, the planned expansion of Red Rock Road from two lanes to four in the 2022 to 2026 timeframe supports better utilization of the land that it will serve, as transportation capacity will be significantly increased. This is supported by a comprehensive fiscal impact analysis, as included as an attachment to this report." The applicant further addresses each finding individually, on pages 13 and 14 of the application materials.

Washoe County Development Code

Another document by which the current request must be evaluated is the Washoe County Development Code. The development code applies to, "All development and subdivision of land within the unincorporated area of Washoe County..." (WCC110.100.05)

Many of the standards proposed in the "Silver Hills - Specific Plan Development Standards" may conflict with basic development standards required by the Washoe County Development Code.

Among the potentially conflicting provisions is that, many commercial uses proposed to be allowed in the Silver Hills Specific Plan based upon an "Administrative Review." (pages 2-13) The only provision for administrative review in the development code is, under certain

circumstances, for approval of a detached accessory dwelling, and is applicable to that use type only. There is no provision for a general “Administrative Review.”

Another such conflict is that the “Silver Hills - Specific Plan Development Standards” allows for the following; [when] “a proposed use is not listed within Table 2-2 or within Table 110.302.05.01 of the Washoe County Development Code, the Director of Planning and Building may permit such use with the approval of an Administrative Review.” (pages 2-16) Again, “Administrative Review” for such a request is an unknown process to Washoe County and this provision is contrary to WCC110.100.05 which states, “Any use not specifically enumerate as permitted in a regulatory zone pursuant to the Development Code, or interpreted by the Director of Community Development as permitted in a regulatory zone pursuant to Section 110.304.10, Authority and Responsibility, shall be considered to be prohibited in any regulatory zone for which the use is not enumerated.”

The standards proposed include allowing detached accessory dwellings, by right, on all parcels of land within the Low and Mid-Range Single-Family Neighborhoods (Table 2-2). This is substantially more permissive than general provisions of the development code.

As noted previously in this report, several commercial use types are proposed to be allowed that are not otherwise allowed in suburban areas, some examples are: eating and drinking establishments, storage of operable vehicles, personal storage and retail sales – specialty stores.

The proposed specific plan calls for entry signs as well as neighborhood signs, wayfinding signs and signs for commercial uses. The number, height and size of signage proposed is substantially greater than otherwise allowed by Article 505, Signs, of the development code.

This application was reviewed by relevant agencies including the Washoe County Engineer. Leo Vesely, Professional Engineer, provided analysis of version 5 of this request and recommended denial for several reasons; those comments are included in Exhibit L to this report. The applicant then submitted the revised DSH (dated 6/17/2019) included at Exhibit X to this report. Mr. Vesely then provided the following comments:

The Silver Hills Specific Plan Development Standards Handbook (Handbook) has been revised not to propose changes to sections of the Development Code (Code) that are administered by the Engineering and Capital Projects Division. Instead, any desired modification to standards shall be proposed and reviewed at the tentative map stage of the entitlement process.

Please note that the Silver Hills Traffic analysis will need to be updated to reflect the proposed development of Silver Hills East that was not addressed in the Silver Hills Traffic analysis submitted with this application. The updated traffic analysis will need to be incorporated in future tentative map applications.

Also, an inter-local agreement between Washoe County and the City of Reno for sanitary sewer service will be required.

As revised, we see no significant CSD–Engineering (public works and utility) service impacts.

Washoe County Regional Open Space and Natural Resource Management Plan (OSNRMP)

This application was reviewed by relevant agencies including Washoe County Regional Parks and Open Space. Sophia Kirschenman, Park Planner, provided analysis of version 5 of this request and recommended denial for several reasons; those comments are included in Exhibit L

to this report. The applicant then submitted the revised DSH (dated 6/17/2019) included at Exhibit X to this report. Ms. Kirschenman then provided the following comments:

Washoe County Regional Parks and Open Space (Parks) has reviewed a memo sent by the Rubicon Design Group (the "Consultant") on June 17, 2019 along with the updated Design Standards Handbook (Handbook) addressing Parks staff's initial comments (dated June 3, 2019) related to proposed Master Plan Amendment WMPA17-0010 and Regulatory Zone Amendment WRZA17-0005. The applicant has addressed many of Parks' initial concerns, but several outstanding issues remain and this memo will serve to identify those items. Below, please find the Consultant's response to Parks' initial comments in italics, and a discussion of the remaining issue following in regular type:

1. *Your initial comments raised concern about increased density on the west side of Silver Hills. As we discussed, gross density on the west side is limited to 3 dwelling units per acre. It is planned to cluster units in order to provide a more diverse offering of single family unit types. However, it has always been the intent to cluster more intense use including smaller lots and commercial uses central to the project site. The concept is to "feather" density with the most intense development occurring within the Silver Hills loop road. Please refer to page 2-2 of the updated Design Standards Handbook which explains how lower intensity development will occur around the periphery of the project. This is in addition to the planned open space, buffering, and lot matching. Furthermore, we have added a standard within the Supplemental Use Standards that clearly restricts any neighborhood commercial uses to within the ring road. Based on our conversation, I believe this addressed your concerns raised in in paragraph 2 of your June 3, 2019 review letter.*

a. Pages 2-2 and 2-3 of the updated Handbook support the description provided above. However, the current Handbook provides a high degree of flexibility. While the intent may be to "feather" density with most intense development occurring within the Silver Hills loop road, the Silver Hills Land Use Plan (Figure 1-2) shows that an overall gross density of three dwelling units per acre is permitted throughout Silver Hills West, including areas directly adjacent to public lands and open space. Parks staff recommends updating Figure 2-1 to clearly define where higher densities are allowed and where lower densities will be required to ensure that any resource pressures on the surrounding public lands are minimized.

2. *Comments 4 and 5 – Handbook standards have been updated to reflect the use of Green Book standards. This includes the incorporation of 6-foot pedestrian path along the east side of Red Rock Road.*

a. Section 2.4.2 of the updated Handbook describes the inclusion of 5-foot bike lanes and 5-foot pedestrian paths. Again, this is inconsistent with the Washoe County Green Book Standards and must be updated.

3. *Comment 6 – "Pedestrians" have been defined as individuals and non-motorized forms of transportation per your comment under "a." Furthermore, the Trails section of the handbook and associated tables are updated to reflect Green Book standards. Lastly, figure references have been updated per your comment 6c.*

a. The intent of Parks' original comment regarding "pedestrians" and "pedestrian trails" was to determine whether 5' or 6' wide lanes would be appropriate. Given that the Consultant is defining "pedestrian" as any individual using a non-motorized form of transportation, including equestrian use, it seems as though the applicant is referring to "pedestrian trails" as multi-use trails. Thus, 6' wide trails are required throughout. The handbook must be updated to reflect this requirement and ensure consistency with the Washoe County Green Book Standards.

In addition to the concerns identified above, Section 2.7.1 of the updated Handbook states that park facilities will be constructed by the Master Developer and will be reimbursed with Residential Construction Tax (RCT) funds. While the use of RCT funds is certainly an option as the proposed facilities are consistent with the Washoe County Parks Master Plan, the use of RCT funds is not guaranteed. In order to use RCT funds, the developer would need to enter into an agreement with Washoe County. Parks requires that this section be updated to say that park facilities may be reimbursed with RCT funds collected by Washoe County, pursuant to a future agreement established between Washoe County and the Master Developer.

General Legal Framework

In addition to the Washoe County Master Plan, Development Code and Regional Open Space and Natural Resource Management Plan, evaluation of the proposed specific plan must be made in terms of the general legal framework surrounding land use and zoning in Nevada. The proposed increase in intensity of use brings up a legal question as to whether the proposed MPA and RZA may be considered to be invalid "spot zoning." The Washoe County District Attorney's Office has provided the following guidance.

Because this request would result in a new range of land use restrictions applicable only to a single owner's property, an issue of immediate concern is whether this would constitute spot zoning. There is no simple way to answer a spot zoning question. Nor is it per se illegal under most authorities to create zones of limited scope. However, there is a line that the courts recognize. Where it lies, is difficult to quantify outside of any particular factual context.

In section 25.83 of McQuillin on Municipal Corporations (3rd ed. 1991), the general notion is laid out that invalid spot zoning means "reclassifying one or more lots or parcels of land for a use out of harmony with the comprehensive plan or the classification of the surrounding areas, granting a discriminatory benefit to the parcel owner, and without regard to public welfare. ... While the term 'spot zoning' may not necessarily be confined to small areas or lots, the cases in which the courts have struck down rezoning ordinances as spot zoning have involved single lots or small areas ... [S]ingling out of one lot or a small area for different treatment from that accorded to similar surrounding land indistinguishable from it in character, for the economic benefit of the owner of that lot or to his economic detriment, is invalid 'spot' zoning."

Other factors noted in McQuillin relevant to a determination of the validity of spot zoning are as follows: (a) the use is very different from the prevailing use in the area; (b) the area involved is small; and (c) the classification is not for the benefit of the community but only to provide a specific advantage to a particular landowner.

The Nevada Supreme Court has stated it thusly: “The test of spot zoning is whether the amendment was made with the purpose of furthering a comprehensive zoning scheme or whether it was designed merely to relieve the land of a restriction which was particularly harsh upon that particular land.” *McKenzie v. Shelly*, 77 Nev. 237, 243, 362 P.2d 268, 270-71 (1961). In that case, the Court rejected an argument that it was invalid “spot zoning” to change the designation of property along Oddie Blvd in Sparks from residential to light commercial due to area growth and a desire for local shopping opportunities for residents.

Although it does not say so expressly, it appears a key consideration in a spot zoning analysis is whether the classification change is being granted to allow a use that would not otherwise be allowed in the area, akin to granting a variance to allow an unpermitted use (impermissible under the law), as opposed to granting a variance to allow a permitted use that doesn't exactly conform to things like setback requirements (permissible under the law).

If this application is determined to be spot zoning, it should be denied. If, on the other hand, it is determined that there is substantial evidence that this change in designations would conform to the master plan and otherwise meets the findings necessary for the requested changes, then the planning commission may approve the application.

Based upon this guidance provided by the District Attorney, during its evaluation of the requested MPA, the Planning Commission should consider the following questions:

- Would approval reclassify one or more lots or parcels of land for a use out of harmony with the master plan or the regulatory zones of the surrounding areas, granting a discriminatory benefit to the parcel owner, and without regard to public welfare?
- Would approval single out one lot or a small area for different treatment from that accorded to similar surrounding land, indistinguishable from it in character, for the economic benefit of the owner of that lot or to his economic detriment?
- Would approval allow uses that are very different from the prevailing use in the area?
- Is the area involved small?
- Is the classification not for the benefit of the community but only to provide a specific advantage to a particular landowner?
- Would approval be made with the purpose of furthering a comprehensive zoning scheme or was designed merely to relieve the land of a restriction which was particularly harsh upon that particular land?
- Would approval of the classification change allow a use that would not otherwise be allowed in the area?

Summary of Master Plan Amendment Evaluation

In overall summary of the proposed MPA, it is the opinion of county staff that the proposed specific plan may be seen to be consistent with some elements of the master plan. The proposed MPA is, however, inconsistent with many more elements of the master plan, than it is consistent with. The specific plan is inconsistent with the Truckee Meadows Regional Plan. It proposes to vary the uses and standards of the master plan and development code, and in all cases varies toward more intense uses and development patterns than are otherwise

permissible. Evaluation of the relevant policies within the master plan lead staff to recommend that the Planning Commission deny the proposed MPA as it conflicts with, rather than further implements, the preponderance of relevant policies of the master plan. Further, approval of the proposed specific plan may be likely to constitute invalid "spot zoning."

Visioning Workshops, Citizen Advisory Board (CAB) and Neighborhood Meetings

The current evaluation is of Version 5 of this amendment request. All previous versions submitted by the applicant, were also reviewed by the citizens of the North Valleys area as well as by county staff.

The North Valleys Area Plan at NV.20.2, requires that:

For any amendment that proposes to:

- Revise the Vision and Character statements
- Revise Goal One or its associated policies

The Washoe County Planning Commission must find that the Department of Community Development [*now known as the Community Services Department*] has conducted a series of community visioning workshops with the North Valleys Citizen Advisory Board (CAB) and the results of that process, including any CAB and staff recommendations, have been included and discussed in the staff analysis of the proposed amendment. Proposals to alter the boundaries of an identified character management area must be accompanied by a proposed land use change, and the land use proposal meets all of the applicable policies of the North Valleys Area Plan.

This proposal has been heard by the North Valleys CAB on several occasions and the applicant has held one additional general meeting for the public and several smaller meetings with individuals and groups. Further details of those meetings follow in this report and minutes from the CAB meetings are attached as Exhibits M through Q.

Version 1 of the request was submitted to Washoe County on September 15, 2017 and was scheduled to be heard by the North Valleys Citizen Advisory Board on October 9, 2017. The applicant asked for that request to be postponed prior to the CAB meeting. The item was not heard at that meeting, but several citizens spoke in opposition to the amendment under public comment. The minutes from that meeting are included at Exhibit M, to this report.

Version 2 of the request was submitted to Washoe County on March 1, 2018 and was heard by the North Valleys Citizen Advisory Board on April 9, 2018. Several citizens spoke in opposition to the amendment, CAB members expressed opposition. The CAB voted to forward their comments to the Planning Commission. The minutes from that meeting are included at Exhibit N, to this report.

Version 3 of the request was submitted to Washoe County on June 15, 2018.

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed MPA. The neighborhood meeting was hosted by the applicant and held at the Cold Springs Family Center, located at 18400 Village Parkway, Reno, NV on July 26, 2018 from 6 pm to 7:30 pm. The applicant provided several locations around the room at which the applicant's representatives were available to speak with individuals regarding specific aspects of the MPA Proposal. There was no overall presentation and individual comments from the citizens attending that meeting were not collected.

Version 3 of the request was scheduled and heard by the North Valleys Citizen Advisory Board on August 13, 2018. Several citizens spoke in opposition to the amendment, CAB members expressed opposition. The CAB voted to forward their comments and opposition to the modifications proposed to the Planning Commission. The minutes from that meeting are included at Exhibit J, to this report.

The applicant then requested to delay the hearing on the proposed changes after criticism was raised that the previously-held meetings held were not "Visioning Workshops." The Planning and Building Division then conducted a series of three visioning workshops on December 17, 19 and 20, 2018. Those workshops were noticed to residents within 750 feet of the subject site, and the attendance ranged from about 35 to over 50 participants. All members of the North Valleys CAB were invited to attend and at least 4 indicated their availability each of the nights that a workshop was conducted. The members of the CAB were asked not to identify themselves and not to deliberate in any way, but rather to participate as members of the North Valleys community. A notice of possible quorum was posted for all workshops.

Participants in the workshops were asked to express their opinions by "voting" on various questions. The questions were developed jointly by the applicant and county staff. A red "dot" on a poster signified "no" while a blue dot signified "yes." Suspicion and distrust of County Staff, as well as the applicant and criticism of the visioning workshop process were often and vehemently stated throughout the workshops. Several participants indicated that they believed that their responses in *opposition* to any changes would be disregarded by staff and reported to the Planning Commission as *support* of the changes proposed. The questions asked of the participants, and all materials resulting from those workshops, are included in Exhibits U, V and W, attached to this report.

Staff believes that it is accurate to report that little or no support for any changes to the existing provisions of the master plan were expressed. The result of the visioning workshop process is the following statement:

The residents of the North Valleys Area Plan, Silver Knolls Suburban Character Management Area, would like to express their vision to the Washoe County Planning Commission and Washoe County Board of Commissioners.

The North Valleys Area Plan and Silver Knolls Suburban Character Management Area should not be amended to allow greater residential density. Changes to the Master Plan are not wanted. Changes to the Master Plan to allow Specific Plans are not wanted.

Large private lots with less public open space are desirable. Any open space should remain undeveloped. Any new development should be same form and pattern as existing development.

Right now there is inadequate public services and infrastructure including: Schools, Police, Fire, Roads, Sewer, Water and Storm-Water Runoff. Additional residences will make the situation worse.

There is plenty of access to commercial uses and more commercial uses are not wanted.

It is very important that:

- At least 50% of all new lots be at least one acre in size and that a minimum lot size of ½ acre be preserved.
- Building setbacks and driveway design should be varied.
- Not more than 10% of the residences in a development should have the same architectural elevation.
- Garages should be sized for at least two cars.
- Lighting should be “dark sky.”
- At least 50% of dwellings in new developments should be single-story.
- Landscaping should emphasize low-water use.
- These standards should be implemented by Washoe County with all new Tentative Maps, Improvement Plans, CC&Rs and Deed Restrictions.

The traffic study submitted with the Master Plan Amendment application is invalid because of the date and time that it was conducted and the intersections that were studied.

Silver Knolls is too far from town for such high density development.

The plan that Bob Lissner has approved for 680 lots is consistent with our neighborhood.

The North Valleys Area Plan and Silver Knolls Suburban Character Management Area are correct now and all future development should abide by the existing plan.

Staff believes that it is accurate to report that overwhelming, perhaps unanimous, agreement with the statement was expressed.

Version 4 of the request was submitted to Washoe County on February 15, 2019 and was scheduled and heard by the North Valleys Citizen Advisory Board on March 11, 2019. Several citizens spoke in opposition to the amendment, CAB members expressed opposition. The CAB voted to forward their comments and opposition to the modifications proposed to the Planning Commission. The minutes from that meeting are included at Exhibit P, to this report.

Version 5 (the current version) of this request was submitted to Washoe County on May 15, 2019. The request was considered at the regularly scheduled meeting of the North Valleys Citizen Advisory Board on June 10, 2019. Several citizens spoke in opposition to the amendments and several questions on specific aspects of the proposal were addressed. The recording secretary was not in attendance, so the meeting was audio recorded and draft minutes will be provided to the Planning Commission at the public hearing. Planning staff in attendance at that meeting noted the following comments from the public in attendance:

- The proposal is not compatible with the existing master plan.
- The proposal would increase danger of fire to existing residents.
- Existing roads are not sufficient and traffic will get worse.
- The community previously worked with this developer to create a project that everyone could agree upon. This proposal breaks that promise.
- The proposal would change the character of the neighborhood for the worse.
- The site should be developed at a density of one dwelling to the acre.
- The resulting development may cause existing residents to be forced to connect to municipal sewer service.
- Traffic to the proposed development should be routed around, rather than through, the existing Silver Knolls area.
- Changes to the existing area plan are not wanted.
- This area should be kept rural.

In addition to individual comments, a petition was presented to the CAB in opposition to the proposal. The presenter noted that approximately 500 residents of the Silver Knolls area have signed the petition. That petition is included at Exhibit T to this report.

The CAB voted unanimously to recommend denial of the proposal to the Planning Commission, and noted that the residential density sought by the applicant is out of character with the surrounding area.

Reviewing Agencies

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

- US Bureau of Land Management
- US Postal Service
- State of Nevada
 - Department of Transportation
 - Department of Water Resources
- Washoe County Sheriff
- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Utilities/Water Rights
 - Parks and Open Spaces
- Washoe County Health District
 - Air Quality Management Division
 - Vector-Borne Diseases Program
 - Environmental Health Services Division
- Washoe County Regional Animal Services
- Washoe County School District
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Reno-Tahoe Airport Authority
- City of Reno
- Washoe-Storey Conservation District
- Truckee Meadows Water Authority

The comments provided by those agencies/departments that responded are included at Exhibit L to this report. Denial of the MPA and RZA has been recommended by Washoe County Planning and Building. The Washoe County Sheriff noted that approval of the MPA and RZA “will create considerable burden on law enforcement resources to respond to calls for service at homes, for traffic accidents, investigations, and other related issues to include possibly impacting the Detention Facility.” The Washoe County Water Management Planner Coordinator noted that, “...the Master Plan Amendment and the Regulatory Zone Amendment as proposed are deficient in meeting the code.”

Public Comments

Staff has received many pieces of correspondence in response to each version of the MPA and RZA that have been submitted. The public comments are included with this staff report at

Exhibits C through G. Generally speaking, the preponderance of correspondence can be characterized as expressing concerns regarding, and opposition to, the proposed changes. Other correspondence expressed distrust of the neutrality of County Staff. During the review period for Version 4 of this request, several employees of Lifestyle Homes provided letters in support of the changes proposed at that time.

Public Notice

Notice for MPAs must be given in accordance with the provisions of Nevada Revised Statutes 278.210(1), as amended and WCC Section 110.820.23. Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

The current request (Version 5) of this MPA, as well as the related RZA requires that all property owners within 750 feet of the subject site and a minimum of at least 30 property owners be noticed. Notice of the current requests was sent to the owners of 173 parcels of land surrounding the subject site. The map showing those parcels of land is included at Exhibit A to this report.

Evaluation of Master Plan Amendment Findings

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the six general findings of fact (numbered 1 through 6, below) and all nine findings required by the North Valleys Area Plan (numbered 7 through 18, below), to recommend approval of the amendments to the Washoe County Board of County Commissioners. The following findings and staff comments on each finding are presented for the Planning Commission's consideration:

1. **Consistency with Master Plan.** The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

Staff Comment: Evaluation of the goals and policies of the Master Plan, as well as a detailed discussion, are included in this staff report.

It is the opinion of staff that the proposed MPA may be consistent with some aspects of the master plan, but is inconsistent with the preponderance of goals, policies and action programs including, but not necessarily limited to: Population Element Goal 4 and policy POP.4.1; Conservation Element Goal 2; Land Use and Transportation Element Policies LUT.1.1, 1.2, 3.1, 5.1, 5.4, 7.1, 30.1, 32.2 and the North Valleys Area Plan Policies: NV.1.1, 1.5, 2.1, 4.1, 4.2, and 4.7.

2. **Compatible Land Uses.** The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

Staff Comment: The surrounding land uses include a preponderance of single-family detached dwellings on parcels of land as small as one-half acre, but generally one acre or greater in size. The "Silver Hills - Specific Plan Development Standards" proposes single family detached dwellings in "Lower Density Neighborhoods" on parcels of land between 15,000 and one acre in size (page 2-6), it further proposes single family detached dwellings in "Mid-Range Single-Family Neighborhood" on parcels of land between 5,000 and 15,000 square feet in size (page 2-9), it further proposes single family detached and attached dwellings (including "small-lot patio homes, the use of alleyways and community greens, townhomes, and / or duplexes" in "Suburban Single-Family Neighborhood" on parcels of land with a minimum of 3,700 square feet for attached dwellings and 4,000 square feet for detached dwellings (page 2-9). While open space and buffers are proposed between existing developed areas and the proposed

development, the increase in residential density may allow development patterns that are incompatible with the adjacent land uses.

The Planning Commission should consider whether the proposed increase in intensity of use may adversely impact the public health, safety or welfare in light of the comments from the Sheriff's Office and the Water Rights Supervisor included in this report, as well as the traffic report provided.

The Planning Commission should also consider whether or not approval of the requested changes would constitute improper "spot zoning."

3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

Staff Comment: Conditions within the Silver Knolls Suburban Character Management Area are substantially similar to the conditions in 2005, when the North Valleys Area Plan was adopted. Staff is not aware of any further studies that have occurred since the plan was adopted by the Board of County Commissioners, affecting this evaluation. The applicant cites commercial and industrial development within the City of Reno as changed conditions that warrant changes to the North Valleys Area Plan. Whether or not the requested amendment represents a more desirable utilization of land, is a question that the Planning Commission should consider. During the public review of this amendment the preponderance of views expressed by the citizens in the area, were that the requested amendment represents a less desirable utilization of land.

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.

Staff Comment: The additional dwellings allowable under the proposed Master Plan Designation would create a traffic level of service below the policy level of service for the North Valleys Area Plan. Additional infrastructure would be required to maintain the policy level of service. Some infrastructure improvements are anticipated in the RTC 2040 plan, but are not in place at this time. Additionally, the Sheriff's office has provided a comment that service to the overall area will be impacted.

5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Staff Comment: The North Valleys Area Plan describes the Silver Knolls Community as being a, "low density suburban residential community...with a greater sense of isolation from other developed parts of the North Valleys." The development pattern contemplated with the current request includes some open space and matching lot sizes along the perimeter, but also residential lots as small as 3,700 square feet within the subject site. The existing development pattern includes a large number of single family dwellings on lots one acre and greater in size. Whether or not the proposed development pattern would represent a desired pattern of growth, is a question that the Planning Commission should consider.

6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Staff Comment: There is no military installation within the required noticing distance for this amendment request. This finding is not required to be made or included in a motion made by the Planning Commission.

7. **NV.20.1 (a).** The amendment will further implement and preserve the Vision and Character Statement.

Staff Comment: The proposed amendment may help to implement some parts of the North Valleys Area Plan Vision and Character Statement such as “Provides a range of house opportunities and respects private property rights.” It does not, however, further implement and preserve other aspects such as “respects the scenic, and rural heritage of the area by encouraging architectural and site design standards that are responsive to this heritage; Ensures that infrastructure is coincident with development and appropriate in scale and character to the community character articulated below; and, coordinates resource availability with the construction of infrastructure through the implementation of facilities and resources plans.” Additionally, the proposed amendment may or may not be seen to, “Provide[s] ample open space and recreational opportunities.” The Planning Commission should make the determination if, overall, the proposed MPA would further implement and preserve the vision and character statement.

8. **NV.20.1 (b).** The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.

Staff Comment: As noted above, it is the evaluation of staff that the proposed MPA is inconsistent with the Population Element Goal 4 and policy POP.4.1; Conservation Element Goal 2; Land Use and Transportation Element Policies LUT.1.1, 1.2, 3.1, 5.1, 5.4, 7.1, 30.1 and 32.2, and the North Valleys Area Plan Policies: NV.1.1, 1.5, 2.1, 4.1, 4.2, and 4.7. An analysis of these goals and policies are discussed in detail in this staff report.

9. **NV.20.1 (c).** The amendment will not conflict with the public’s health, safety or welfare.

Staff Comment: Sufficient infrastructure, including water service, sewer service and roadways are not in place at this time to serve the proposed intensification of land use on the subject site. Washoe County Sheriff’s Office comments that, “The project will generate an increase in calls for service Patrol and our staff will not be augmented, thus resulting in a reduced level of overall service or response time to the citizens of the County.”

10. **NV.20.3 a.** A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.

Staff Comment: The applicant has provided the required information as part of the application for this MPA request. The Washoe County Water Management Planner Coordinator, Vahid Behmaram has provided an evaluation including that, “The Master Plan Amendment and the Regulatory Zone Amendment as proposed do not commit to annex to TMWA for future water service from Fish Springs water resources NOR identify an equally sustainable and permitted source of water supply validated by Washoe County CSD. If another source of water supply other than TMWA is to support this

project, review and discussion of availability and sustainability of said water supply shall be done prior to granting of these applications and not after. Therefore The Master Plan Amendment and the Regulatory Zone Amendment as proposed are deficient in meeting the code.”

11. NV.20.3 b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works [*now known as the Engineering and Capital Projects Division*] may request any information it deems necessary to make this determination.

Staff Comment: The applicant has provided the required information as part of the application for this MPA request. That traffic study recommends, that “Red Rock Road ultimately be widened to four lanes from Moya Boulevard to Evans Ranch through RTC’s Regional Road Impact Fee Program.” The study also indicates that several roadway segments and intersections will not operate within the policy level of service of “C” if the MPA is granted.

12. NV.20.3 c. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.

Staff Comment: The “Silver Hills - Specific Plan Development Standards” proposes to allow significantly more commercial uses than otherwise allowed in suburban areas. The scale of each individual commercial use is proposed to be relatively small, 5000 square feet for each commercial use, and a total of 45,000 square feet of floor area for most commercial uses. The most recent version of the DSH limits the area proposed for personal storage and storage of operable vehicles uses to 15 acres each. The development standards also provide for “live-work” units in addition to the other types of commercial uses proposed. The Planning Commission should consider whether or not the intensified commercial land use is of a scale to serve this community.

13. NV.20.3 d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County’s applicable policy growth level for the North Valleys Area Plan, as established under Goal One.

Staff Comment: The combined policy growth level for the suburban character management area is 2000 new residential units of land use capacity. Changes to the established regulatory zones will not add more than 2000 new units of land use capacity through 2025. Since the adoption of the North Valleys Area Plan approximately 77 dwelling units of additional residential density has been approved by Washoe County. The current request, if approved, would allow 1092 dwellings in addition to the 780 that may be permitted under the current regulatory zone on the subject parcels. The total number of new residential units of land use capacity would be 1872, if the amendment is approved. The proposed amendment is consistent with this finding.

14. NV.20.3 e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the North Valleys planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts

to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.

Staff Comment: The intensification of residential density results in segments of Red Rock Road operating at a LOS of “D” or “E” (page 16). This LOS is below the policy LOS of “C.” The report also indicates that several turning movements at various studied intersections will fall to LOS “D” and “F” (page 18). The 2040 Regional Transportation Plan identifies Red Rock Road from Moya Boulevard to Evans Ranch to be widened by 2026. Required improvements are not planned within the three-year time required by this finding. The proposed amendment is inconsistent with this finding.

15. NV.20.3 f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.

Staff Comment: The roadways impacted by the proposed intensification are currently operating at or above adopted levels of service. This finding is not applicable to the proposed amendment.

16. NV.20.3 g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2.

Staff Comment: The increase in potential dwelling units associated with the proposed amendment is consistent with the policy growth level established in Policy NV.1.2. Areas for schools and parks are included within the proposed specific plan area. Long-range plans for transportation and infrastructure are insufficient for the intensity proposed and adequate water resources have not been identified.

17. NV.20.3 h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District’s ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.

Staff Comment: The application was provided to the Washoe County School District for comment and evaluation. Additional students generated by the intensification of land use on the subject site would result in Silver Lake and Gomes Elementary Schools increasing from 97% of capacity to 118% of capacity. Cold Springs Middle School would increase from 70% of capacity to 81% of capacity. North Valleys High School would increase from 100% of capacity to 108% of capacity. The school district notes that it will seek a dedication of 10 acres of land for the purposes of an elementary school and that the need for a high school in the Cold Springs area has been identified, which would relieve overcrowding at North Valleys High School. The proposed amendment is inconsistent with this finding as no current capital improvement plan or rezoning plan is in place that would enable the District to absorb the additional enrollment. School District comments are attached to this report.

18. NV.20.3 i. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the

conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

Staff Comment: Staff has not received any comments from the operators of any special use permits stating that approval of the amendment would create undue hardship on the ability to continue to comply with any conditions of the special use permit or otherwise to continue operation of its permitted activities. The proposed amendment is consistent with this finding.

Evaluation of Regulatory Zone Amendment

Current Conditions

The subject site, consisting of approximately 780 acres of land is undeveloped at this time. The topography is undulating and cut by natural drainage ways. It is bordered on the west by land that is under the City of Reno Sphere of Influence, to the north by public lands, to the east and south by privately-held parcels of land with a general development pattern of single-family dwellings on parcels one acre and larger in size. It is located within the Silver Knolls Suburban Character Management Area, of the North Valleys Area Plan.

Change of Conditions

Conditions within the Silver Knolls Suburban Character Management Area are substantially similar to the conditions in 2005, when the North Valleys Area Plan was adopted. Staff is not aware of any further studies that have occurred since the plan was adopted by the Board of County Commissioners, affecting this evaluation. The requested amendment seeks an overall residential density of approximately 2.5 dwellings to the acre, but a variety of development patterns internal to the proposed specific plan, of up to approximately ten dwellings to the acre. During the public review of this amendment the preponderance of views expressed, by the citizens in the area, were that the requested amendment does not represent a compatible utilization of land.

The application materials cite new industrial development in the Stead area of the City of Reno, a few miles to the southeast of the subject site, as justification for intensification of residential land use.

Consistency with Master Plan and Regulatory Zone Map

The applicable goals and policies of the Washoe County Master Plan are addressed earlier in this report. While the amendment requested conforms, in the opinion of staff, to some applicable goals and policies of the master plan, the proposed amendment does not conform to many of the goals and policies including: Population Element Goal 4 and policy POP.4.1; Conservation Element Goal 2; Land Use and Transportation Element Policies LUT.1.1, 1.2, 3.1, 5.1, 5.4, 7.1, 30.1, 32.2 and the North Valleys Area Plan Policies: NV.1.1, 1.5, 2.1, 4.1, 4.2, and 4.7, as reviewed earlier in this report.

Desired Pattern of Growth

The pattern of growth proposed by the amendment does not promote the desired pattern for the orderly physical growth of the County, because infrastructure is not in place to serve it, traffic impacts will drop below the policy levels of service and public services such as law enforcement and school capacity will be degraded. Expansion of public services into a new area does not

comply with the goal of promoting growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Compatible Land Uses

In determining compatibility with surrounding land uses, staff reviewed the Land Use Compatibility Matrix with the proposed Regulatory Zone. The compatibility matrix is found in the Land Use and Transportation Element in Volume One of the Washoe County Master Plan. The compatibility between the proposed and existing adjacent regulatory zones is captured in the following table. There is no change to the compatibility rating in any of the instances evaluated. Medium density suburban regulatory zone was used for compatibility rating as it allows three dwellings to the acre, as is proposed in the current amendment, on the west side of Red Rock Road. Compatibility on the east side remains unchanged.

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

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

High Compatibility: Little or no screening or buffering necessary.
 Medium Compatibility: Some screening and buffering necessary.
 Low Compatibility: Significant screening and buffering necessary

Availability of Facilities

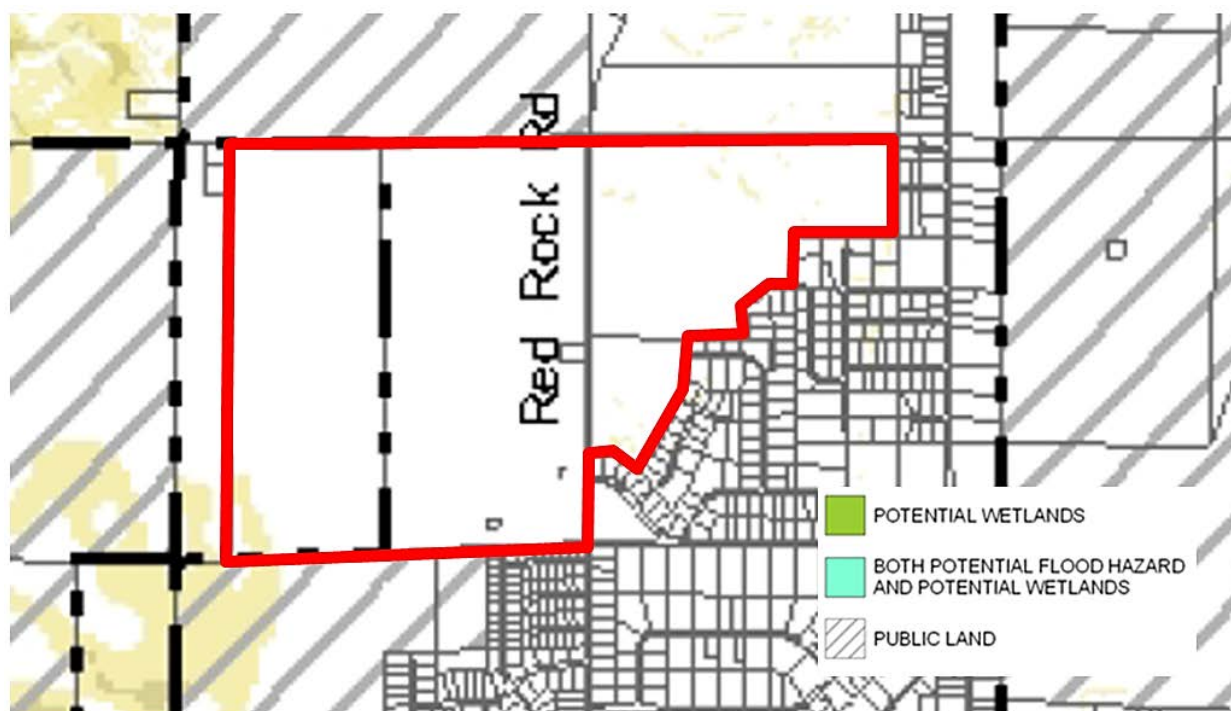
As discussed at length earlier in this report, at this time there is insufficient transportation infrastructure to support the proposed intensification, there is insufficient water infrastructure, and community services such as law enforcement would be degraded.

North Valleys Area Plan Assessment

As discussed, at length, earlier in this report the proposed intensification is inconsistent with North Valleys Area Plan Policies: NV.1.1, 1.5, 2.1, 4.1, 4.2, and 4.7.

Development Suitability within the North Valleys Area Plan

The following map is a portion of the North Valleys Area Plan Development Suitability Map. The subject site is generally designated as “most suitable” for development, with some areas, in the southwest corner, identified as having slopes greater than 15%.



In overall summary of the proposed RZA, it is the opinion of county staff that the proposed change of regulatory zone to “Specific Plan” may represent consistency with some elements of the master plan, however the change would be inconsistent with many more elements of the master plan, than it is consistent with. The specific plan proposes to vary the uses and standards of the development code, and in all cases varies toward more intense uses and development patterns than are otherwise permissible. Because evaluation of the relevant policies within the master plan lead staff to recommend that the Planning Commission deny the proposed MPA, likewise staff must, therefore, recommend denial of the proposed RZA, as it conflicts with, rather than further implements, the preponderance of relevant policies of the master plan. Further, approval of the proposed specific plan may be likely to constitute invalid “spot zoning.”

Should the Planning Commission disagree with this evaluation, and choose to recommend approval of the RZA, then staff recommends that the motion to approve include the following instructions to effectuate the change:

- Adopt the resolution contained at Exhibit S to the staff report on this item; and
- Require that the “Silver Hill Development Standards Handbook” be recorded with the Washoe County Recorder; and
- Adopt the changes to the North Valleys Regulatory Zone Map and include the recorded document number of the “Silver Hill Development Standards Handbook” as a note on the “Silver Hill Specific Plan Area” on that map; and
- Recommend adoption of Regulatory Zone Amendment Case Number WRZA17-0005 to the Washoe County Board of Commissioners being able to make all of the required findings in accordance with Washoe County Code Section 110.821.15 as all eight findings required by WCC Section 110.442.55.

Staff Comment on Required Regulatory Zone Amendment Findings

WCC Section 110.821.15 of Article 821, *Amendment of Regulatory Zone*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners as well as all eight findings required by WCC Section 110.442.55 for approval of a Specific Plan. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is not in compliance with the required findings as follows.

1. **Consistency with Master Plan.** The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.

Staff Comment. The proposed regulatory zone, specific plan (SP) is not allowed within the Silver Knolls Suburban Character Management Area, the applicant seeks to create a new “Silver Hills Suburban Character Management Area”. The proposed amendment is consistent with some aspects of the master plan, but is inconsistent with the preponderance of applicable goals, policies and action programs including, but not necessarily limited to: Population Element Goal 4 and policy POP.4.1; Conservation Element Goal 2; Land Use and Transportation Element Policies LUT.1.1, 1.2, 3.1, 5.1, 5.4, 7.1, 30.1, 32.2 and the North Valleys Area Plan Policies: NV.1.1, 1.5, 2.1, 4.1, 4.2, and 4.7.

2. **Compatible Land Uses.** The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

Staff Comment. The proposed Regulatory Zone, of Specific Plan (SP) would provide for land uses that are not compatible with existing land uses, including additional commercial uses, and development patterns within proposed specific plan, with lots as small as 3,700 square feet.

3. **Response to Change Conditions.** The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

Staff Comment. Conditions within the Silver Knolls Suburban Character Management Area are substantially similar to the conditions in 2005, when the North Valleys Area

Plan was adopted. Staff is not aware of any further studies that have occurred since the plan was adopted by the Board of County Commissioners, affecting this evaluation. Whether the requested amendment represents a more desirable utilization of land, is a question that the Planning Commission should consider. During the public review of this amendment the preponderance of views expressed were that the requested amendment represents a less desirable utilization of land.

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

Staff Comment: At this time there is insufficient transportation infrastructure to support the proposed intensification, there is insufficient water infrastructure, and community services such as law enforcement would be degraded.

5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

Staff Comment: The proposed amendment would adversely affect the implementation of the policies and action programs of the Washoe County Master Plan, as the proposed amendment has been shown to be incompatible with many goals, policies and action programs including: Population Element Goal 4 and policy POP.4.1; Conservation Element Goal 2; Land Use and Transportation Element Policies LUT.1.1, 1.2, 3.1, 5.1, 5.4, 7.1, 30.1, 32.2 and the North Valleys Area Plan Policies: NV.1.1, 1.5, 2.1, 4.1, 4.2, and 4.7.

6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Staff Comment: The North Valleys Area Plan describes the Silver Knolls Community as being a, "low density suburban residential community...with a greater sense of isolation from other developed parts of the North Valleys." The development pattern contemplated with the current request includes some open space and matching lot sizes along the perimeter, but also proposes residential lots as small as 3,700 square feet within the subject site. Whether or not that would be a desired pattern of growth, is a question that the Planning Commission should consider.

7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of the military installation.

Staff Comment: There is no military installation within the area required to receive notice of this amendment. Therefore, the amendment will not affect the location, purpose and mission of any military installation.

8. WCC 110.442.55.10(a) Consistency with Specific Plan Standards. In what respects the plan is or is not consistent with the statements of objectives of a Specific Plan set forth in this Article;

Staff Comment: The purpose statement of Article 442, states, in relevant part that, "...greater flexibility shall be utilized to create a coordinated development that provides public benefits that are not likely to be available through the standard development process. These public benefits are derived from better and more comprehensive implementation of the goals and policies of the Master Plan..." [emphasis added] As

noted previously in this report, the proposed MPA and RZA is consistent with some goals of the Master Plan, but it is the evaluation of staff that it is inconsistent with the preponderance of those goals and policies including, but not necessarily limited to, Population Element Goal 4 and policy POP.4.1; Conservation Element Goal 2; Land Use and Transportation Element Policies LUT.1.1, 1.2, 3.1, 5.1, 5.4, 7.1, 30.1 and 32.2, and the North Valleys Area Plan Policies: NV.1.1, 1.5, 2.1, 4.1, 4.2, and 4.7. Staff does not believe that this finding can be made. The applicant addresses this finding on page 19 of the application materials.

9. WCC 110.442.55.10(b) Departures from regulatory zone requirements are in public interest. The extent to which the plan departs from regulatory zone and subdivision regulations otherwise applicable to the property, including, but not limited to density, bulk and use, and the reasons why these departures are or are not deemed to be in the public interest;

Staff Comment: The specific plan proposes to vary the uses and standards of the master plan and development code, and in all cases varies toward more intense uses and development patterns than are otherwise permissible. As has been noted at length in this report, at this time insufficient infrastructure exists to serve the intensification of uses, thus the departures are not deemed to be in the public interest.

10. WCC 110.442.55.10(c) Residential/nonresidential ratio. The ratio of residential to nonresidential use in the planned development;

Staff Comment: The specific plan proposes to allow significantly more commercial uses than otherwise allowed in suburban areas. While the scale of each individual commercial use is proposed to be relatively small, 5000 square feet for each commercial use, and a total of 45,000 square feet of floor area for most commercial uses, personal storage and storage of operable vehicles uses are limited to 15 acres each. The Planning Commission should consider whether the, the possible ratio of residential to nonresidential land uses is consistent or inconsistent with the master plan designation of suburban residential.

11. WCC110.442.55.10(d) Adequacy of common open space. The purpose, location and amount of the common open space in the development and the adequacy or inadequacy of the amount and purpose of common open space as related to the proposed density and type of residential development.

Staff Comment: Approximately 152 acres of common open space is proposed along with 1872 dwelling units. This results in approximately 3,500 square feet of open space per dwelling. The proposed specific plan allows for development of open space areas for farming, detached accessory structures, such as barns and other similar uses. The Planning Commission should consider whether approximately 3,500 square feet of open space for each dwelling is adequate as related to the proposed residential density and type of residential development proposed in the specific plan.

12. WCC110.422.55.10(e) Maintenance of Common Open Space. The reliability of the proposals for the maintenance and conservation of the open space;

Staff Comment: Common Open Space is proposed to be maintained in perpetuity by a homeowners association.

13. WCC110.422.55.10(f) Adequacy of public services, traffic and amenities. The physical design of the plan and the manner in which design does or does not make adequate

provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment.

Staff Comment: The specific plan makes adequate provisions for public services, provides adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment, within the plan itself, however, existing and proposed infrastructure for traffic, sewer and other services outside of the specific plan, to serve the specific plan area, are not sufficient to support the intensification.

14. WCC110.422.55.10(g) Relationship to neighborhood. The relationship, beneficial or adverse, of the proposed Specific Plan to the neighborhood in which it is proposed to be established.

Staff Comment: The specific plan includes open space buffers between existing and proposed residential lots. The specific plan includes matching the size of proposed lots with the adjacent existing lots. The applicant presents this as beneficial to the existing neighborhood; the property owners in that area have generally expressed their perception that the specific plan creates adverse impacts.

15. WCC110.422.55.10(h) Schedule sufficiency. If the development is to be built over a period of years, the sufficiency of the terms and conditions in the plan intended to protect the interests of the public, residents and owners of the development in the integrity of the plan.

Staff Comment: The applicant has stated that the intent is for development to occur over a period of 15 to 20 years. The development plan relies upon the construction of planned future infrastructure, such as roadway improvements that may, or may not, be constructed in the anticipated time, by the Regional Transportation Commission. While additional fees associated with new development may help to fund such improvements, there are no terms and conditions in place to ensure the interests of the public are secured.

Recommendations

It is recommended that the Washoe County Planning Commission consider the evaluation of the MPA and RZA requests in light of the existing master plan and other relevant codes and documents. It is the opinion of staff that the proposed amendments are incompatible with the preponderance of goals and policies within the master plan. For that reason staff recommends that the Planning Commission deny both Master Plan Amendment Case Number WMPA17-0010 and Regulatory Zone Amendment Case Number WRZA17-0005 (Silver Hills). The following motions are provided for your consideration.

Possible Motions

Master Plan Amendment:

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 deny Master Plan Amendment Case Number WMPA17-0010 being unable to make at least three of the six general findings of fact required at WCC Section 110.820.15(d) and all nine findings required by the North Valleys Area Plan:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan

2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.
7. NV.20.1 (a). The amendment will further implement and preserve the Vision and Character Statement.
8. NV.20.1 (b). The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
9. NV.20.1 (c). The amendment will not conflict with the public's health, safety or welfare.
10. NV.20.3 a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
11. NV.20.3 b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
12. NV.20.3 c. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.
13. NV.20.3 d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys Area Plan, as established under Goal One.
14. NV.20.3 e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the North Valleys planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation

Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.

15. NV.20.3 f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.
16. NV.20.3 g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2.
17. NV.20.3 h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.
18. NV.20.3 i. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

Regulatory Zone Amendment:

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 deny Regulatory Zone Amendment Case Number WRZA17-0005 being unable to make all of the following findings in accordance with Washoe County Code Section 110.821.15 and all eight findings required by WCC Section 110.442.55.10:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of the military installation.
8. WCC 110.442.55.10(a) Consistency with Specific Plan Standards. In what respects the plan is or is not consistent with the statements of objectives of a Specific Plan set forth in this Article;
9. WCC 110.442.55.10(b) Departures from regulatory zone requirements are in public interest. The extent to which the plan departs from regulatory zone and subdivision regulations otherwise applicable to the property, including, but not limited to density, bulk and use, and the reasons why these departures are or are not deemed to be in the public interest;
10. WCC 110.442.55.10(c) Residential/nonresidential ratio. The ratio of residential to nonresidential use in the planned development;
11. WCC110.442.55.10(d) Adequacy of common open space. The purpose, location and amount of the common open space in the development and the adequacy or inadequacy of the amount and purpose of common open space as related to the proposed density and type of residential development.
12. WCC110.422.55.10(e) Maintenance of Common Open Space. The reliability of the proposals for the maintenance and conservation of the open space;
13. WCC110.422.55.10(f) Adequacy of public services, traffic and amenities. The physical design of the plan and the manner in which design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment.
14. WCC110.422.55.10(g) Relationship to neighborhood. The relationship, beneficial or adverse, of the proposed Specific Plan to the neighborhood in which it is proposed to be established.
15. WCC110.422.55.10(h) Schedule sufficiency. If the development is to be built over a period of years, the sufficiency of the terms and conditions in the plan intended to protect the interests of the public, residents and owners of the development in the integrity of the plan.

Should the Planning Commission disagree with the recommendation of staff and choose to recommend approval of the amendments to the Board of County Commissioners, the following motions are provided:

Master Plan Amendment:

(Five members of the Planning Commission must vote in favor, for a recommendation of approval to be forwarded to the Board of County Commissioners.)

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 adopt the resolution contained at Exhibit R of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA17-0010 having made at least three of

the six general findings of fact required at WCC Section 110.820.15(d) and all nine findings required by the North Valleys Area Plan. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA17-0010 set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

(Please state the reasons that each finding can be made.)

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.
7. NV.20.1 (a). The amendment will further implement and preserve the Vision and Character Statement.
8. NV.20.1 (b). The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
9. NV.20.1 (c). The amendment will not conflict with the public's health, safety or welfare.
10. NV.20.3 a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
11. NV.20.3 b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.

12. NV.20.3 c. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.
13. NV.20.3 d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys Area Plan, as established under Goal One.
14. NV.20.3 e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the North Valleys planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.
15. NV.20.3 f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.
16. NV.20.3 g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2.
17. NV.20.3 h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.
18. NV.20.3 i. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

Regulatory Zone Amendment:

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:

- 1) Adopt the resolution contained at Exhibit S to the staff report on this item; and
- 2) Require that the "Silver Hill Development Standards Handbook" be recorded with the Washoe County Recorder; and
- 3) Adopt the changes to the North Valleys Regulatory Zone Map including the recorded document number of the "Silver Hill Development Standards Handbook" as a note on the "Silver Hill Specific Plan Area"; and

- 4) Recommend adoption of Regulatory Zone Amendment Case Number WRZA17-0005 to the Washoe County Board of Commissioners having made all of the following findings in accordance with Washoe County Code Section 110.821.15 and all eight findings required by WCC Section 110.442.55.10;

(Please state the reasons that each finding can be made.)

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of the military installation.
8. WCC 110.442.55.10(a) Consistency with Specific Plan Standards. In what respects the plan is or is not consistent with the statements of objectives of a Specific Plan set forth in this Article;
9. WCC 110.442.55.10(b) Departures from regulatory zone requirements are in public interest. The extent to which the plan departs from regulatory zone and subdivision regulations otherwise applicable to the property, including, but not limited to density, bulk and use, and the reasons why these departures are or are not deemed to be in the public interest;
10. WCC 110.442.55.10(c) Residential/nonresidential ratio. The ratio of residential to nonresidential use in the planned development;
11. WCC110.442.55.10(d) Adequacy of common open space. The purpose, location and amount of the common open space in the development and the adequacy or inadequacy of the amount and purpose of common open space as related to the proposed density and type of residential development.
12. WCC110.422.55.10(e) Maintenance of Common Open Space. The reliability of the proposals for the maintenance and conservation of the open space;
13. WCC110.422.55.10(f) Adequacy of public services, traffic and amenities. The physical design of the plan and the manner in which design does or does not make adequate

provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment.

- 14. WCC110.422.55.10(g) Relationship to neighborhood. The relationship, beneficial or adverse, of the proposed Specific Plan to the neighborhood in which it is proposed to be established.
- 15. WCC110.422.55.10(h) Schedule sufficiency. If the development is to be built over a period of years, the sufficiency of the terms and conditions in the plan intended to protect the interests of the public, residents and owners of the development in the integrity of the plan.

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 original applicant, 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 Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.

Applicant / Property Owner: Lifestyle Homes TND, LLC, Attn: Peter Lissner, 4790
Caughlin Parkway, Suite 519, Reno, NV 89519

Consultant: Rubicon Design Group, Attn: Mike Railey, 1610 Montclair Ave, Suite B,
Reno, NV 89509

Others: Opticos Design, Inc., 2100 Milvia Street, Suite 125, Berkeley, CA 94704

Lewis Roca Rothgerber Christie, Attn: Garrett Gordon, 1 E. Liberty St,
Suite 300, Reno, NV 89501

CC: Mojra Hauenstein, Division Director
Trevor Lloyd, Planning Manager
Nate Edwards, Deputy District Attorney

Attachment D

Public Comments received too late to be provided
to the PC for hearing of 8/6/2019

Pelham, Roger

From: Carol Eastwick <ceastwick@esc-hr.com>
Sent: Thursday, July 18, 2019 4:14 PM
To: Pelham, Roger
Cc: Berkbigler, Marsha; Lucey, Robert (Bob) L; Jung, Kitty; Hartung, Vaughn; Herman, Jeanne
Subject: LifeStyles development

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

Mr. Pelham, Senior Planner

The following letter was sent to the Washoe County Planning Commission and I thought you and the County Commissioners need to see our concerns. Thank you for your attention to these issues as there are many unintended consequences that can cause major issues to our area, the county and the state.

Carol A. Eastwick

Jack and Carol Eastwick
10705 Wells Fargo Rd

From: Carol Eastwick [<mailto:ceastwick@esc-hr.com>]
Sent: Tuesday, July 02, 2019 10:38 PM
To: 'chviliceks@unce.unr.edu'
Cc: 'phoran@washoecounty.us'; 'mlawson@washoecounty.us'; 'fdonshick@washoecounty.us'; 'tbruce@washoecounty.us'; 'lchesney@washoecounty.us'; 'jib2424@sbcglobal.net'; 'input@tmrpa.org'; 'jherman@washoecounty.us'
Subject: LifeStyles development

Ms. Chvilicek, Chair of Washoe County Planning Commission

My husband and I have lived in Washoe County since February 1993 with the last 5 years in Silver Knolls off Red Rock Road. We are not NIMBY (not in my back yard) people nor adverse to growth in the Reno area. However, we are concerned about the zoning changes requested by LifeStyle Homes.

In the early 60s, Silver Knolls created one acre lots for homes where residents could raise children, horses, gardens, park RVs and enjoy a "country" living with their own well and septic use. Sometime later, LifeStyle Homes bought 780 acres in the same area and agreed to build houses on one acre.

After completing many new homes in Cold Springs, this development company is now viewing their property off Red Rock Road and wanting to increase the density from the original 780 homes (on one acre) to 1,872 homes on the same 780 acres!

The existing residents, some who have lived here since the inception, are concerned about the following:

Water and Septic...how will the increased density impact availability of well water and capacity for large amounts of sewage?

Traffic on Red Rock Road...a narrow 2 lane road with drainage ditches on either side and property lines up to the road. How will this road handle the increased cars, maybe 1,872 x 2 ???
Adding more lanes appears impossible due to ditches and property rights?

Hwy #395 will be further impacted adding to the extensive development on the north side from Lemmon Valley to the Stead area, including future traffic from the south side of Cold Springs. Presently, the early morning and after work traffic is at a crawl from Golden Valley to Red Rock Road...traffic planning is nonexistent.

Environmental Impact...LifeStyle Homes is requesting a rural way of life change to urban sprawl
light to ruin the night skies
noise of traffic around the clock not just during the day
1,872 dwellings covering land that now absorbs weather moisture could result in another Swan Lake issue ???

Schools...LifeStyle has no plans for building any schools to service the added population.

As our elected or appointed officials, we are asking you and LifeStyle Homes to provide answers to these very valid concerns. Residents can handle the originally agreed upon 780 homes, not an almost triple amount of homes.

Thank you for your attention to this matter.

Sincerely,

Carol A. Eastwick

Jack and Carol Eastwick
10705 Wells Fargo Rd

District 5 of Washoe County

JEastwick@esc-hr.com 775-250-6847 CEastwick@esc-hr.com 775-560-0713

Pelham, Roger

From: Shawna Baker <greygoat54@gmail.com>
Sent: Thursday, August 1, 2019 8:36 AM
To: Horan, Phil; Donshick, Francine; Bruce, Thomas; Chvilicek, Sarah; Chesney, Larry; JIB2424@sbcglobal.net; Pelham, Roger; Berkbigler, Marsha; Lucey, Robert (Bob) L; Jung, Kitty; vhartung@washoeco.us; Herman, Jeanne
Subject: Silver Hills Development
Attachments: Silver Hills 1AUG19.docx

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

Dear Commissioner,

Please find attached a letter concerning the proposed LifeStyle Homes Silver Hills development.

Thank you for your consideration,

Shawna Baker

Shawna Baker
10975 Silver Knolls Blvd.
Reno, NV 89508

01 Aug 2019

Re: Proposed Silver Hills Development

Dear Commissioners,

I am a resident of Silver Knolls Community and am writing to you concerning Master Plan Amendment Case Number WMPA17-0010 and the proposed removal of four (4) parcels of land (780.32 Acres) from the Silver Knolls Suburban Character Management Area (SKSCMA).

These four (4) parcels constitute the area referred to as the Silver Hills Development on Red Rock Road in the North Valleys Silver Knolls area. This development, as currently proposed by the developer, would drastically increase the housing density above that allowed in the existing Silver Knolls Master Plan (LifeStyle Homes is proposing to build 1,872 homes on 780 acres).

After many months of presentations, public hearings, scoping meetings, petitions, NVCAB meetings, and the issuance of the Washoe County Planning Commission Staff Report, where there has been consistent strong community opposition to this proposed development, Lifestyle Homes TND, LLC, Pete Lissner, is now asking the Washoe County Planning Commission to remove the four (4) parcels of land (780.32 Acres) from the Silver Knolls Suburban Character Management Area and create a new "Silver Hills Suburban Character Management Area".

In this "Silver Hills Suburban Character Management Area" Mr. Lissner is asking to be allowed to proceed with the Silver Hills development with complete disregard to the community opposition and the existing Silver Knolls Master Plan. Since he has met opposition to this high density development from the start, irrespective of the numerous spins and variations he has put on it, this is clearly his attempt to change the rules of the process and "backdoor" his proposal to accomplish his own ends, contrary to and ignoring the resident's opposition and desire to maintain a rural lifestyle. I trust the Washoe County Planning Commission realizes that no matter how one packages or labels this proposal, this is the same developer's proposal in the same area. I would be disappointed to learn that the Washoe County planning commission would be a willing party to this attempt to subvert the SKSCMA and allow it to go forward after the stated and consistent opposition to the proposal by the residents and Community Advisory Boards.

As pointed out on the record numerous times, the proposed development would negatively impact this rural lifestyle by introducing high density housing, substantially increasing traffic on Red Rock Road and adding to the already nearly intolerable congestion currently being experienced by residents and work commuters on Interstate 395/580. With this increase in traffic, there would in turn be an increase in noise levels and hazards to pedestrians, equestrians, bicyclists and other users of our valued open space areas.

Paramount consideration must be given to the ingress and evacuation of the area during an emergency, i.e. wildfire. Red Rock Road is the only permanently open, maintained access into and out of the Silver Knolls community. The proposed high density housing will only compound the evacuation hazard when an emergency occurs.

In addition to the traffic concerns, this high density development raises issues about adequate water supply, drainage and subsequent water quality maintenance for existing residents with domestic water wells. Furthermore, this project would put approximately 936,000 gallons of sewer effluent per day (based on 500 gallons per home per day) into the Stead Sewage treatment plant which is currently at or near capacity. Mr. Rubicon stated at the NVCAB meeting, 10 June 2019, that sewage from this development would be pumped to the sewage treatment facility in Lemmon Valley and that the treated effluent would be pumped back to the development for irrigation. My concern is how will the use of this effluent effect our aquifer and the quality of my well water? How will ground water quality be monitored and what plan is in place to protect the water quality for existing residents?

Furthermore, after viewing Mike Rubicon's presentation I was alarmed to find out that this development would adjoin the back of my property with only a proposed fifty (50) foot buffer between the development parcels and my own property. This buffer is proposed as a trail head access to BLM land to the west of Silver Knolls. My primary concern is the security of my home, property, and privacy, due to adding an element of many people using this trail, where none have existed previously for the last 25 years of living here, in addition to the created dust, noise, and environmental impact to wildlife and native vegetation.

The fact is *any change, deviation or removal from the existing Silver Knolls Master Plan* will adversely affect the residents currently living within that master plan. As Mr. Roger Edwards (NVCAB) stated there have been many hundreds of hours invested in developing Master Plans for areas like Silver Knolls, Mt. Rose, Hidden Valley, etc. These plans were designed as guidelines for development within certain geographical areas within Washoe Valley that accommodate rural living. To allow a variance, through carving out a "donut hole" in the SKSCMA to create a separate Suburban Character Management Area to occur that would allow for medium to high density housing would negate these long standing master plans and undermine the integrity of the Master Plan and county planning process by ignoring the currently approved plan supported by the residents.

I am asking you to deny any Master Plan amendment, variance and/or zoning changes, or any new planning requested by the developer, LifeStyle Homes, for the Silver Hills development. To allow this "shell" game to continue would only emphasize to the residents of Washoe County and the Silver Knolls community that the needs of the few, or the one (Lissner), outweigh the needs of the many, mainly the longtime residents, taxpayers (and voters), of the Silver Knolls community.

Silver Knolls, as well as *all existing development* along Red Rock road to the California border, is rural and low density. The proposed Silver Hills development is clearly inconsistent with the existing community and the current Master Plan for this area. Our area has a rural appeal. Most residents have horses and/or livestock. They have chosen to live in this area so that they may

enjoy a rural lifestyle and raise their families in a more rural setting. The existing Master Plan supports development in keeping with the rural lifestyle.

I believe that there is a strong market in the Reno area for homes on acreage (horse/livestock property) in a rural setting that have reasonable access to metropolitan services. Historically, LifeStyle Homes has been approved and has agreed to building 680 homes on the 780 acres. I appreciate that the Reno area is growing and that growth in our area is inevitable, however, the previous agreement between LifeStyle Homes and the Silver Knolls residents is in keeping with the existing Master Plan and supports our rural environment and is supported by the community. Development, in keeping with the existing Silver Knolls Master Plan, is an acceptable growth scenario (single family home on one (1) acre).

Furthermore, I would challenge Mr. Lissner and LifeStyle homes to step away from their “cookie cutter” development that has increased congestion in Lemmon Valley and Cold Springs, and develop an exceptional rural development that would provide single dwelling homes on acre lots.

I ask that you please take these comments into consideration in your decision making process.

Respectfully,

Shawna Baker

Stark, Katherine

From: Stark, Karen
Sent: Tuesday, August 06, 2019 1:10 PM
To: Stark, Katherine
Subject: FW: Silver hills master plan

"Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community"



Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

From: Stark, Karen
Sent: Tuesday, August 6, 2019 1:09 PM
To: 'Mike Glenn'
Subject: RE: Silver hills master plan

Hello, this is not Katy Stark's email address so I think this was sent to me in error.

Thank you,

"Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community"



Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

From: Mike Glenn [<mailto:mike.glenn94@yahoo.com>]
Sent: Tuesday, August 6, 2019 12:43 PM
To: Stark, Karen
Subject: Silver hills master plan

Dear Katy Stark,
I work for lifestyle homes and I am in support of the silver hills master plan and zoning amendment on tonight's amendment. Thank you.

From Mike Glenn

[Sent from Yahoo Mail for iPhone](#)

Stark, Katherine

From: Stark, Karen
Sent: Tuesday, August 06, 2019 1:13 PM
To: Stark, Katherine
Subject: FW: Silver Hills Master Plan

"Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community"



Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

From: Lifestyle Homes Admin [<mailto:admin@lifestylenv.com>]
Sent: Tuesday, August 6, 2019 12:55 PM
To: Stark, Karen
Subject: Silver Hills Master Plan

Good afternoon,

Thank you so much for taking the time to read my email.

I work for Lifestyle Homes in Cold Springs and am in favor of the Silver Hills Master Plan and Zoning Amendment on tonight's agenda.

I have worked for Peter at Lifestyle Homes for years and my family and I consider everyone at Lifestyle Homes family as well.

We are hoping to continue building so that we can continue doing what we love, building homes for locals here in the Valleys.

I know I will never find an amazing work environment such as this with an owner of a company who truly cares for his employees.

Thank you again for taking the time and we appreciate all of the work that county does for local businesses.

I hope you have a great rest of your day!

Thank you,

Megan Fallen
Admin Lifestyle Homes
admin@lifestylenv.com
775-971-2000

Stark, Katherine

From: Stark, Karen
Sent: Tuesday, August 06, 2019 1:13 PM
To: Stark, Katherine
Subject: FW: Silver Hills

“Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community”



Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

From: Rebeka Wiggins [<mailto:randbmaintenance15@gmail.com>]
Sent: Tuesday, August 6, 2019 1:05 PM
To: Stark, Karen
Subject: Silver Hills

I am in favor of the Silver Hills Master plan and zoning amendment.

Thank you,

Willa Hilliary
337 Patty Lane, Sun Valley

Stark, Katherine

From: Stark, Karen
Sent: Tuesday, August 06, 2019 1:14 PM
To: Stark, Katherine
Subject: FW: Silver Hills

"Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community"

Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

-----Original Message-----

From: Scott Love [<mailto:Scott.Love@alcal.com>]
Sent: Tuesday, August 6, 2019 12:46 PM
To: Stark, Karen
Subject: Silver Hills

I am in support of the Silver Hills Master plan development that is on your agenda tonight's meeting thank you

Sent from my iPhone

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Stark, Katherine

From: Stark, Karen
Sent: Tuesday, August 06, 2019 1:14 PM
To: Stark, Katherine
Subject: FW: Silver Hills master plan and zoning amendment

Lots of emails! You're a popular lady today...

"Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community"



Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

From: rew1971@charter.net [<mailto:rew1971@charter.net>]
Sent: Tuesday, August 6, 2019 12:35 PM
To: Stark, Karen
Subject: Silver Hills master plan and zoning amendment

Dear clerk:Nancy Parent,

I am in favor of the Silver Hills project and zoning amendment on tonight's agenda.

Sincerely Robert Whatley
343 Patty LN.
Sun Valley, NV. 89433

Stark, Katherine

From: Stark, Karen
Sent: Tuesday, August 06, 2019 1:15 PM
To: Stark, Katherine
Subject: FW: Silver Hills

"Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community"

Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

-----Original Message-----

From: Gmail [<mailto:bbarsnevada@gmail.com>]
Sent: Tuesday, August 6, 2019 12:53 PM
To: Stark, Karen
Subject: Silver Hills

Dear Katy Stark ~

I am in favor of the Silver Hills master plan and zoning amendment on tonight's agenda.

In my opinion, there is no better builder than Lifestyle Homes. I have had the privilege of living in one of their homes, here in Woodland Village in Cold Springs, for almost 10 years. We brought it brand new in 2009 and I can tell you from personal experience, that it is the best built home that we have ever lived in, bar none.

They not only build quality homes, they stand by that quality. We've only had a couple of issues with our home, and both were handled quickly and efficiently by their friendly and exemplary staff.

Sincerely,
Susan Varnum
18311 Panda Bear Court
Reno, NV 89508
bbarsnevada@gmail.com
775-851-0340

Sent from my iPhone

Stark, Katherine

From: Stark, Karen
Sent: Tuesday, August 06, 2019 1:16 PM
To: Stark, Katherine
Subject: FW: Zoning...

“Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community”

Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

-----Original Message-----

From: Jay Allison [<mailto:jaayallison@gmail.com>]
Sent: Tuesday, August 6, 2019 12:47 PM
To: Stark, Karen
Subject: Zoning...

I am in support of the silver hills master plan & zoning amendment on tonight's agenda.

Stark, Katherine

From: Stark, Karen
Sent: Tuesday, August 06, 2019 1:18 PM
To: Stark, Katherine
Subject: FW: Silver Hills master plan

"Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community"



Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

From: High Sierra Heating & Air LLC [<mailto:HighSierraHeatingAndAir@charter.net>]
Sent: Tuesday, August 6, 2019 1:16 PM
To: Stark, Karen
Subject: Silver Hills master plan

I am in support of the silver hills master plan & zoning amendment on tonight's agenda.

Art Moreno
High Sierra Heating & Air LLC
We'll handle it from here
License # 0081392
PO Box 51541
Sparks NV, 89435
Office # 1-775-626-8847
Cell # 1-775-560-2987
Fax # 1-775-626-8847
E-mail: highsierraheatingandair@charter.net

Stark, Katherine

From: Lifestyle Homes Admin <admin@lifestylenv.com>
Sent: Tuesday, August 06, 2019 1:45 PM
To: Stark, Katherine
Subject: Megan Murray (18608 Haskell Peak Ct.)

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

Good afternoon,

Thank you so much for taking the time to read my email.

I work for Lifestyle Homes in Cold Springs and am in favor of the Silver Hills Master Plan and Zoning Amendment on tonight's agenda.

I have worked for Peter at Lifestyle Homes for years and my family and I consider everyone at Lifestyle Homes family as well.

We are hoping to continue building so that we can continue doing what we love, building homes for locals here in the Valleys.

I know I will never find an amazing work environment such as this with an owner of a company who truly cares for his employees.

Thank you again for taking the time and we appreciate all of the work that county does for local businesses.

I hope you have a great rest of your day!

Thank you,

Megan Murray
Admin Lifestyle Homes
admin@lifestylenv.com
775-971-2000

Stark, Katherine

From: Adrian Testa <Adrian@hlcreno.com>
Sent: Tuesday, August 06, 2019 1:46 PM
To: Stark, Katherine
Subject: Silver Hills

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

Hello,

I am in support of the Silver Hills Mast Plan & Zoning amendments on tonight's agenda.

Thanks,

Adrian Testa
Office: 775-747-3100
Cell: 775-301-7026
www.hlcreno.com



Stark, Katherine

From: Misty Lyon <froggy_misty@yahoo.com>
Sent: Tuesday, August 06, 2019 1:47 PM
To: Stark, Katherine
Subject: Re: silver hills

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

I am in support of the silver hills master plan & zoning amendment on tonight's agenda.
Thank you
Misty Lyon

Stark, Katherine

From: Jose Delaluz <stuccorenovations@gmail.com>
Sent: Tuesday, August 06, 2019 1:49 PM
To: Stark, Katherine
Subject: Silver Hills

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

Hi,

I am in support of the silver hills master plan & zoning amendment on tonight's agenda.

Jose "JR" De La Luz
Stucco Renovations LLC
775-530-9760
stuccorenovations@gmail.com

Stark, Katherine

From: Stark, Karen
Sent: Tuesday, August 06, 2019 1:51 PM
To: Stark, Katherine
Subject: FW: Silver Hills

"Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community"



Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

From: Rich Stufflebeam [<mailto:Richard.Stufflebeam@alcal.com>]
Sent: Tuesday, August 6, 2019 1:24 PM
To: Stark, Karen
Subject: Silver Hills

I am in support for the Silver Hills master plans & zoning amendment on tonight's agenda.

Thank you,

Richard Stufflebeam

Alcal Specialty Contracting
650 Spice Island Dr
Sparks, NV 89431
Cell: 775-224-3675
Office: 775-356-9112
Fax: 775-356-4857
Email: Richard.stufflebeam@alcal.com



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Stark, Katherine

From: Stark, Karen
Sent: Tuesday, August 06, 2019 1:52 PM
To: Stark, Katherine
Subject: FW: Silver Hills

"Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community"



Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

From: Chris Brown [<mailto:chris@ryderhomes.com>]
Sent: Tuesday, August 6, 2019 1:48 PM
To: Stark, Karen
Subject: Silver Hills

I am in support of the Silver Hills master plan & zoning amendment on tonight's agenda.

Thanks,
Chris R. Brown
Senior Project Manager
Ryder Homes
(775)745-9186
chris@ryderhomes.com

Stark, Katherine

From: Stark, Karen
Sent: Tuesday, August 06, 2019 1:52 PM
To: Stark, Katherine
Subject: FW: Silver Hills

"Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community"



Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

From: Gary Keller [<mailto:gary@renotahocabinets.com>]
Sent: Tuesday, August 6, 2019 1:36 PM
To: Stark, Karen
Subject: re: Silver Hills

We at Reno Tahoe Cabinets are in support of the Silver Hills master plan and zoning amendment on tonight's agenda.

Gary Keller
Reno Tahoe Cabinets
4792 Longley Lane
Reno, NV 89502
Office/775-853-1224
Cell/775-842-9791
gary@renotahocabinets.com

Stark, Katherine

From: Stark, Karen
Sent: Tuesday, August 06, 2019 1:52 PM
To: Stark, Katherine
Subject: FW: Sliver hills master community plan

"Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community"

Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

-----Original Message-----

From: Jim Bower [<mailto:JBower@renopaintmart.com>]
Sent: Tuesday, August 6, 2019 1:40 PM
To: Stark, Karen
Subject: Sliver hills master community plan

I am in support of this.

Regards,

Jim
Sent from my iPhone

Stark, Katherine

From: Stark, Karen
Sent: Tuesday, August 06, 2019 1:52 PM
To: Stark, Katherine
Subject: FW:

"Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community"



Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

From: Ron Dean [<mailto:rontdean@gmail.com>]
Sent: Tuesday, August 6, 2019 1:32 PM
To: Stark, Karen
Subject:

Hello my name is Ron Dean I'm an employee at Lifestyle homes I worked with him for 20 years and I would support of the Silver Hills project they taking care of me and my family and they take care of the community and I'm totally in support of this project thank you

Stark, Katherine

From: Stark, Karen
Sent: Tuesday, August 06, 2019 1:52 PM
To: Stark, Katherine
Subject: FW: Silver Hills

"Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community"



Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

From: Bill Carney [<mailto:bill@raycodrywall.com>]
Sent: Tuesday, August 6, 2019 1:10 PM
To: Stark, Karen
Subject: Silver Hills

I am in support of the Silver Hills master plan community and zoning amendment on tonight's agenda.

Regards,

Bill Carney
Ray Co Drywall
Office (775) 857-1090
Fax (775) 857-2090

Stark, Katherine

From: Stark, Karen
Sent: Tuesday, August 06, 2019 1:53 PM
To: Stark, Katherine
Subject: FW: Silver Hills

"Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community"



Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

From: Kim Schultz [<mailto:krussell872@gmail.com>]
Sent: Tuesday, August 6, 2019 1:17 PM
To: Stark, Karen
Subject: Silver Hills

Hello Katy,

I am writing to let you know that I am in favor of the Silver Hills Master Plan and Zoning Amendment on tonight's agenda. I believe that it is a much needed project that will bring needed housing and many jobs to the area. If you have any questions regarding my support of this project, please feel free to contact me. My current address is 18609 Juneberry Ct, Reno, NV 89508.

Kimberly Schultz

Stark, Katherine

From: Ed Whitworth <ed_whitworth@outlook.com>
Sent: Tuesday, August 06, 2019 1:53 PM
To: Stark, Katherine
Subject: Fwd: Silver Hills

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

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From: Ed Whitworth
Sent: Tuesday, August 6, 2019 1:49:42 PM
To: Stark, Karen <KStark@washoecounty.us>
Subject: Re: Silver Hills

I'm so sorry about that.

Get [Outlook for Android](#)

From: Stark, Karen <KStark@washoecounty.us>
Sent: Tuesday, August 6, 2019 1:11:09 PM
To: Ed Whitworth <ed_whitworth@outlook.com>
Subject: RE: Silver Hills

Hello, this is not Katy Stark's email address so I think this was sent to me in error.

Thank you,

"Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community"



Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

From: Ed Whitworth [mailto:ed_whitworth@outlook.com]
Sent: Tuesday, August 6, 2019 12:30 PM
To: Stark, Karen
Subject: Silver Hills

Dear Katy Stark

In regards to the Silver Hills meeting, I am in favor!!

My family and many others rely on our employer, Lifestyle Homes. I have been employed by them since 2001.

Please help us to continue to build community and family in the north valleys.

Sincerely,

Edward Whitworth

17699 Feather River Ct.

89508

Get [Outlook for Android](#)

Stark, Katherine

From: Stark, Karen
Sent: Tuesday, August 06, 2019 1:53 PM
To: Stark, Katherine
Subject: FW: Silver Hills

"Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community"

Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

-----Original Message-----

From: Scott Love [<mailto:Scott.Love@alcal.com>]
Sent: Tuesday, August 6, 2019 12:46 PM
To: Stark, Karen
Subject: Silver Hills

I am in support of the Silver Hills Master plan development that is on your agenda tonight's meeting thank you

Sent from my iPhone

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Stark, Katherine

From: Stark, Karen
Sent: Tuesday, August 06, 2019 1:53 PM
To: Stark, Katherine
Subject: FW: Silver Hills master plan and zoning amendment

"Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community"



Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

From: rew1971@charter.net [<mailto:rew1971@charter.net>]
Sent: Tuesday, August 6, 2019 12:35 PM
To: Stark, Karen
Subject: Silver Hills master plan and zoning amendment

Dear clerk:Nancy Parent,

I am in favor of the Silver Hills project and zoning amendment on tonight's agenda.

Sincerely Robert Whatley
343 Patty LN.
Sun Valley, NV. 89433

Stark, Katherine

From: Steve Jacobs <mulishaman1984@gmail.com>
Sent: Tuesday, August 06, 2019 1:52 PM
To: Stark, Katherine
Subject: Silver Hills

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

ATTENTION SILVER HILLS:

I am in support of the silver hills master plan and zoning amendment on tonight's agenda.

Steven Jacobs
3900 Diamond peak dr
Reno Nevada 89508

Stark, Katherine

From: mike owen <5mowen0@gmail.com>
Sent: Tuesday, August 06, 2019 1:56 PM
To: Stark, Katherine
Subject: Re: silver hills

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

I am in support of the silver hills master plan & zoning amendment on tonight's agenda! Please!

Sent from my iPhone

Stark, Katherine

From: Ryan Dustin <ryan@aspenearthworks.com>
Sent: Tuesday, August 06, 2019 1:57 PM
To: Stark, Katherine
Subject: Silver hills

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

I am in support of the silver hills master plan and zoning amendment on tonight's agenda.

Best,

Ryan Dustin

Aspen Earthworks

Office (530) 883-8088

Cell (530) 514-0508

ryan@aspenearthworks.com



Stark, Katherine

From: Bill Carney <bill@raycodrywall.com>
Sent: Tuesday, August 06, 2019 1:56 PM
To: Stark, Katherine
Subject: Silver Hills

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

I am in support of the Silver Hills master plan community and zoning amendment on tonight's agenda.

Regards,

Bill Carney
Ray Co Drywall
Office (775) 857-1090
Fax (775) 857-2090

Stark, Katherine

From: Pandora GULAN <PandoraGulan@msn.com>
Sent: Tuesday, August 06, 2019 2:00 PM
To: Stark, Katherine
Subject: Subject: Silver Hills Development Support

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

Dear Ms. Stark & Planning Committee,

I am writing to express my support of the Silver Hills master plan and zoning amendment on tonight's agenda. I am actually a resident on Red Rock Rd. in the Rancho Haven area. I understand the concerns of the citizens of Silver Hills, but feel this project is beneficial to the entire community. I encourage the planning committee to take into consideration the full benefits of this plan and allow it to move forward.

Respectfully,

Pandora Gulan

Stark, Katherine

From: Dan Cozzi <dan@hlcreno.com>
Sent: Tuesday, August 06, 2019 2:02 PM
To: Stark, Katherine
Subject: Silver Hills

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

I am a lifelong resident in Reno/Sparks and I am in full support of the Silver Hills master plan and zoning amendment on tonight's agenda . We are in real need of a project like this !

Dan Cozzi

Owner

HLC Office: 775-747-3100

RCP Office: 775-786-8222

Mobile: 775-691-6680



Stark, Katherine

From: Jim McClain <mclainjim21@yahoo.com>
Sent: Tuesday, August 06, 2019 2:02 PM
To: Stark, Katherine
Subject: RE:Silver Hills

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

I am in support of the Silver Hills master plan and zoning amendment on tonight's agenda.

Sincerely
James McClain
6575 Fern Street
Reno, Nv. 89506

Sent from my iPhone

Stark, Katherine

From: andy jenny <advohd@yahoo.com>
Sent: Tuesday, August 06, 2019 2:08 PM
To: Stark, Katherine
Subject: silver hills

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

I am in support of the silver hills master plan and zoning amendment on tonight's agenda.
Andy Jenny

Sent from my iPhone

Stark, Katherine

From: Javier Cortez <jcortez@charmertile.com>
Sent: Tuesday, August 06, 2019 2:09 PM
To: Stark, Katherine
Subject: Will you send a quick email on our behalf please. Spread the word.
Kstark@washoecounty.us Re: silver hills

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

Hello to whom it may concern

My name is Javier Cortez and I am a flooring contractor that currently employs 50 people in Reno and Sparks I am in support of the silver hills master plan & zoning amendment on tonight's agenda.
Thanks

Get [Outlook for Android](#)

Stark, Katherine

From: Stark, Karen
Sent: Tuesday, August 06, 2019 2:09 PM
To: Stark, Katherine
Subject: FW: Silver hills

“Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community”

Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

-----Original Message-----

From: Alan Crosswhite [<mailto:alancross8@yahoo.com>]
Sent: Tuesday, August 6, 2019 1:34 PM
To: Stark, Karen
Subject: Silver hills

To whom it may concern,

I am writing to voice my approval of the silver hills master plan and zoning on tonight's agenda.

Thanks,

Alan Crosswhite

Stark, Katherine

From: Kim Schultz <krussell872@gmail.com>
Sent: Tuesday, August 06, 2019 2:09 PM
To: Stark, Katherine
Subject: Silver Hills

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

Hello Katy,

I am writing to let you know that I am in favor of the Silver Hills Master Plan and Zoning Amendment on tonight's agenda. I believe that it is a much needed project that will bring needed housing and many jobs to the area. If you have any questions regarding my support of this project, please feel free to contact me. My current address is 18609 Juneberry Ct, Reno, NV 89508.

Kimberly Schultz

Stark, Katherine

From: Stark, Karen
Sent: Tuesday, August 06, 2019 2:09 PM
To: Stark, Katherine
Subject: FW: Silver hills

“Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community”

Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

-----Original Message-----

From: Alan Crosswhite [<mailto:alancross8@yahoo.com>]
Sent: Tuesday, August 6, 2019 1:34 PM
To: Stark, Karen
Subject: Silver hills

To whom it may concern,

I am writing to voice my approval of the silver hills master plan and zoning on tonight's agenda.

Thanks,

Alan Crosswhite

Stark, Katherine

From: Eric Kendall <ekendall@westcoastpaving.net>
Sent: Tuesday, August 06, 2019 2:10 PM
To: Stark, Katherine
Subject: Zoning

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

I am in support of the silver hills master plan and zoning amendment on tonight's agenda.

Respectfully,

Eric Kendall
Project Manager/ Estimator



Corporate Office: [\(775\) 852-3101](tel:7758523101)
Direct Line: [\(775\) 455-8016](tel:7754558016)
Cell: [\(775\) 800-3971](tel:7758003971)
Fax: [\(775\) 852-3131](tel:7758523131)
ekendall@westcoastpaving.net

www.westcoastpaving.net

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Stark, Katherine

From: Bruce Vance <Bruce@ryderhomes.com>
Sent: Tuesday, August 06, 2019 2:11 PM
To: Stark, Katherine
Subject: Silver Hills

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

Hi,

I would like to express my support of the Silver Hills master plan and zoning amendment, on tonight's agenda Thank you

Bruce Vance
Superintendent at Sierra Shadows
bruce@ryderhomes
Cell 775-232-1131

Stark, Katherine

From: Joe Carnation <joe@aspenearthworks.com>
Sent: Tuesday, August 06, 2019 2:03 PM
To: Stark, Katherine
Subject: Silver Hill's Master Plan

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

Hello,

I am in support of the Silver Hills master plan and zoning amendment on tonight's agenda.

Best,

Joe Carnation
Aspen Earthworks Inc.
(o) 530-883-8088
(c) 707-477-6303
Joe@aspenearthworks.com



Stark, Katherine

From: Antonia Sanchez <antonia@aspeneearthworks.com>
Sent: Tuesday, August 06, 2019 2:03 PM
To: Stark, Katherine
Subject: Silver Hills

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

To whom it may concern,

I am in support of the silver hills master plan and zoning amendment on tonight's agenda.

Antonia Sanchez

Administrator / Operations
antonia@aspeneearthworks.com
530-883-8088 EXT. 1



Stark, Katherine

From: Aspen Earthworks Admin <admin@aspenearthworks.com>
Sent: Tuesday, August 06, 2019 2:04 PM
To: Stark, Katherine
Subject: Silver hills

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

I am in support of the silver hills master plan and zoning amendment on tonight's agenda.

Thank you!

Andrea Garcia

Office Administrator
admin@aspenearthworks.com
619-954-7903.



Stark, Katherine

From: Kyle Grant <kyle@aspenearthworks.com>
Sent: Tuesday, August 06, 2019 2:04 PM
To: Stark, Katherine
Subject: I am in support of the silver hills master plan and zoning amendment on tonight's agenda.

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

Best Regards,
Kyle Grant
Aspen Earthworks Inc.
(o) (530) 883-8088 x 405
(c) (510) 220-6228



Stark, Katherine

From: Ray Myers <raymyers@raycodrywall.com>
Sent: Tuesday, August 06, 2019 2:03 PM
To: Stark, Katherine
Subject: Silver Hills project

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

I am writing in regards to the Silver Hills subdivision. I think this is great project and would only help the area. And the company doing it has been here longer that almost any builder here.. they truly care and have the best interest of our community at heart.. unlike some big national builders.. that don't care at all . Thank you
Ray Myers

Sent from my iPhone

Stark, Katherine

From: Rayco Drywall <raycofield@icloud.com>
Sent: Tuesday, August 06, 2019 2:12 PM
To: Stark, Katherine
Subject: Silver Hills

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

I am in support of the silver hills master plan & zoning amendment on tonight's agenda.

Sent from my iPhone

Stark, Katherine

From: Chris Brown <chris@ryderhomes.com>
Sent: Tuesday, August 06, 2019 2:26 PM
To: Stark, Katherine
Subject: Silver Hills

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

I am in support of the Silver Hills master plan & zoning amendment on tonight's agenda.

Thanks,
Chris R. Brown
Senior Project Manager
Ryder Homes
(775)745-9186
chris@ryderhomes.com

Stark, Katherine

From: Jeff Sander <jsander@westcoastpaving.net>
Sent: Tuesday, August 06, 2019 2:30 PM
To: Stark, Katherine
Subject: Silver Hills Master Plan

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

I am in support of the silver hills master plan and zoning amendment on tonight's agenda.

Respectfully,

Jeff Sander
President



Reno Corporate Office: (775) 852-3101
California Office: (530) 736-3689
Direct Line: (775) 455-8013
Cellular: (775) 691-0515
Fax: (775) 852-3131
Email: jsander@westcoastpaving.net

www.westcoastpaving.net

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Stark, Katherine

From: MICHAEL CALDWELL <michael0907@sbcglobal.net>
Sent: Tuesday, August 06, 2019 2:31 PM
To: Stark, Katherine
Subject: Silver Hills Master Plan

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

I am in support of the Silver Hills Master Plan and Zoning Amendment on tonight's agenda.

Michael Caldwell
18318 Panda Bear Ct.
Reno, Nv 89508

Stark, Katherine

From: Gary Keller <gary@renotahocabinets.com>
Sent: Tuesday, August 06, 2019 2:33 PM
To: Stark, Katherine
Subject: re: Silver Hills

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

Ms. Stark,

We at Reno Tahoe Cabinets are in support of the Silver Hills master plan and zoning amendment on tonight's agenda.

Gary Keller
Reno Tahoe Cabinets
4792 Longley Lane
Reno, NV 89502
Office/775-853-1224
Cell/775-842-9791
gary@renotahocabinets.com

Stark, Katherine

From: Talon Schwall <talonschwall@yahoo.com>
Sent: Tuesday, August 06, 2019 2:34 PM
To: Stark, Katherine
Subject: Silver Hills

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

I am in support of the silver hills master plan and zoning amendment on tonight's agenda.

-Talon Schwall

Sent from my iPhone

Stark, Katherine

From: Zac Hatjakes <zhatjakes@live.com>
Sent: Tuesday, August 06, 2019 2:34 PM
To: Stark, Katherine
Subject: Support

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

Hello,

I am in support of the silver hills master plan zoning amendment on tonight's agenda.

Thank you,
Zac

Sent from my iPhone

Stark, Katherine

From: jason packard <mtnstang@yahoo.com>
Sent: Tuesday, August 06, 2019 2:34 PM
To: Stark, Katherine
Subject: Silver hills

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

I am in support of silver hills master plan. Would be an asset to the community.

[Sent from Yahoo Mail on Android](#)

Stark, Katherine

From: Dana Silva <danasilva@sbcglobal.net>
Sent: Tuesday, August 06, 2019 2:37 PM
To: Stark, Katherine
Subject: Silver Hills

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

I am in support of the silver hills master plan & zoning amendment on tonight's agenda.

Stark, Katherine

From: Jess Schley <jschley@westcoastpaving.net>
Sent: Tuesday, August 06, 2019 2:42 PM
To: Stark, Katherine
Subject: I am in support of the silver hills master plan and zoning amendment on tonight's agenda.

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

Jess Schley



(775) 852-3101 Office
(775) 852-3131 Fax
(775) 691-0635 Cell
www.westcoastpaving.net

Stark, Katherine

From: Lexi Phelan <phelanlexi13808@gmail.com>
Sent: Tuesday, August 06, 2019 2:48 PM
To: Stark, Katherine
Subject: Silver Hills

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

I am in support of the Silver Hills Master plan and zoning amendment on tonight's agenda.

-Lexi Kleine

Stark, Katherine

From: Shane H <tdma44@gmail.com>
Sent: Tuesday, August 06, 2019 2:49 PM
To: Stark, Katherine
Subject: Silver Hills

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

I am in support of the Silver Hills Master Plan and Zoning Amendment on tonight's agenda.

Shane Haney - 18318 Panda Bear Court, Reno NV, 89508

Stark, Katherine

From: Scott Love <Scott.Love@alcal.com>
Sent: Tuesday, August 06, 2019 3:02 PM
To: Stark, Katherine
Subject: Silver Hills

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

Hi I'm sending this email that I am supporting the Silver Hills master development plan in the silver knolls area I believe is on your agenda tonight thank you very much.

Sent from my iPhone

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Stark, Katherine

From: Alan Crosswhite <alancrosswhite@icloud.com>
Sent: Tuesday, August 06, 2019 2:55 PM
To: Stark, Katherine
Subject: Silver Hills

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

I am in support of the silver hills master plan & zoning amendment on tonight's agenda.

Thanks,

Alan Crosswhite
Meridian Concrete Inc.

Stark, Katherine

From: Sandra Rodriguez <srodriguez9200@sbcglobal.net>
Sent: Tuesday, August 06, 2019 3:13 PM
To: Stark, Katherine
Subject: Silver Hills

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

Good afternoon,

I just wanted to let you know that "I am in support of the Silver Hills master plan & zoning amendment on tonight's agenda.

thank you

Sandra Rodriguez

Stark, Katherine

From: Ed Pasco <eraider22@gmail.com>
Sent: Tuesday, August 06, 2019 3:15 PM
To: Stark, Katherine
Subject: Silver hills

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

I am in support of the silver hills master plan & zoning amendment.

Regards,

ED

Stark, Katherine

From: Danielle Charles <daniellecharles@nevada.unr.edu>
Sent: Tuesday, August 06, 2019 3:17 PM
To: Stark, Katherine
Subject: Tonights agenda topic

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

To whom it may concern,
I am in support of the Silver Hills master plan and zoning amendment on tonight's agenda.
Sincerely,
Danielle Charles

Sent from my iPhone

Stark, Katherine

From: phil morrow <phil5725.pm@gmail.com>
Sent: Tuesday, August 06, 2019 3:19 PM
To: Stark, Katherine
Subject: Silver hills

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

I am in support of the silver hills master plan and zoning amendment on tonight's agenda

Philip Sheridan morrow
5725 grassland dr. Sparks nevada

Stark, Katherine

From: Dustin Reed <reeddustin35@icloud.com>
Sent: Tuesday, August 06, 2019 3:21 PM
To: Stark, Katherine
Subject: Silver Hills

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

I am in support of the Silver Hills Master Plan and Zoning Amendment on tonight's agenda.
Dustin Reed

Sent from my iPhone

Stark, Katherine

From: Miya Schwall <miyaschwall@yahoo.com>
Sent: Tuesday, August 06, 2019 3:21 PM
To: Stark, Katherine
Subject: Silver Hills

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

I am in support of the silver hills master plan and zoning amendment on tonight's agenda.

-Miya schwall

[Sent from Yahoo Mail for iPhone](#)

Stark, Katherine

From: Gail Haney <hipnvnurse@gmail.com>
Sent: Tuesday, August 06, 2019 3:22 PM
To: Stark, Katherine
Subject: Silver Hills

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

I am in support of the Silver Hills Master Plan and zoning Amendment on tonight's agenda.

Thank You!

Gail Haney
18318 Panda Bear Court
Reno, Nv. 89508

Stark, Katherine

From: Germain_1121 <germain_1121@yahoo.com>
Sent: Tuesday, August 06, 2019 3:24 PM
To: Stark, Katherine
Subject: Silver hills

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

I'm in support of the silver hills master plan & zoning on tonight's agenda. If this doesn't go through me and my family will be directly affected cuz I work for Lifestiles and I would be out if a job how am I gonna pay the mortgage or the bill and most important feed my 4 kids thank you Sent from my iPhone

Stark, Katherine

From: Germain_1121 <germain_1121@yahoo.com>
Sent: Tuesday, August 06, 2019 3:26 PM
To: Stark, Katherine
Subject: Silver hills

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

I'm in support of the silver hills master plan & zoning on tonight's agenda. If this doesn't go through me and my family will be directly affected cuz I work for Lifestiles and I would be out if a job how am I gonna pay the mortgage or the bill and most important feed my 4 kids thank you Nelson Guevara

9330 Fremont way Reno nv 89506

Sent from my iPhone

Stark, Katherine

From: Nicholas Morrow <nmorrow154@gmail.com>
Sent: Tuesday, August 06, 2019 3:27 PM
To: Stark, Katherine
Subject: Silver Hills

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

I am in support of the Silver Hills master plan and Zoning Amendment on tonight's agenda.

Nicholas Morrow
5725 Grasswood Dr. 89436 Sparks, Nevada

Stark, Katherine

From: Winter Tucker <winter.nicolette@gmail.com>
Sent: Tuesday, August 06, 2019 3:39 PM
To: Stark, Katherine
Subject: Silver Hills

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

To whom it may concern,

My name is Winter Tucker, and I am a young native Nevadan. I am currently finishing my Master's of Public Health degree at the University of Nevada. As you may already be aware there is a housing crisis in Northern Nevada. I am writing to express my support for Silver Hills Master Development Plan and Zoning amendment on tonight's agenda. While I am unable to attend this session, I believe that in order to support the growth of our community, we need to continue building housing options. At this time, while I look into becoming a first time home buyer in Nevada I will be looking to Lifestyle homes, as they provide affordable housing options. Please consider this email with your utmost sensitivity to support the growth of our population in Northern Nevada.

Sincerely,

Winter Tucker

--

Winter Tucker

Masters of Public Health Candidate
University of Nevada Reno
702.541.3526

Stark, Katherine

From: Dane Goodenough <danegoodenough@gmail.com>
Sent: Tuesday, August 06, 2019 3:49 PM
To: Stark, Katherine
Subject: Silver Hills

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

I am in support of the Silver Hills Master Plan and Zoning Amendment yo tonight's agenda.

Thank you,
Dane Goodenough
1855 Northridge Avenue
Reno, NV 89508

Stark, Katherine

From: Austin Taylor <austinstaylor13@gmail.com>
Sent: Tuesday, August 06, 2019 3:54 PM
To: Stark, Katherine

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

I am in support of the Silver Hills Master Plan and zoning Amendment on tonight's agenda

Austin Taylor 17573 Javalina ct

Stark, Katherine

From: April Ackley <ackley2007@yahoo.com>
Sent: Tuesday, August 06, 2019 4:02 PM
To: Stark, Katherine
Subject: Silver hills

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

I'm in support of Silver Hills.

Thank you

April Ackley

Sent from my iPhone

Stark, Katherine

From: Thomas Meadows <meadowstomas69@icloud.com>
Sent: Tuesday, August 06, 2019 4:14 PM
To: Stark, Katherine
Subject: Silver hills

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

I am in support of the silver hills master plan & zoning amendment on tonight's agenda.
Sent from my iPhone

Stark, Katherine

From: Frank Baker <frank.baker16@gmail.com>
Sent: Tuesday, August 06, 2019 4:27 PM
To: Stark, Katherine
Subject: Silver hills

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

I wanted to let you and the planning committee know that I am in full support of the silver hills master plan and zoning amendment. I know there's a meeting tonight at 5:30 and I wish I could make it but I have prior obligations. I do believe we need more housing and development for the influx of people moving in from other states. Thank you for your time reading this. Frank Baker 17845 cold springs drive Reno nv 89508.

Stark, Katherine

From: Scott Mcgrath <sd_mcgrath@sbcglobal.net>
Sent: Tuesday, August 06, 2019 4:28 PM
To: Stark, Katherine
Subject: Silver Hills Development

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

To Whom It May Concern:

We are a family owned business in Sparks, NV (Washoe Building Supply, Inc.) Lifestyle homes has been a very loyal customer of ours for over 20 years. While other large developers building in this community have given much of their work to out of state or national owned material distributors, Lifestyle Homes has always given small locally owned businesses like us an opportunity to supply their jobs. The Silver Hills Development would not only be a huge opportunity for our business, but for many other locally owned businesses in our community as well. As a local business owner, I just wanted to share my thoughts.

Sincerely,

Scott McGrath
Vice President of Sales and Operations
Washoe Building Supply, Inc.
1479 Hymer Ave.
Sparks, NV 89431
775-359-3622

Stark, Katherine

From: Steven Farley <steveoduckfan@yahoo.com>
Sent: Tuesday, August 06, 2019 4:33 PM
To: Stark, Katherine
Subject: Zoning discussion

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

I just wanted to say that I'm in support of the silver hills master plan and zoning amendment on tonight's agenda.

Thank you for your time,

Steve

[Sent from Yahoo Mail on Android](#)

Stark, Katherine

From: Stark, Karen
Sent: Tuesday, August 06, 2019 4:45 PM
To: Stark, Katherine
Subject: FW: Silver Hills Development Support

"Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community"



Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

From: Michaela Cordero [<mailto:michaela.cordero@gmail.com>]
Sent: Tuesday, August 6, 2019 3:04 PM
To: Stark, Karen
Subject: Silver Hills Development Support

Dear Planning Committee and Ms. Stark

I am reaching out to you to highly express my support for the Silver Hills master plan and Zoning amendment on tonight's agenda. I am a resident of Cold Springs and I understand the concerns of the citizens of the area in question and the surrounding areas, but i strongly believe this project will be beneficial to the entire community. I encourage the planning committee to take the full benefits into consideration of this plan and allow it to move forward.

Respectfully,

Michaela Cordero

Stark, Katherine

From: Stark, Karen
Sent: Tuesday, August 06, 2019 4:45 PM
To: Stark, Katherine
Subject: FW: Silver hills

"Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community"



Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

From: Michael Gillies [<mailto:1moparman78@gmail.com>]
Sent: Tuesday, August 6, 2019 3:32 PM
To: Stark, Karen
Subject: Silver hills

I am in support of the silver hills master plan and zoning amendment on tonight's agenda.

Michael Gillies
3865 Tern Ct
Reno NV 89508

Stark, Katherine

From: Stark, Karen
Sent: Tuesday, August 06, 2019 4:47 PM
To: Stark, Katherine
Subject: FW: Silver Hills Development Support

"Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community"



Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

From: Sandra Gulan [<mailto:sandragulan@msn.com>]
Sent: Tuesday, August 6, 2019 3:57 PM
To: Stark, Karen
Subject: Silver Hills Development Support

Dear Mr. Stark and Planning Commission:

I am writing to express my support of the Silver Hills master plan and zoning amendment on tonight's agenda. I am actually a resident on Red Rock Rd. in the Rancho Haven area. I understand the concerns of the citizens of Silver Hills, but feel this project is beneficial to the entire community. I encourage the planning committee to take into consideration the full benefits of this plan and allow it to move forward.

Respectfully,
Sandra Gulan

Stark, Katherine

From: Stark, Karen
Sent: Tuesday, August 06, 2019 4:48 PM
To: Stark, Katherine
Subject: FW: silver hills

"Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community"

Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

-----Original Message-----

From: mike owen [<mailto:5mowen0@gmail.com>]
Sent: Tuesday, August 6, 2019 1:12 PM
To: Stark, Karen
Subject: Re: silver hills

I am in support of the silver hills master plan & zoning amendment on tonight's agenda! Please do it!

Sent from my iPhone

Stark, Katherine

From: Stark, Karen
Sent: Tuesday, August 06, 2019 4:48 PM
To: Stark, Katherine
Subject: FW: Meeting tonioght

"Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community"



Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

From: Lisa Finch [<mailto:alisa0934@gmail.com>]
Sent: Tuesday, August 6, 2019 1:19 PM
To: Stark, Karen
Subject: Meeting tonioght

Good afternoon,

I am unable to attend the planning commission meeting tonight but I wanted to email you to tell you that I am in favor of the master plan and zoning amendment on tonight's agenda. My name is Lisa Finch and my family and I have lived at 17635 Trout Court Reno, NV 89508 for the last 12 years.

I know that there are issues involving building all over the place but Lifestyle Homes is one of the only builders in this area that actually cares enough to do this project the right way. They have designed a beautiful community in Cold Springs and have many long term employees that are counting on this project to stay employed.

I urge you to vote in favor of this zoning amendment. Growth is inevitable. I would rather see a builder that actually cares about this community do it right.

Sincerely,
Lisa Finch & family

Stark, Katherine

From: Lewis Souder <LEWIS.SOUDER@MONARKHOME.COM>
Sent: Tuesday, August 06, 2019 5:19 PM
To: Stark, Katherine
Subject: Silver Hills Master Plan Zoning Amendment

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

Mr. Stark

I'm writing to you today to voice my concern on the passing of the Silver Hills Master Plan Admendment. If the amendment does **NOT** pass, businesses like mine will surely suffer. All of us in the construction industry will suffer. Please do whatever you can to ensure the quality of life we Nevadans enjoy continues.

Thank you.

Sincerely,

Lew Souder
Builder Account Manager
Monark Premium Appliances

Sent from [Mail](#) for Windows 10

Stark, Katherine

From: Jeffrey Schwall <jeffrey_schwall@yahoo.com>
Sent: Tuesday, August 06, 2019 5:25 PM
To: Stark, Katherine
Subject: Silver hills

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

Wanted to say that I am in support of the silver hills master plan and zoning amendment on tonight's agenda.
Thanks

Jeffery Schwall
16200 n red rock rd
Reno nv 89508
Sent from my iPhone

Stark, Katherine

From: Sandra Gulan <sandragulan@msn.com>
Sent: Tuesday, August 06, 2019 5:27 PM
To: Stark, Katherine
Subject: Silver Hills Development Support

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

Dear Ms. Stark & Planning Committee,

I am writing to express my support of the Silver Hills master plan and zoning amendment on tonight's agenda. I am actually a resident on Red Rock Rd. in the Rancho Haven area. I understand the concerns of the citizens of Silver Hills, but feel this project is beneficial to the entire community. I encourage the planning committee to take into consideration the full benefits of this plan and allow it to move forward.

Respectfully,
Sandra Gulan

Stark, Katherine

From: Stark, Karen
Sent: Tuesday, August 06, 2019 5:56 PM
To: Stark, Katherine
Subject: FW: Silver Hills

"Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community"



Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

From: Jose Hernandez [<mailto:hernandezjangel152@gmail.com>]
Sent: Tuesday, August 6, 2019 4:50 PM
To: Stark, Karen
Subject: Silver Hills

Hello,

I am in support of the silver hills master plan & zoning amendment on tonight's agenda.

Stark, Katherine

From: Edmar Gonzalez <edmar@paintnv.com>
Sent: Tuesday, August 06, 2019 6:00 PM
To: Stark, Katherine
Subject: Silver hills

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

I am in support of the silver hills master plan & zoning amendment on tonight's agenda.

Stark, Katherine

From: Taylor Gerbel <taylorwest@gmail.com>
Sent: Tuesday, August 06, 2019 7:04 PM
To: Stark, Katherine
Subject: Silver Hills

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

Hello Katy,

I wanted to give my full support in continuing the Silver Hills master plan and zoning amendment! We are in a serious housing crisis and lifestyle homes creates and provides affordable living for our ever growing population. Not to mention it provides many jobs for the Reno/Sparks area! I seriously hope you continue with this project!

Thank you for your time.

Taylor

Stark, Katherine

From: John Klein <John@aspeneearthworks.com>
Sent: Tuesday, August 06, 2019 7:36 PM
To: Stark, Katherine
Subject: In support

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

I am in support of the silver hills master plan and zoning amendment on tonight's agenda.

Get [Outlook for iOS](#)

Stark, Katherine

From: Rob Poirier <robp@campbellcci.com>
Sent: Wednesday, August 07, 2019 5:53 AM
To: Stark, Katherine
Subject: Silver Hills

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

To whom it may concern.

I am in support of the silver hills master plan

Stark, Katherine

From: Stark, Karen
Sent: Wednesday, August 07, 2019 7:40 AM
To: Stark, Katherine
Subject: FW: Lifestyle Homes

"Promoting responsible care of animals through education, proactive outreach and regulation, making Washoe County a safe community"



Karen Stark
Program Coordinator | Washoe County Regional Animal Services
kstark@washoecounty.us | Office: 775.353.8901, Dispatch 775.322.3647
2825 Longley Lane, Suite A, Reno, NV 89502

From: Charles Hayes [<mailto:leonhayes1968@yahoo.com>]
Sent: Tuesday, August 6, 2019 12:31 PM
To: Stark, Karen
Subject: Fw: Lifestyle Homes

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

From: "Charles Hayes" <leonhayes1968@yahoo.com>
To: "clerkboard@washoecounty.us" <clerkboard@washoecounty.us>
Cc:
Sent: Tue, Aug 6, 2019 at 11:37
Subject: Lifestyle Homes

Attn. County Clerk Nancy Parent :

My name is Charles L Hayes and I am writing in regards to Silver Hills master plan and zoning amendment . I am in favor of this amendment... I work for Lifestyle , and as with all of us this project keeps a lot of folks working for years to come which in turn helps with our local economy ! Thank You !

[Sent from Yahoo Mail on Android](#)

Stark, Katherine

From: High Sierra Heating & Air LLC <HighSierraHeatingAndAir@charter.net>
Sent: Wednesday, August 07, 2019 7:10 AM
To: Stark, Katherine
Subject: Hills master plan

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

I am in support of the silver hills master plan & zoning amendment on tonight's agenda.

Art Moreno
High Sierra Heating & Air LLC
We'll handle it from here
License # 0081392
PO Box 51541
Sparks NV, 89435
Office # 1-775-626-8847
Cell # 1-775-560-2987
Fax # 1-775-626-8847
E-mail: highsierraheatingandair@charter.net

Stark, Katherine

From: 7758464957@mms.att.net
Sent: Tuesday, August 06, 2019 4:02 PM
To: Stark, Katherine

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

I am in support of the Silver Hills master plan zoning and amendment on tonight's agenda

Stark, Katherine

From: brimorrow5725@yahoo.com
Sent: Tuesday, August 06, 2019 3:30 PM
To: Stark, Katherine
Subject: Silver hills

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

Hello,

I am emailing you to express my support of the Silver Hills master plan and Zoning Amendment on tonight's agenda.

My name is Briana Morrow and my address is 5366 Desert peach dr. Sparks, NV 89436

Attachment E
Minutes
Planning Commission
8/6/2019



WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

Planning Commission Members

Sarah Chvilicek, Chair
Larry Chesney, Vice Chair
James Barnes
Thomas B. Bruce
Francine Donshick
Philip Horan
Kate S. Nelson
Trevor Lloyd, Secretary

Tuesday, August 6, 2019
5:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

The Washoe County Planning Commission met in a scheduled session on **Tuesday, August 6, 2019**, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

1. *Determination of Quorum

Chair Chvilicek called the meeting to order at 5:30 p.m. The following Commissioners and staff were present:

Commissioners present: Sarah Chvilicek, Chair
Larry Chesney, Vice Chair
James Barnes
Thomas B. Bruce
Francine Donshick
Philip Horan
Kate S. Nelson

Staff present: Trevor Lloyd, Secretary, Planning and Building
Roger Pelham, MPA, Senior Planner, Planning and Building
Nathan Edwards, Deputy District Attorney, District Attorney's Office
Katy Stark, Recording Secretary, Planning and Building
Donna Fagan, Office Support Specialist, Planning and Building

2. *Pledge of Allegiance

Commissioner Nelson led the pledge to the flag.

3. *Ethics Law Announcement

Nathan Edwards, Deputy District Attorney, provided the ethics procedure for disclosures.

4. *Appeal Procedure

Secretary Trevor Lloyd recited the appeal procedure for items heard before the Planning Commission.

5. *General Public Comment and Discussion Thereof

Russell Earl, Silver Knolls representative, said it's been a long process. He provided traffic

analysis of the traffic study and said it will not work. It would put us at a sublevel 'F' which is not Washoe County standards. He stated he provided a petition with 473 signatures in opposition of this project. He said the impact of \$4,000 per house doesn't come close to expanding Red Rock Road which will come from different coffers from the County. It's not fair to other residents. He said he was a fire fighter in Oakland. He said we don't have adequate fire suppression in our neighborhood. To add more homes is a bad idea. He said this is the urban wildland interface.

Charles Moore, TMFPD Fire Chief, spoke about the amount of calls throughout the County. He spoke about re-aligning service with growth in the North Valleys. In the new response model, Silver Lake volunteer would become a career station to reduce response times. He said Mr. Lissner has been responsive and engaged the Fire District in conversations.

Denise Ross said the roads are D-F grades. She said they have sewer issues that need to be considered. She said the fire chief attended NAB meeting. She said he stated statistics that there are 213 fire fighters; they receive 47,000 calls a year which is 200 calls per fire fighter. She said with these major fires happening in Paradise, firefighting is critical. She said there are no firemen and teachers to run the station and schools. She said we need to slow it down to get infrastructure in place. Let's think about it.

Windy Borelli said she works with Lifestyle homes. She said she is a fourth-generation Reno resident and grew up in North Valleys. Commissioners make decisions on planning. She spoke about growth of population with outdated character management statements. She said amend the master plan to serve the greater good. Lack of housing could change economic growth. This Commission ensures smart economic growth and planning. This Commission gives voice for a walkable community, resources, health, town centers, and quality of life.

With no further requests for public comment, Chair Chvilicek closed the public comment period.

6. Approval of Agenda

In accordance with the Open Meeting Law, Vice Chair Chesney moved to approve the agenda for the August 6, 2019 meeting as written. Commissioner Donshick seconded the motion, which passed unanimously with a vote of seven for, none against.

7. Possible Action to Approve June 4, 2019 Draft Minutes and to Approve Amended May 7, 2019 Draft Minutes

In accordance with the Open Meeting Law, Commissioner Donshick moved to approve the June 4, 2019 Draft Minutes. Vice Chair Chesney seconded the motion, which passed unanimously with a vote of seven for, none against.

In accordance with the Open Meeting Law, Commissioner Donshick moved to approve the Amended May 7, 2019 Draft Minutes. Vice Chair Chesney seconded the motion, which passed unanimously with a vote of seven for, none against.

8. Public Hearings

A. Master Plan Amendment Case Number WMPA17-0010 (Silver Hills): For possible action, hearing, and discussion to amend the Washoe County Master Plan, North Valleys Area Plan including:

- 1) Remove four parcels of land totaling \pm 780.32 acres from the Silver Knolls Suburban Character Management Area (SKSCMA); and
- 2) Create a "Silver Hills Suburban Character Management Area" (SHSCMA) and add the four parcels of land totaling the \pm 780.32 acres to the SHSCMA; and

- 3) Amend the North Valleys Area Plan Character Management Area map to reflect the removal of four parcels of land totaling the ± 780.32 acres from the SKSCMA and into the SHSCMA; and
- 4) Create a character statement for the SHSCMA.
- 5) Create a new land use policy: NV.1.8 to allow the following regulatory zones in the SHSCMA:
 - a. Public/Semi-public Facilities (PSP)
 - b. Low Density Suburban (LDS 1 – One unit per acre)
 - c. Low Density Suburban-Two (LDS 2 – Two units per acre)
 - d. Medium Density Suburban-Three (MDS 3 – Three units per acre)
 - e. Parks and Recreation (PR)
 - f. Open Space (OS)
 - g. Neighborhood Commercial (NC)
 - h. Specific Plan (SP)
- 6) Create a new “Goal Seven” within the North Valleys Area Plan for the proposed SHSCMA, to establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Silver Hills community character as described in the North Valleys Vision and Character Statement, as they are proposed to be amended.
- 7) Renumber the remainder of the North Valleys Area Plan to allow the insertion of the new Goal Seven.
- 8) Create Policy NV.7.1 to require that at least 50% of the residential parcels located to the east of Red Rock Road and within the SHSCMA are at least one acre in size.
- 9) Create Policy NV.7.2 to require a minimum lot size of one-half acre for residential parcels located to the east of Red Rock Road and within the SHSCMA, and to allow a residential density of three dwellings to the acre for the area of the SHSCMA located to the west of Red Rock Road.
- 10) Create Policy NV.7.3 to require new subdivision established within the SHSCMA to include an open space buffer of at least 50 feet in width adjacent to any dwellings existing prior to the adoption of the SHSCMA and to require that all new parcels within 200 feet of existing parcels match the size of the existing parcels.
- 11) Create policies NV.7.4 through NV.7.11 to establish development standards within the SHSCMA (similar to policies NV.4.6 through NV.4.10 from the SKSCMA) including: varied building setbacks, varied architectural elevations, “open-fencing”, minimum 2-car residential garages, “dark-sky” exterior lighting, new dwellings located adjacent to existing dwellings to be single-story in height, landscaping that emphasizes, native vegetation and implementation of these standards through actions by Washoe County.

AND

Regulatory Zone Amendment Case Number WRZA17-0005 (Silver Hills): For possible action, hearing, and discussion to amend the regulatory zone on four parcels of land totaling ± 780.32 acres, from Low Density Suburban (LDS) to Specific Plan (SP), with the intent of approving a specific plan allowing the development of 1,872 dwelling units. The overall residential density requested is approximately 2.4 dwellings to the acre. The development pattern proposed is similar to a common-open-space subdivision with lots as small as 3,700 square feet on the west side of Red Rock Road and lots as small as ½ acre on the east side of Red Rock Road. The specific plan also provides for a total of 45,000 square feet of floor area for commercial uses and 15 acres for Personal Storage and 15 acres for Storage of Operable Vehicles uses types.

- Applicant: Lifestyle Homes TND, LLC, Attn: Peter Lissner

- Property Owner: Lifestyle Homes TND, LLC, Attn: Peter Lissner
- Location: On both the east and west sides of Red Rock Road, north of its intersection with Silver Knolls Boulevard
- Assessor's Parcel Numbers: 087-309-10, 087-390-13, 086-232-31 and 086-203-05
- Parcel Sizes: ±308.6, ±243.02, ±190.03 and ±38.67 acres (total of ±780.32)
- Master Plan Category: Suburban Residential (SR)
- Current Regulatory Zone: Low Density Suburban (LDS: 1 dwelling per acre)
- Proposed Regulatory Zone: Specific Plan (SP: ±2.5 dwellings per acre)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone
- Commission District: 5 – Commissioner Herman
- Prepared by: Roger Pelham, MPA, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3622
- E-Mail: rpelham@washoecounty.us

Chair Chvilicek opened the public hearing.

Chair Chvilicek called for member disclosures. Chair Chvilicek stated she was on the CAB when this first was introduced by Lissner and she lives in Silver Knolls. DDA Edwards asked her location in Silver Knolls. He said he doesn't believe those disclosures impact this hearing. He said she doesn't meet the recusal standard of the law. Commissioner Donshick said she was part of the CAB when the initial discussions began. Commissioner Bruce said he attended the CAB meeting to listen and made no comments. DDA Edwards said he doesn't see anything problematic with those disclosures.

Roger Pelham, Washoe County Senior Planner, provided a staff presentation.

Garrett Gordon, Lifestyle Homes Representative, provided an applicant presentation.

Public Comment:

Rob Pierce spoke about the safety aspect and impact on residents on Red Rock Road. He said that road is not wide enough and is dangerous for bicyclists. He said it's unable to get critical care out there if the road is closed. There is a sign that indicates no trucks on Red Rock Road. RTC doesn't have a timeframe for this project. They are in no hurry to do this. Mr. Lissner already has the approval to build at the current zoning. You are putting our lives at danger if you approve this application. Reno got sued for Lemmon Valley. Silver Lake is full and taking away the embankments. Please consider this when approving or denying more homes. There won't be more infrastructure.

Windy Borelli said she is asking you to support Silver Hills. A planned community ensures a legal document. She said she works with Lifestyle Homes and growth is happening. This project has checks and balances. She said we are hearing about safety issues. There isn't a large enough tax base. Please vote for this project.

Mark Thyer expressed support for Silver Hills. He said he understands what growth does on the resources. Growth will continue. Allow development in a reasonable fashion. If denied, the outcome will get annexed into Reno and permit at a greater density. This will compound the congestion and pressure on services. He spoke about Bella Vista and other higher density units per acre in City of Reno. He said TMFPD can effectively handle it. It would be served out of station 44.

Lou Christensen said he is a long time resident of Silver Knolls. He said fire protection is imminent. He expressed his displeasure with this project. He said he has attended several meetings. CAB was against this project and the Planning Department doesn't support it. He said this is the applicant's second bite of the apple. They had a chance to do this before. New character management will change the character of the area and wouldn't change it in a positive way. This board acts in the benefit of the community. There are 1000s of people in our community. Help the existing community.

Betty Schmidt said she has lived out there for 30 years and has been comfortable with the current character management plan and the density. Everyone would be happy if they moved forward with the current character management plan. Density development would impact Highway 395. There is huge development already happening. The growth in the city is off of I-80. Fernley is growing. This area wouldn't meet the lifestyle needs.

Ray Lake, previous North Valleys Chair, said he was concerned the CAB minutes weren't included in the staff report. He said the CAB denied recommendation of this project due to compatibility and exceeded the resources including roads, water, and sewer. The developer didn't take into account the people who live there now. They will be importing TMWA water. The water comes into the basin, but never leaves. If they use the effluent water, that's fine, but the water still never leaves the basin. He suggested rejecting the development project.

Sean Shay said if you approve this amendment and opens the door for other developers. They don't consider the community out there. He said he is against this project.

Roger Edwards, chair of North Valleys CAB, said he heard this project for 10 years. The original request of 760 homes was reasonable. Tripling homes is not a good idea. Get it back down to 760 homes. There are a lot of developments that are already planned for the area. It's a bad idea at a bad time.

Marshal Riley said he bought out there because we wanted to live with low density. Everyone feels the same way. Please disallow these cases.

Russell Earl said it's not compatible with current zoning. He did the math. There are corrections – there are military in the area. The sheriff service levels will increase. He said he had issue with Chief Moore's comment. It's 12-14 minute response time currently. He said Chief Moore has a skewed opinion because he will get a new station paid for by the Lifestyle Homes. New Character Management Area plan will not be a service to a community. They tripled their original plan. 42 million dollars has to go into Red Rock Road. They would not have a dialogue with us with Silver Knolls community.

Danny Cleous said there is already development approved in North Valleys. He said there are issues with a closed basin. He said their sewer plant is over capacity. TMWRF is at capacity. He asked where the sewage will go. They have to find another place where effluent will go if it doesn't go into Swan Lake. He said Charley Moore wants this to go through for a new station. He said there was an 18 minutes response time for house fire. There are two rural areas left in

North Valley – leave them alone. We moved out there because there weren't buildings and super markets.

Peter Lissner said he is a small family builder and provides steady work for people that will be impacted. He asked to take a look at the history and good deeds. He said they are local family builders that give back to the community. He said happy to provide the American dream. He said the employees live within the community. He provided his cell phone number. Silver Hills will be a great community. He wants to keep his people working.

Lee Grasseschi, Silver Knolls Mutual Water Company, said he has concerns – concerned they will build over recharge area. Protecting water systems is the biggest concerns. He knew development would happen, but more sensibility. He said since January, commuting has increased 15 minutes. Current response times are 16 minutes which is optimistic. 20 minutes is realistic. Nuisance calls don't get answered. The park has gone downhill with vandalism. He spoke about off-road vehicles. He said we have a safe community and like to keep it that way. The solution for problem is not more people. He questions this development.

Charles Moore, TMFPD, Fire Chief, said he isn't advocating for the development, just that he is here to answer how they will address fire protection if development goes forward. He spoke about the plan – move station 13 into 221. He said we will close a station in the south which is under-utilized and consolidate stations. He said the development might drive that need. Mr. Lissner offered to provide a capital contribution to that station but has not quit pro quo.

With no further requests for public comment, Chair Chvilicek closed the public comment period.

Vice Chair Chesney said this development flies in the face of the community in North Valleys. You still violate the current area plan. The community took time to develop that area plan. This development won't provide affordable homes. It's not conducive or compatible with Silver Knolls. It's not best practices. It doesn't have the infrastructure to handle it. The expansion of Red Rock Road is not on the immediate wish list. He said he cannot find the findings and does not support it.

Master Plan Amendment Case Number WMPA17-0010 MOTION: Vice Chair Chesney moved 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 deny Master Plan Amendment Case Number WMPA17-0010 being unable to make at least three of the six general findings of fact required at WCC Section 110.820.15(d) and all twelve findings required by the North Valleys Area Plan:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County

- based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.
 7. NV.20.1 (a). The amendment will further implement and preserve the Vision and Character Statement.
 8. NV.20.1 (b). The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
 9. NV.20.1 (c). The amendment will not conflict with the public's health, safety or welfare.
 10. NV.20.3 a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
 11. NV.20.3 b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
 12. NV.20.3 c. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.
 13. NV.20.3 d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys Area Plan, as established under Goal One.
 14. NV.20.3 e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the North Valleys planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.
 15. NV.20.3 f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.
 16. NV.20.3 g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2.
 17. NV.20.3 h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.

18. NV.20.3 i. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

The motion for denial of Master Plan Amendment Case Number WMPA17-0010 was seconded by Commissioner Donshick. Commissioner Horan supported Vice Chair Chesney. He said staff did a great job. He said he struggles carving it out of the master plan and creating a new plan. He doesn't believe infrastructure is in place. He said he hasn't seen a plan that meets the plan, especially early. He said he cannot make the necessary findings. The motion carried unanimously, with a vote of seven for, none against.

Regulatory Zone Amendment Case Number WRZA17-0005 MOTION: Vice Chair Chesney moved 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 deny Regulatory Zone Amendment Case Number WRZA17-0005 being unable to make all of the following findings in accordance with Washoe County Code Section 110.821.15 and all eight findings required by WCC Section 110.442.55.10:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of the military installation.
8. WCC 110.442.55.10(a) Consistency with Specific Plan Standards. In what respects the plan is or is not consistent with the statements of objectives of a Specific Plan set forth in this Article;
9. WCC 110.442.55.10(b) Departures from regulatory zone requirements are in public interest. The extent to which the plan departs from regulatory zone and subdivision regulations otherwise applicable to the property, including, but not limited to density, bulk and use, and the reasons why these departures are or are not deemed to be in the public interest;
10. WCC 110.442.55.10(c) Residential/nonresidential ratio. The ratio of residential to nonresidential use in the planned development;
11. WCC110.442.55.10(d) Adequacy of common open space. The purpose, location and amount of the common open space in the development and the adequacy or inadequacy

of the amount and purpose of common open space as related to the proposed density and type of residential development.

12. WCC110.422.55.10(e) Maintenance of Common Open Space. The reliability of the proposals for the maintenance and conservation of the open space;
13. WCC110.422.55.10(f) Adequacy of public services, traffic and amenities. The physical design of the plan and the manner in which design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment.
14. WCC110.422.55.10(g) Relationship to neighborhood. The relationship, beneficial or adverse, of the proposed Specific Plan to the neighborhood in which it is proposed to be established.
15. WCC110.422.55.10(h) Schedule sufficiency. If the development is to be built over a period of years, the sufficiency of the terms and conditions in the plan intended to protect the interests of the public, residents and owners of the development in the integrity of the plan.

Commissioner Donshick seconded the motion of denial of Regulatory Zone Amendment Case Number WRZA17-0005. The motion carried unanimously, with a vote of seven for, none against.

9. Planning Items

A. For possible action and discussion to review and determine and/or confirm the order of alternates selected to represent the Washoe County Planning Commission (PC) on the Truckee Meadows Regional Planning Commission (RPC) in the event the regularly appointed PC members are unavailable to serve.

Commissioner Horan said he is involved in other activities and wishes to be moved last on the alternate list.

MOTION: Vice Chair Chesney moved to approve the following alternates as amended: First Alternate, Francine Donshick; Second Alternate, Thomas Bruce; Third Alternate, Kate Nelson; and Fourth Alternate, Philip Horan, and directed the Planning Commission Secretary to transmit the list of confirmed alternates to the Washoe County Board of Commissioners (Board) and to the Executive Director of the Truckee Meadows Regional Planning Agency (TMRPA). The motion was seconded by Commissioner Horan. The motion carried unanimously, with a vote of seven for, none against.

With no requests for public comment, Chair Chvilicek closed the public comment period.

10. Chair and Commission Items

A. For possible action and discussion to elect officers, chair, and vice chair

Chair: Commissioner Horan moved to nominate Commissioner Chesney to serve as Chair. Commissioner Bruce seconded the motion to nominate Commissioner Chesney as Chair. The motion carried unanimously, with a vote of seven for, none against.

Vice Chair: Commissioner Bruce moved to nominate Commissioner Donshick to serve as Vice Chair. Commissioner Horan seconded the motion to nominate Commissioner Donshick to serve as Vice Chair. The motion carried unanimously, with a vote of seven for, none against.

***B. Future agenda items – None**

***C. Requests for information from staff** – Commissioner Donshick requested an updated report of approved, not yet built or in-process building. Trevor Lloyd said he can provide that report. Commissioner Donshick asked for Sparks and Reno, too. Mr. Lloyd said there is an informational link on the Sparks website that provides this information. Commissioner Horan said he would like to see this report quarterly. Mr. Lloyd said a comprehensive list of subdivisions approved in Washoe County will be provided. He said a list of Reno would be beneficial.

11. Director's and Legal Counsel's Items

***A. Report on previous Planning Commission items** – Mr. Lloyd reported on July 11, 2019, the Board of County Commissioners approved the code amendment for cargo containers and conforming lot items. Mr. Lloyd said we need a special meeting in late October, perhaps October 21st, to discuss the Tahoe Area Plan and potential adoption. Commissioners Chvilicek and Horan said they will not be available.

Mr. Lloyd reported that staff likes the 5:30 p.m. start time for the Planning Commission meetings. Commissioner Donshick said it's a conflict for her to start at 5:30 p.m. DDA Edwards asked them to respond to Mr. Lloyd via email regarding the start time of 5:30 p.m.

***B. Legal information and updates** – There were no updates.

12. *General Public Comment and Discussion Thereof

Jan Bishop, retired teacher, thanked the Staff and Commission. There are thousands of students and homes. She would like to hear about opportunities and cultural things for kids in the North Valleys. She said there is an airport, aerospace, and a lot of STEM programs that could happen. She said they can't just hop on a bus and go downtown. She asked what we are going to do.

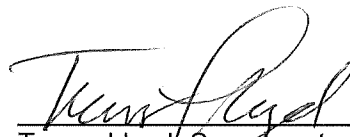
Sean Shay said everyone he knows thanks Roger Pelham. He said no one thought he was bought out by Mr. Lissner. He thanked them for going through the facts.

Commissioner Chvilicek thanked the Commissioners as her role as Chair. Chair Chesney thanked her for her service as Chairperson.

12. Adjournment – The meeting adjourned at 7:33 p.m.

Respectfully submitted by Misty Moga, Independent Contractor.

Approved by Commission in session on September 3, 2019.



Trevor Lloyd, Secretary to the Planning Commission

Attachment F

North Valleys Citizen Advisory Board

Minutes of 6/10/2019



NORTH VALLEYS CITIZEN ADVISORY BOARD

APPROVED: Minutes of the regular meeting of the North Valleys Citizen Advisory Board held June 10, 2019, at the North Valleys Regional Park – Community building, 8085 Silver Lake Road, Reno, NV.

1. *CALL TO ORDER/DETERMINATION OF QUORUM - The meeting was called to order at 6:10 p.m. by Ray Lake. A quorum was present.

Present: Ray Lake, Pat Shea, Roger Edwards, Teresa Aquila, Wes Johnson

Absent: Not excused - Jennifer Salisbury, Craig Durbin

2. *PLEDGE OF ALLEGIANCE - Chair person Ray Lake led the pledge.

3. *PUBLIC COMMENT –

Tammy Holt-Still, Lemmon Valley/Swan Lake Recovery Committee. She spoke about a class action lawsuit. She invited everyone to show up to show support. It's a two week process beginning tomorrow morning at the court house. She encouraged everyone to attend Wednesday's City of Reno meeting to make a public comment on two agenda items – Stead Sewer Plant and an item for a million dollar feasibility study. She said we need to fight it together. She said developers shouldn't run our lives.

Russ Earle, Silver Knolls Organization, spoke about the Silver Hills development. He asked what is the point of zoning, master plans and character management plans that were worked on for years if the developer wants to come in to change it. He spoke about citizen surveys about development. The last choice selected on the survey was density. The first choice was in-fill development. He spoke about fire safety. High density development has higher risk. This is incompatible with the area. This development doesn't meet any of the master plan guidelines.

John Howe, 43 year resident, said Silver Knolls has stayed with their character plans. Every lot is at least an acre or more. People built out in this area for rural lifestyle. The residents have installed landscaping and take care of their property. He said he would hate to see smaller lots being developed in the area.

Rob Pierce spoke about the safety impact for Red Rock Road. He said he has witnessed accidents out there. He said he has contacted RTC about widening the road. Its only 24 foot wide. He said RTC stated that is a medium priority project. He spoke about the width of cars and bicycles. Bicyclists require a buffer for safety. He said there is little margin of error. He said if there were a need for first responders and the road is closed, they would not get the service. There is only one road for access.

John Boone spoke about Red Rock road. He wanted to reinforce what Russ mentioned regarding the character management plan. There is a lot of work that goes into the master plan and character management plan. This community showed good faith to work with the developer and it would be a slap in the face to have that good faith removed by the developer. He spoke about widening Red Rock road. He said there are driveways that access Red Rock road. He said it would be irresponsible of the government to approve this. He said he would like to see a study conducted. He said he would hate to see residents locked into their property by their driveway.

Lorna James said she sent an email criticizing the traffic study for Red Rock road. Development is happening even if Silver Hills isn't developed. Red Rock road needs to be addressed. They consider it arterial. It needs to be redesigned to bi-pass Silver Knolls.

Gina S. said she loves living here. She questioned Lifestyle Homes when you are trying to cram in atrocities. How do you call this a lifestyle. It's not truth in advertising. It will interrupt our lifestyle.

Steve Wolgast said engineering reports are created by corporations paid by the developers. Look at the reports closely and skeptically.

A public member said he had 500 signatures against the development.

4. APPROVAL OF AGENDA FOR THE MEETING OF JUNE 10, 2019

5. APPROVAL OF THE MINUTES FOR THE MEETING OF MAY 13, 2019

Items 4 & 5 were inadvertently skipped.

6. DEVELOPMENT PROJECTS – The project description is provided below with links to the application or you may visit the Planning Program website and select the Application tab and then the Applications Commission District Five. https://www.washoecounty.us/csd/planning_and_development/index.php

6.A. Master Plan Amendment Case Number WMPA17-0010 (Silver Hills): – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request to amend the Washoe County Master Plan, North Valleys Area Plan including:

1. Remove four parcels of land totaling ± 780.32 acres from the Silver Knolls Suburban Character Management Area (SKSCMA); and
2. Create a “Silver Hills Suburban Character Management Area” (SHSCMA) and add the four parcels of land totaling the ± 780.32 acres to the SHSCMA; and
3. Amend the North Valleys Area Plan Character Management Area map to reflect the removal of four parcels of land totaling the ± 780.32 acres from the SKSCMA and into the SHSCMA; and
4. Create a Character Statement for the SHSCMA with specified references to issues and concerns that were identified at the three community visioning workshops that have been held in accordance with North Valleys Area Plan policy NV.20.2
5. Create a new Land Use Policy: NV.1.8 to allow the following regulatory zones in the SHSCMA: a. Public/Semi-public Facilities (PSP) b. Low Density Suburban (LDS 1 – One unit per acre) c. Low Density Suburban-Two (LDS 2 – Two units per acre) d. Medium Density Suburban-Three (MDS 3 – Three units per acre) e. Parks and Recreation (PR) f. Open Space (OS) g. Neighborhood Commercial (NC) h. Specific Plan (SP)
6. Create a new “Goal Seven” within the North Valleys Area Plan for the proposed SHSCMA, to establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Silver Hills community character as described in the North Valleys Vision and Character Statement, as they are proposed to be amended.
7. Renumber the remainder of the North Valleys Area Plan to allow the insertion of the new Goal Seven
8. Create Policy NV.7.1 to require that at least 50% of the residential parcels located to the east of Red Rock Road and within the SHSCMA are at least one acre in size.

9. Create Policy NV.7.2 to require a minimum lot size of one-half acre for residential parcels located to the east of Red Rock Road and within the SHSCMA, and to allow a residential density of three dwellings to the acre for the area of the SHSCMA located to the west of Red Rock Road.
10. Create Policy NV.7.3 to require new subdivision established within the SHSCMA to include an open space buffer of at least 50 feet in width adjacent to any dwellings existing prior to the adoption of the SHSCMA and to require that all new parcels within 200 feet of existing parcels match the size of the existing parcels.
11. Create policies NV.7.4 through NV.7.11 to establish development standards within the SHSCMA (similar to policies NV.4.6 through NV.4.10 from the SKSCMA) including: varied building setbacks, varied architectural elevations, “open-fencing”, minimum 2-car residential garages, “dark-sky” exterior lighting, new dwellings located adjacent to existing dwellings to be single-story in height, landscaping that emphasizes, native vegetation and implementation of these standards through actions by Washoe County.
12. To incorporate the “Silver Hills Specific Plan Development Standards” as an Appendix to the North Valleys Area Plan with the intent of approving a specific plan allowing the development of 1,872 dwelling units (which equals an overall residential density of approximately 2.5 dwellings to the acre), on the subject site that would currently allow 780 dwellings. (for Possible Action)

AND

Regulatory Zone Amendment Case Number WRZA17-0005 (Silver Hills): Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request to amend the regulatory zone on four parcels of land, totaling ± 780.32 acres, from Low Density Suburban (LDS) to Specific Plan (SP), with the intent of approving a specific plan allowing the development of 1,872 dwelling units. The overall residential density requested is approximately 2.4 dwellings to the acre. (for Possible Action).

- Applicant\Property Owner: Lifestyle Homes\Lifestyle Homes
- Location: On both the east and west sides of Red Rock Road, north of its intersection with Silver Knolls Boulevard
- Assessor’s Parcel Number: 087-309-10, 087-390-13, 086-232-31 and 086-203-05
- Staff: Roger Pelham, Senior Planner; 775-328-3622; rpelham@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on July 2, 2019

Roger Pelham, Washoe County Planner, said he is available to provide code, policy, and process questions. Someone asked about the document that Roger will provide to the Planning Commission. Roger said he provides a staff report regarding policies, master plan, other relevant documents, and a recommendation.

Mike Railey, Rubicon Design Group, representative of Lifestyle Homes, provided an update of the changes made of plans.

He spoke about the community meetings and what has changed since December’s visioning workshops. He said people expressed concern about changes to master plans. He said all Silver Knolls is currently zoned LDS, which would allow someone to come in a subdivide. He said there are only two significant policy changes on their suburban management plan. He said the zoning proposed this goes beyond what has been promised.

He said they are proposing to reduced total units by 20%; reduced density on steep slopes; park acreage has increased to become a regional park. An argrihood concept with the use of effluent for irrigation purposes is

being proposed. He said they have capped the amount of commercial usages. These commercial uses would be neighborhood services such as ice cream shop, dry cleaner. Gas stations were removed from allowed uses. He said the engineer team has created plans to update the infrastructure.

Updated land plan includes the east side with open space buffer of 200 ft and matching density buffer. Mike spoke about proposed trailheads with equestrian access as a result of community input. This development plan will happen over 15-20 years. He said this is the beginning of the process. He said tentative map review would come back to this CAB. If this was approved today, it would be 3 years before any construction. RTC will widen Red Rock Road by 2022. It will be widened for other developments even if this one doesn't get approved. He said this is the high-level part of the process.

Roger Edwards asked about on-site sewer treatment. Mike Railey said the sewer will go to the Stead Treatment plant; he is working with the county regarding the impact. He said 100% of effluent is proposed to come back for irrigation. Roger asked why they don't stay with the current master plan without changing it. Mike Railey said there is a demand for multi-generation housing. Housing for a cross-section of the community. Roger said part of this project is for low-middle income. Mike said it's a quality project for working families.

Wes asked about density. Mike said there could be up to 3 units per the acre on the west side, and on the east side is 1 unit per acre. Zone allows for clustering. He said no more than 50% will be less than 1 acre.

Russ Earle, President Silver Knolls Organization, asked about 5-year build out possibility. Mike said if it would be subcontracted out, there could be multiple phases but each phase has to follow the same handbook. Several phases could happen at the same time, but not likely. Overall density is 3 to the acre.

Mike Ross asked if Lifestyle home representatives had a dialogue with Reno annexation. Mike said no.

Lorna James asked about 50 foot open space. Mike said around entire parameter of the development will include 50 ft minimum buffer with trails. She asked about 25 foot easement around Red Rock Road. Mike said easements are along Red Rock road on the west side with a trail that would connect trails. Red Rock Road is supposed to be extended to 4-lane. She said those who live on Silver Knolls will lose. Mike said the widening of Red Rock Road will happen regardless of this development. She said it's a waste of tax payer money.

Cliff said we will be forced to connect to sewer system. These are the hidden impacts. Mike said if your septic are failing, you can be required by State or County to connect. Development of project will not impact septic.

Michael Welling spoke about parcel matching. He asked what NRS states. Mike said we are exceeding what NRS says. Michael asked if they will connect to the Silver Knolls neighborhood. Mike said we aren't to that point in design yet. There is no through access, but possible emergency service. Michael asked about NV energy. Mike showed the current NV easement on the east side. Mike Railey said it will be maintained or re-locate the service.

Lou Christensen, in response to the NV energy comment by Michael, Lou said even the phone poll couldn't be relocated because there was only one. Lou asked about hydrology planning. Mike said Wood Rodgers has been hired to conduct the hydrology study. An analysis has been submitted to the County to address retention and detention. Mike said it will be stated in the handbook. A detailed hydrology report will have to show compliance. It was submitted as a supplemental report and has a copy to give Lou. Lou asked about wildlife. Mike said with all the open space allows for wildlife to travel through. Lou asked when NDOW makes their

review. Roger Pelham said Department of Wildlife is one of the reviewing agencies. He said they didn't comment, but they typically don't submit comments on a master plan, but they will make a comment during the tentative map process.

Steve Wolgast said it's a long process with multiple points for public comments. If zoning amendment goes through, it will be harder to fight later in the process. It's the CAB and Planning Commission meeting opportunities for input.

Denise Ross asked where they will put the sewage. Mike said it will go to the Stead Plant and effluent goes back to development for irrigation. He said it would be an agreement made with the City and County and with the developer. She said she still doesn't agree with any of it.

Danny Cleous asked where the effluent will be stored. Mike said this is a land use map. He said he has a 3-D map to show the ponds. Danny asked why they would want to installed high density in our neighborhood. No one agrees with it. He asked why is it still being pushed on us.

Gary Adkins spoke about the hydrology study of the water. He asked if they plan on installing super wells that will draw down the water table for those on wells. Mike said this development is required to be installed on TMWA service. He said there may be water tanks, but this is a municipal system.

John Williams spoke about 50 foot buffer. Mike said they are a dedicated 50 foot buffer.

Linda Zimmerman asked about timing. These middle income homes are being built to address the housing shortage, but if the build-out takes 15-20 years, how does that address today's crisis be addressed by building 15-20 years. Mike said job growth will create a steady demand for 20 years based on studies today. Mike said we have reached a new high with median home prices. He said there is demand for housing with waitlists. There is immediate and long term demand for housing.

Rob Pierce said we have 10,000 homes coming in out there. We have no infrastructure. Red Rock Road cannot handle it. He recommend building it like Pebblecreek. Mike said there will be a mix. Mike spoke about Wingfield Springs and Pebblecreek – there is a wide range. It will appeal to a wide demographic. Rob \$300,000 homes are consider low income. Rob said we don't have any food chains out there. It's not feasible. Wait until Red Rock Road is complete.

Brian Amme asked about the checkered part of the map. Mike said 50 foot buffer is indicated in yellow, in other areas it's wider. Checkered is dedicated parcel matching. Brian said his property butts up to the property. He said the kids on the dirt bikes will ride behind his house. It will displace them. Mike said he understands the concern. Mike said the path is for non-motorized use, but it will be equestrian friendly. Brian said he is concerned about the additional planning. He said he use to be a planner. How many plans were denied after they were initially approved. It's death by a thousand cuts. Now is the time to do anything to preserve the community character and community master plan. Preserve the integrity.

Ray Lake spoke about the 'missing middle' with middle income homes. He asked what point do these missing middle are being built. Mike said working families, middle income is the current demand.

Ray Lake said he attended a County Planning Commission meeting with presentation about sewer hook-ups availability. Ray said this will be municipal water with effluent irrigation. He is concerned with what will end up

in the aquifer and Swan Lake. He said this proposed development is 3xs than original density. The character management plan was put there to protect the people who live adjacent to it.

Roger Edwards said he was part of the creating the master plans and character management plans that required special attention. He said he has had issues with buffers in Golden Valley with motorcycle tracks. He asked who maintains the open space. Mike said open space is mandated in the plan with maintenance agreement with HOA. Roger spoke about 'missing middle' on the west side. He asked the price of those homes. Mike said \$300,000-400,000 approximately.

Pat Shea asked why they want to get out of the current character management plan. Mike said they were criticized for keeping it in the current plan and opening up for further densification and opens the flood gates to development. He said they wanted to take themselves out and create their own plan. He said people are excited about amenities this will create. This plan mimics the current Silver Knolls plan. Gross density is overall 2.5.

Teresa Aquila asked about planned sewer line. Mike said he didn't bring the rendering, but it would be public right-a-way or private easements. It won't cross people's property. Teresa spoke about changing the character plan. What is out there now is country lifestyle, and what is being proposed is city lifestyle. This goes against the recommendation of in-fill development reported in the surveys. Changing the plan from 680 to 1800 homes will change the entire area. Teresa said 500 residents signed to oppose this development. This will change the character and take away from what we have now. People worked on a master plan. Mr. Listener came in and sat with residents to work on the current plan. We aren't against development; we are against this kind of development. It's not in the best interest of the area.

Wes Johnson asked about the timing of the process.

Roger Edwards said we had an idea of how these neighborhoods should look like. This is a big deal for residents on how they raise their kids. We agreed 780 homes would be an impact but not disastrous. He said he doesn't want it developed in the city because we do not have a voice in the matter. 1872 homes is outrageous. He said he can accept 780 homes. He said the 50 foot buffer sounds wonderful but it changes the density. Make them the same acreage next to existing homes.

Ray Lake noted this room is bigger than 50 ft.

Russ Earle, Silver Knolls President, said sewer would go through public right-a-way which means we may be forced on sewer service in the future. He said he spoke with owner of Dixon Realty, who said ½ acre lots would see improvements, for us on large acreage lots would see an impact to property values. He said he will go to the County assessor to get Silver Knolls re-assessed which means less taxes for the county.

Jen said she is a retired teacher. She said she watched kids being raised and learning 4-H activities. If you bring a sea of houses, you will bring in kids who don't have outdoor areas. It will be an urban area. She asked what we are doing for those kids. Keep it rural.

Norma Brown said she feels sorry for the people in Lemmon Valley. It's been devastated. Property values have gone down. She said it has impacted their ability to sell. She spoke about services. She said she spent hours on the Lemmon Valley Area Management, but it went by the way-side because City just annexes what they want. Lack of planning in this area is pathetic.

Michael Welling said in 2017, we met with representatives and residents to walk the property. It's as good as the crap pond they want to put above Red Rock.

MOTION: Roger Edwards moved to recommend denial. The density doesn't fit the neighborhood. Pat Shea seconded the motion to recommend denial. The motion carried unanimously.

7. *PUBLIC OFFICIAL REPORTS

7.A. *Washoe County Commission Update — Washoe County Commissioner, Jeanne Herman, may be reached at (775) 501-0002 or via email at landfindercountry@gmail.com. (This item is for information only and no action will be taken by the CAB).

8. *CHAIRMAN/BOARD MEMBER ITEMS — This item is limited to announcements by CAB members.

Roger Edwards said he has participated in the CAB for 22 years. The community needs to understand the impact on roads and schools. The infrastructure upgrades don't happen until development gets done. He said even if it's annexed, this is a joint planning area.

Teresa Aquila spoke to the woman who spoke about what we do about the kids. She said there is a juvenile issue. There is no place for them to go. They are far from the city so they prey on the neighborhood. They have had to hire private security for other Mr. Listener's developments out here.

Ray Lake said he will not seek re-appointment after his term. He thanked the community for supporting the CAB.

10. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF —

Gary Adkins said he lives on Red Rock Road and a retired highway patrol. He said the Sheriff's Department have staffing levels from the 1990's. We are grossly underserved. You are at your own risk.

Hearing no further public comment, Ray Lake closed the public comment period.

ADJOURNMENT - Meeting was adjourned at 7:31 p.m.

Number of CAB members present:

Number of Public Present:

Presence of Elected Officials:

Number of staff present:

Submitted By: Misty Moga



WASHOE COUNTY COMMISSION

1001 E. 9th Street
Reno, Nevada 89512
(775) 328-2000

**RESOLUTION
ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN, NORTH
VALLEYS MASTER PLAN (WMPA17-0010, Silver Hills)**

WHEREAS, the Washoe County Planning Commission denied Master Plan Amendment WMPA17-0010, during a duly-noticed public hearing on August 6, 2019; and,

WHEREAS, the applicant, Lifestyle Homes TND, LLC, filed an appeal of that denial on August 19, 2019; and

WHEREAS, Master Plan Amendment WMPA17-0010 is described as follows:

Master Plan Amendment Case Number WMPA17-0010 (Silver Hills), seeks to amend the Washoe County Master Plan, North Valleys Area Plan including:

1. Remove four parcels of land totaling \pm 780.32 acres from the Silver Knolls Suburban Character Management Area (SKSCMA); and
2. Create a “Silver Hills Suburban Character Management Area” (SHSCMA) and add the four parcels of land totaling the \pm 780.32 acres to the SHSCMA; and
3. Amend the North Valleys Area Plan Character Management Area map to reflect the removal of four parcels of land totaling the \pm 780.32 acres from the SKSCMA and into the SHSCMA; and
4. Create a character statement for the SHSCMA.
5. Create a new land use policy: NV.1.8 to allow the following regulatory zones in the SHSCMA:
 - a. Public/Semi-public Facilities (PSP)
 - b. Low Density Suburban (LDS 1 – One unit per acre)
 - c. Low Density Suburban-Two (LDS 2 – Two units per acre)
 - d. Medium Density Suburban-Three (MDS 3 – Three units per acre)
 - e. Parks and Recreation (PR)
 - f. Open Space (OS)
 - g. Neighborhood Commercial (NC)
 - h. Specific Plan (SP)
6. Create a new “Goal Seven” within the North Valleys Area Plan for the proposed SHSCMA, to establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Silver Hills

community character as described in the North Valleys Vision and Character Statement, as they are proposed to be amended.

7. Renumber the remainder of the North Valleys Area Plan to allow the insertion of the new Goal Seven.
8. Create Policy NV.7.1 to require that at least 50% of the residential parcels located to the east of Red Rock Road and within the SHSCMA are at least one acre in size.
9. Create Policy NV.7.2 to require a minimum lot size of one-half acre for residential parcels located to the east of Red Rock Road and within the SHSCMA, and to allow a residential density of three dwellings to the acre for the area of the SHSCMA located to the west of Red Rock Road.
10. Create Policy NV.7.3 to require new subdivision established within the SHSCMA to include an open space buffer of at least 50 feet in width adjacent to any dwellings existing prior to the adoption of the SHSCMA and to require that all new parcels within 200 feet of existing parcels match the size of the existing parcels.
11. Create policies NV.7.4 through NV.7.11 to establish development standards within the SHSCMA (similar to policies NV.4.6 through NV.4.10 from the SKSCMA) including: varied building setbacks, varied architectural elevations, “open-fencing”, minimum 2-car residential garages, “dark-sky” exterior lighting, new dwellings located adjacent to existing dwellings to be single-story in height, landscaping that emphasizes native vegetation and implementation of these standards through actions by Washoe County;

The applicant is Lifestyle Homes TND, LLC. The subject site is located on both the east and west sides of Red Rock Road, north of its intersection with Silver Knolls Boulevard. The Assessor’s Parcel Numbers are 087-309-10, 087-390-13, 086-232-31 and 086-203-05. The parcel sizes are ±308.6, ±243.02, ±190.03 and ±38.67 acres, which total ±780.32 acres. The master plan category of all parcels is Suburban Residential (SR), the current regulatory zone for all parcels is Low Density Suburban (LDS) which allows one (1) dwelling per acre. The proposed regulatory zone is Specific Plan (SP) with the intent of allowing ±2.5 dwellings per acre, overall density. The subject site is located within the North Valleys Area Plan and within the North Valleys Citizen Advisory Board area. Amendment of the Master Plan and Regulatory zone are Authorized in Washoe County Development Code Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone; and,

WHEREAS, upon holding a public hearing on October 22, 2019, this Board voted to adopt the proposed amendment, having made the following findings: made at least three of the six general findings of fact required at WCC Section 110.820.15(d) and all twelve findings required by the North Valleys Area Plan:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan

2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.
7. NV.20.1 (a). The amendment will further implement and preserve the Vision and Character Statement.
8. NV.20.1 (b). The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
9. NV.20.1 (c). The amendment will not conflict with the public's health, safety or welfare.
10. NV.20.3 a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
11. NV.20.3 b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
12. NV.20.3 c. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.
13. NV.20.3 d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys Area Plan, as established under Goal One.

14. NV.20.3 e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the North Valleys planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.
15. NV.20.3 f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.
16. NV.20.3 g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2.
17. NV.20.3 h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.
18. NV.20.3 i. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

WHEREAS, Under NRS 278.0282, before this adoption can become effective, this Board must submit this proposed amendment to the Regional Planning Commission and receive a final determination that the proposed amendment conforms with the Truckee Meadows Regional Plan;

NOW THEREFORE BE IT RESOLVED,

That the Washoe County Board of County Commissioners does hereby ADOPT the amendment to the North Valleys Master Plan (Case No. WMPA17-0010, Silver Hills), as set forth in Exhibit G-1 attached hereto, to become effective if and when the County has received a final determination that the amendment conforms to the Truckee Meadows Regional Plan.

ADOPTED this 22th day of October 2019, to be effective only as stated above.

WASHOE COUNTY COMMISSION

Vaughn Hartung, Chair

ATTEST:

Nancy Parent, County Clerk

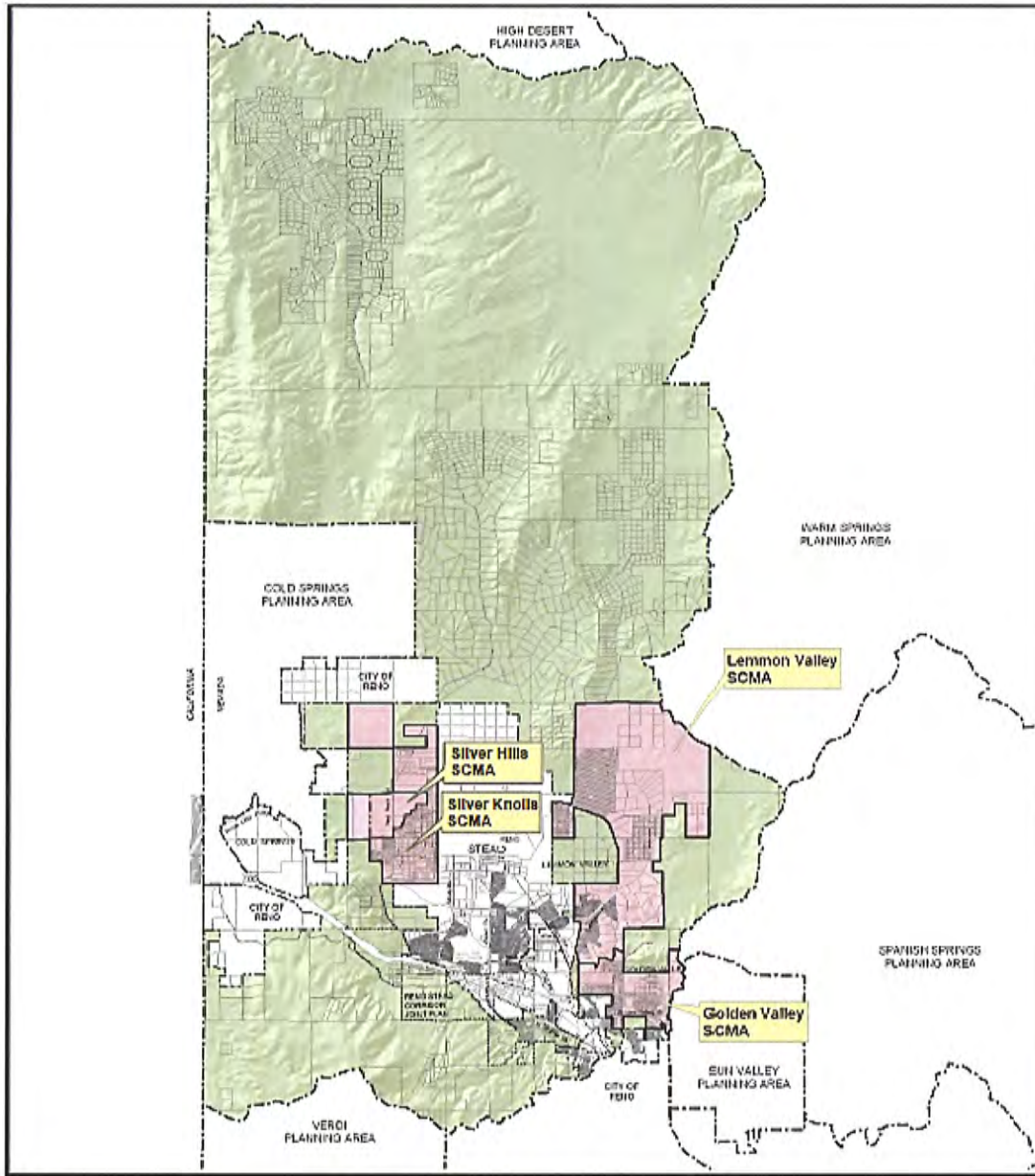
Exhibit G-1

Silver Hills

Master Plan Amendment Case Number WMPA17-0010

Exhibit G-1

Proposed Character Management Plan Map



NORTH VALLEYS
 CHARACTER MANAGEMENT PLAN

- SUBURBAN CHARACTER MANAGEMENT AREA
- RURAL CHARACTER MANAGEMENT AREA

NOTE: THE SCALE AND COMPACTION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND. THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

**Department of
 Community Development**

**WASHOE COUNTY
 NEVADA**

Reno, Nevada 89502 Post Office Box 11120
 (775) 326-3000

~~Strikethrough~~ = delete

Underline = add

North Valleys Area Plan



**Department of
Community Development**

Master Plan North Valleys Area Plan



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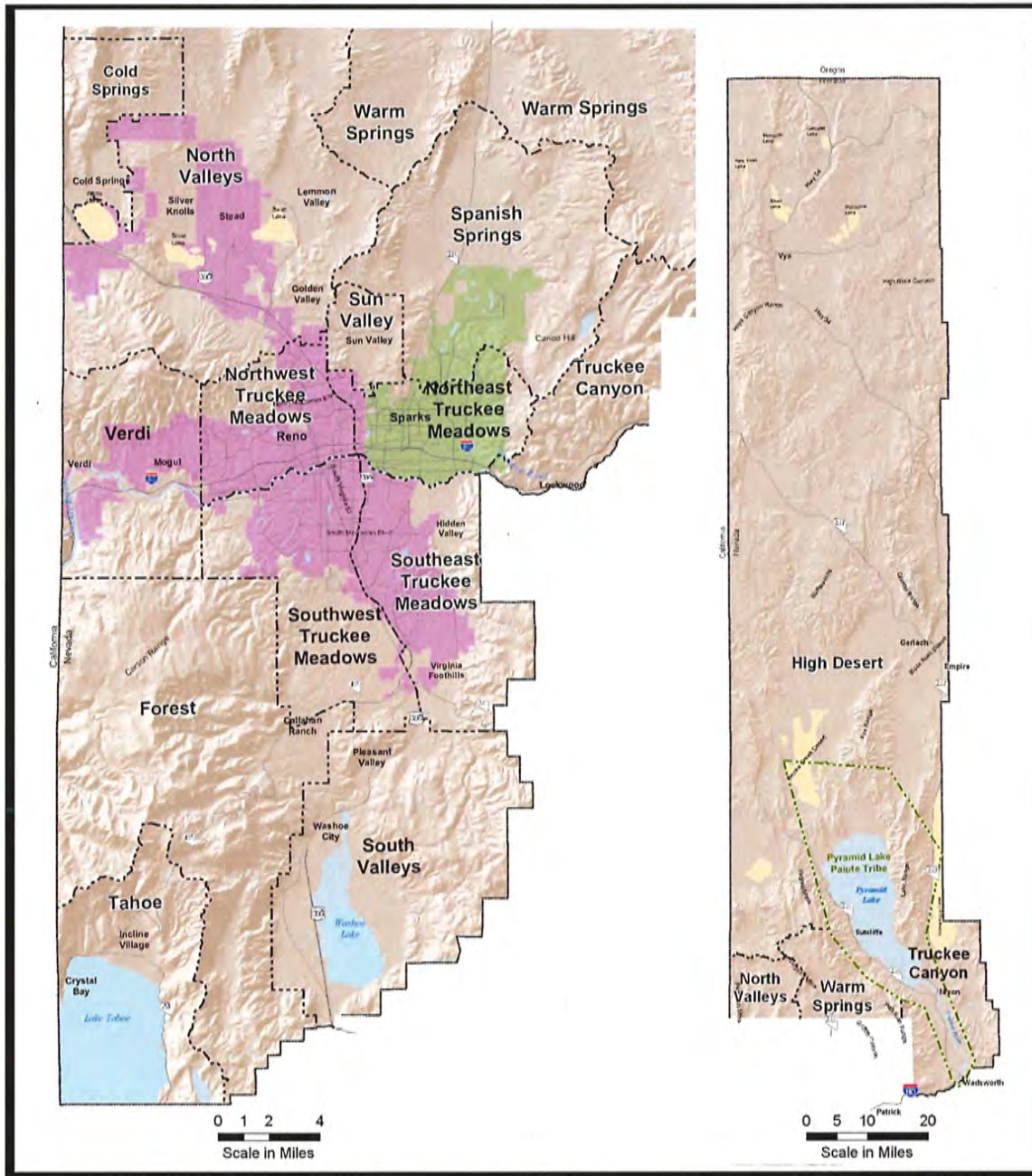
**Department of
Community Development**

**Master Plan
North Valleys Area Plan**

This document is one of a series that, as adopted, constitutes a part of the Master Plan for Washoe County, Nevada. This document is available for \$10.00 from the Washoe County Department of Community Development. If you have a copy of the Washoe County Master Plan notebook, please place this behind the North Valleys Area Plan tab. The Washoe County Master Plan can also be found on our department's website.

This printing of the North Valleys Area Plan reflects amendments adopted as part of Comprehensive Plan Amendment Case Number CP10-002. In accordance with Article 820 of the Washoe County Development Code, the amendment was adopted by Resolution Number 10-11 of the Washoe County Planning Commission on May 20, 2010, by the Washoe County Commission on July 13, 2010, and found in conformance with the Truckee Meadows Regional Plan by the Regional Planning Commission on September 8, 2010. The adopting resolution was signed by the Washoe County Commission Chairman on September 9, 2010.

THIRD PRINTING, SEPTEMBER 2010



<h3>WASHOE COUNTY PLANNING AREAS</h3>		<p>NOTE: THE SCALE AND EXPANSION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A BASIS FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.</p> <p>Scale Bars are shown below each map</p>
<ul style="list-style-type: none"> --- Planning Area boundary --- Washoe County boundary --- Pyramid Lake Paiute Tribe boundary ■ City of Reno ■ City of Sparks 	<ul style="list-style-type: none"> ■ Dry Lakes ■ Water Bodies ■ Hillshade, 10 meter elevations 	
<p>Source: Community Services</p> <p>Date: June 2006</p>		<p>Department of Community Development</p> <hr/> <p>WASHOE COUNTY NEVADA</p> <p>Reno, Nevada 89520 Post Office Box 11130 (775) 328-3600</p>

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Acknowledgments

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Introduction

The North Valleys Area Plan responds to a citizen-based desire to identify, implement and preserve the community character that has evolved throughout the North Valleys over time.

Upon direction from the Washoe County Planning Commission, the Department of Community Development sponsored a series of public workshops to identify the distinguishing characteristics of the North Valleys communities.

The result of this effort is the development of a comprehensive vision for the North Valleys planning area that identifies separate community character areas and establishes the existing and desired future character of each of these areas. The North Valleys Area Plan implements and preserves this community vision and character.

Vision

Through cooperation with the Washoe County Board of County Commissioners and the Washoe County Planning Commission, the North Valleys community will maintain and apply objective standards and criteria that serve to manage growth and development in North Valleys in a manner that:

Respects the scenic, and rural heritage of the area by encouraging architectural and site design standards that are responsive to this heritage;

Respects private property rights;

Provides a range of housing opportunities;

Provides ample open space and recreational opportunities;

Addresses the conservation of natural, scenic and cultural resources;

Ensures that infrastructure is coincident with development and appropriate in scale and character to the community character articulated below; and,

Coordinates resource availability with the construction of infrastructure through the implementation of facilities and resources plans.

Character Statement

The North Valleys planning area is home to a great variety of natural, scenic, cultural and economic resources. The recreational, educational, scientific and lifestyle opportunities afforded by these resources make a significant contribution to the area's character and to its quality of life. This character is supported by land uses that are distributed within several distinct communities. While the land uses found in the North Valleys planning area range from very rural to heavily suburban, the area's communities enjoy many elements of a more rural character, particularly as they relate to the natural environment, subdivision design, and livestock ownership. Much of the North Valleys, in both suburban and rural areas, exhibits a distinctly equestrian character. In part, this is due to the large areas of designated open space under federal ownership, both to the south associated with Peavine Mountain United States Forest Service (USFS), and to the north associated with numerous Bureau of Land Management (BLM) holdings. Ready access to these areas has contributed to a proliferation of outdoor recreational opportunities. In fact, the pressure on these lands to accommodate all of the various uses and users will require an ongoing effort to effectively manage these important areas to prevent degradation of the resource, and negative impacts on residents. Future growth in the area will be managed to minimize negative impacts on the character of these communities, particularly those impacts related to the generation of light, air, and water pollution, open space, wildlife and wildlife habitat and the blending of new development with any existing development. The scenic value of the natural hills and valleys is an important component of the North Valleys' character. Extensive re-shaping of the landscape by grading prior to development is not characteristic of the North Valleys planning area.

Part of the North Valleys is subject to the Reno-Stead Corridor Joint Plan. The Joint Plan describes the land uses pattern, development standards, and amendment procedures for the area it covers. While the Joint Plan is a component of the North Valleys Area Plan, its status as a joint plan provides for a series of regulations and procedures that effectively create a separate master plan and zoning designation for that area.

Identifiable communities in the North Valleys include:

A mix of land uses, including large and small lot residential, some higher density residential opportunities and some small-scale commercial properties characterize the **Lemmon Valley Community**. In some areas of Lemmon Valley, mixed-use projects that include both residential and commercial uses may be appropriate. The Swan Lake wetlands area defines a large area of open space that is valued for its habitat, educational, open space, recreational and other components. Many residents in the Lemmon Valley area have horses, mules, fowl and other animals, and the existence of these animals for recreational, educational and economic purposes is recognized as a significant contributor to the local character. Outdoor recreational opportunities are also an important component of the community, especially as they relate to equestrian trails and multi-use trails. The availability of water has limited growth in this area, but as water resources become available, growth will again begin to impact the local landscape.

The **Golden Valley Community** is characterized by a generally low-density residential suburban land use pattern. Like Lemmon Valley, the existence of livestock and other animals for recreational, economic and educational purposes is recognized as a significant contributor to the local character. Access to equestrian and multi-use trails is an important component of the local character. The Bureau of Land Management lands to the north and east of Golden Valley provide a backdrop to the community, providing vistas and access to public lands utilized by equestrians and hikers. Because of the location of significant commercial development nearby, commercial land uses are not necessary in Golden Valley and are not desired. The use of curb, gutter and sidewalk is also minimal in Golden Valley and this design feature contributes to the rural character of this area, and provides runoff to replenish the Golden Valley aquifer.

As a low density suburban residential community, the **Silver Knolls Community** is similar to the Golden Valley Community in its land use pattern. However, its location tends to provide Silver Knolls residents with a greater sense of isolation from other developed parts of the North Valleys. Silver Knolls is located at the west edge of the Reno-Stead Airport. It is bounded on the north and west by the Granite Hills range. Physically, the area can be characterized as gently sloping terrain at the base of this mountain range. These mountainous areas and the Reno-Stead Airport separate this community from developed areas in Reno-Stead, Cold Springs and Lemmon Valley. Commercial land use designations are not desired. Once again, the existence of livestock and other animals for recreational, educational and economic reasons is recognized as a significant contributor to the local character.

The **Silver Hills Community** is characterized by a medium density residential land use pattern that will (i) provide for a variety of housing options to meet the needs of a broad range of the area's population, and (ii) preserve the area's character and quality of life with design standards such a density matches, open space buffers and maintaining natural open spaces. The existing ridgelines and rolling terrain provide for a "mountain ranch" themed residential development that accentuates the views and natural topography and incorporates site features that promote farm-to-table living in a cooperative environment. A portion of the community was removed from the City of Reno and is still bounded by the City of Reno to its west. Limited commercial land use designations that are community-serving are desired if within a Specific Plan (with a special use permit). The North Valleys area has rapidly become one of the largest employment centers in the region and the Silver Hills community intends to (i) improve the housing/jobs balance to the area, (ii) improve fire and police protection to the area, (iii) provide support to the Silver Knolls Mutual Water Company customers, (iv) design

the sanitary sewer and storm water systems to maintain levels that are at or below pre-development flows into Swan and Silver Lakes; (v) designate a school site for the Washoe County School District, and (vi) create a vibrant, balanced community.

The North Valleys Area Plan is home to two areas of a decidedly more rural character. These areas and the rural communities found there are identified on the Character Management Plan map as the North Valleys Rural Character Management Area. In the southern portion of the area plan, large private parcels and significant holdings of the National Forest Service characterize much of the northeast slope of Peavine Mountain. Likewise, large private parcels and significant holdings of the Bureau of Land Management characterize the northern section of the area plan, generally north of Stead, Lemmon Valley, and Silver Knolls, as well as east of Lemmon Valley. In the northern reaches of the North Valleys planning area, the communities of **Antelope Valley, Red Rock, Rancho Haven, Bedell Flats and Sierra Ranchos** contribute to a distinct character of large and very large lot residential uses. These areas are not suburban land uses with a rural character. Rather, they are more truly rural in land use pattern and in community character. While some smaller lots exist, these areas are predominantly large lot (10 acre and greater) residential communities. A significant amount of home based business, agriculture, and agricultural related business exists in and around these communities. These activities are a key component of the character in these rural areas. These communities exist in and around large blocks of federal land, controlled primarily by the Bureau of Land Management. The key cultural, archaeological, natural, habitat, recreational and other special resources on these federal lands as well as on private lands, are a key component of the areas' character. Residents in these rural areas have expressed a particular interest in innovative approaches to resource conservation and preservation, including production and utilization of alternative energy sources at the individual residence level. The lack of air, water, noise and light pollution, as well as low traffic congestion is commonly cited as key components of the rural areas' character. Equestrian activities for recreational, educational and economic purposes are commonplace, and the large lot size together with the proximity to trails and public lands greatly facilitates the pleasure riding and other outdoor activities that form an important part of this area's character. In addition to horse, many residents also own hobby livestock such as alpaca, llama, donkey, etc. for similar purposes. The value of this area for educational and scientific purposes is highlighted by the existence of the Animal Ark Wildlife Sanctuary. This non-profit institution is an important member of the community, and its contributions, not only to the local area's character but also to the regional quality of life, make a strong statement regarding the broad contribution that rural areas make to the region at large.

Horizon Hills, Black Springs and Anderson Acres Communities are suburban areas within the Reno-Stead Corridor Joint Plan area. The Joint Plan describes the land uses pattern, development standards, and amendment procedures for the area it covers. While the Joint Plan is a component of the North Valleys Area Plan, its status as a joint plan provides for a series of regulations and procedures that effectively create a separate master plan and zoning designation for that area.

The **Cold Springs Community** has traditionally been considered part of the North Valleys planning area. However, due to its location, unique history, and the expansion of Incorporated Reno into the Cold Springs Community, Washoe County has worked with residents to develop a separate Cold Springs Area Plan.

The **Reno-Stead Incorporated Area** within the North Valleys planning area contributes significantly to the overall character of the planning area. The Reno-Stead Airport, significant employment and commercial opportunities in industrial and commercial areas, and a full range of residential densities combine to make the Reno-Stead area a very large component of the landscape and local character.

Vision and Character Management

Land Use

Goal One: The pattern of land use designations in the North Valleys Area Plan will implement the community character described in the Character Statement.

Policies

- NV.1.1 The North Valleys Character Management Plan (NVCMP) map shall identify the North Valleys Rural Character Management Area (NVRCA), the Silver Knolls Suburban Character Management Area (SKSCMA), the Lemmon Valley Suburban Character Management Area (LVSCMA), the Golden Valley Suburban Character Management Area (GVSCMA), and the Reno-Stead Corridor Joint Plan area.
- NV.1.2 The combined policy growth level for the Suburban Character Management Areas is 2000 new residential units of land use capacity. Changes to the established regulatory zones will not add more than 2000 new units of land use capacity through 2025. The Washoe County Department of Community Development will be responsible for tracking increasing land use potential to ensure this growth level is not exceeded.
- NV.1.3 Policy growth levels for the North Valleys Rural Character Management Area are established for each hydrographic basin in the planning area as a function of the sustainable water resource yield in each basin. Changes to the established regulatory zones may add new units of land use capacity only to 85% of each basin's sustainable yield as determined by the Washoe County Department of Water Resources. The Washoe County Department of Community Development will cooperate with the Department of Water Resources to track increasing land use potential to ensure these growth levels are not exceeded.
- NV.1.4 The following Regulatory Zones are permitted within the North Valleys Rural Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
 - b. Low Density Rural (LDR – One unit per 10 acres).
 - c. Public/Semi-public Facilities (PSP).
 - d. Parks and Recreation (PR).
 - e. Open Space (OS).
- NV.1.5 The following Regulatory Zones are permitted within the Silver Knolls Suburban Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
 - b. Low Density Rural (LDR – One unit per 10 acres).
 - c. Medium Density Rural (MDR – One unit per 5 acres).
 - d. High Density Rural (HDR – One unit per 2.5 acres).
 - e. Low Density Suburban (LDS – One unit per acre).
 - f. Public/Semi-public Facilities (PSP).
 - g. Parks and Recreation (PR).
 - h. Open Space (OS).
- NV.1.6 The following Regulatory Zones are permitted within the Golden Valley Suburban Character Management Area:

- a. General Rural (GR – One unit per 40 acres).
- b. Low Density Rural (LDR – One unit per 10 acres).
- c. Medium Density Rural (MDR – One unit per 5 acres).
- d. High Density Rural (HDR – One unit per 2.5 acres).
- e. Public/Semi-public Facilities (PSP).
- f. Low Density Suburban (LDS – One unit per acre).
- g. Parks and Recreation (PR).
- h. Open Space (OS).

NV.1.7

The following Regulatory Zones are permitted within the Lemmon Valley Suburban Character Management Area:

- a. General Rural (GR – One unit per 40 acres).
- b. Low Density Rural (LDR – One unit per 10 acres).
- c. Medium Density Rural (MDR – One unit per 5 acres).
- d. High Density Rural (HDR – One unit per 2.5 acres).
- e. Public/Semi-public Facilities (PSP).
- f. Low Density Suburban (LDS 1 – One unit per acre).
- g. Low Density Suburban-Two (LDS 2 – Two units per acre).
- h. Medium Density Suburban-Three (MDS 3 – Three units per acre).
- i. Medium Density Suburban-Four (MDS 4 – Four units per acre).
- j. High Density Suburban (HDS – Seven units per acre single family detached; Nine units per acre attached or mobile home).
- k. Low Density Urban (LDU – 10 units per acre for single family detached, 14 units per acre for multi-family and 12 units per acre for mobile home parks).
- l. Medium Density Urban (MDU – 21 units per acre).
- m. Parks and Recreation (PR).
- n. Open Space (OS).
- o. Neighborhood Commercial (NC).

NV.1.8

The following Regulatory Zones are permitted within the Silver Hills Suburban Character Management Area:

- a. Public/Semi-public Facilities (PSP)
- b. Low Density Suburban (LDS 1 – One unit per acre)
- c. Low Density Suburban-Two (LDS 2 – Two units per acre)
- d. Medium Density Suburban-Three (MDS 3 – Three units per acre)
- e. Parks and Recreation (PR)
- f. Open Space (OS)
- g. Neighborhood Commercial (NC)
- h. Specific Plan (SP)

Goal Two: Common Development Standards in all designated Character Management Areas. Establish development guidelines that will implement and preserve the community character commonly found within the North Valleys planning area.

Policies

- NV.2.1 The use of curb and gutter will be minimized. Pedestrian facilities should utilize alternative design and materials to avoid traditional sidewalk appearance. Proposals for the construction of curb, gutter, or traditional concrete sidewalks must be justified by demonstrating benefit to the health, safety and welfare of the community. Washoe County may permit the placement of roadside ditches in Public Improvement Easements to facilitate the implementation of this policy. Such ditches will be designed to a "recoverable-ditch" standard as determined by the Washoe County Department of Public Works.
- NV.2.2 When feasible, given utility access constraints, grading in subdivisions established after the date of final adoption of this plan will:
- a. Minimize disruption to natural topography.
 - b. Utilize natural contours and slopes.
 - c. Complement the natural characteristics of the landscape.
 - d. Preserve existing vegetation and ground coverage to minimize erosion.
 - e. Minimize cuts and fills.
- NV.2.3 Site development plans in the North Valleys planning area must submit a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, the State Department of Agriculture, and/or the Washoe-Storey Conservation District. The control plan will be implemented on a voluntary compliance basis.
- NV.2.4 Applicants required to present their items to the Citizen Advisory Board (CAB) must submit a statement to staff regarding how the final proposal responds to the community input received at the CAB meeting.
- NV.2.5 Proposals for residential development projects must include a process for ensuring that potential homeowners in the project are provided adequate notice regarding the existence of livestock and the potential for accompanying noise and odor throughout the North Valleys planning area.
- NV.2.6 Prior to the approval of tentative maps or non-residential development in the North Valleys planning area, the Reno-Tahoe Airport Authority (RTAA) will be contacted to determine if height limitations and an aviation easement are required. If the proposed development is within the boundary of the Federal Aviation Regulations (FAR) Part 77 Imaginary Protection Surfaces of the Reno-Stead Airport (Figure 1), that development will be limited to a height no greater than the protection surfaces or the applicant will be required to receive Federal Aviation Administration (FAA) approval to exceed the height limit as a condition of approval. Furthermore, the property owner of any proposed development within the boundary of the FAR Part 77 protection surfaces for the Reno-Stead Airport will be required to grant the RTAA an aviation easement as a condition of approval.
- NV.2.7 During review of tentative maps and other development proposals, the Planning Commission will review the adequacy of the minimum standards established under Goals 2, 3, 4, 5 and 6; and upon a finding that a standard is inadequate to implement these goals, may impose other similar standards as necessary to

implement the relevant goal. Said similar standards may include but are not limited to, perimeter parcel matching and alternative construction materials.

- NV.2.8 The standards established in policies NV.2.1-NV.2.6 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

Goal Three: North Valleys Rural Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the North Valleys Rural community character as described in the North Valleys Vision and Character Statement.

Policies

- NV.3.1 Washoe County will study the merit of supporting the disposal of federal land in the planning area for development purposes. The criteria used to identify specific areas for disposal must include the protection of key cultural, archaeological, natural (including water), habitat, recreational, and other special resources from adverse impacts.
- NV.3.2 Washoe County recognizes a growing pressure on public lands brought on by an increasing demand for outdoor recreational activities. Washoe County will work with the Bureau of Land Management (BLM) and the United State Forest Service (USFS) to ensure that Management Plans for federal lands in the planning area consider the growing impact of recreational activities on residents of the area. Washoe County supports the concept behind the BLM Mission Statement, "Preserve and Protect for Future Generations."
- NV.3.3 Outdoor lighting must be consistent with best practice "dark-sky" standards.
- NV.3.4 Perimeter fencing must be consistent with an "open fencing" concept. The use of block, concrete, or similar material should be limited to posts, pillars and similar uses and not used for panel or wall sections. In subdivisions established after the date of final adoption of this plan, perimeter fencing on individual parcels is optional. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
- NV.3.5 Whenever feasible, new homes should be located in a manner that facilitates the immediate use of, or future conversion to, renewable energy technologies. This includes home orientation to solar and wind exposure and geothermal resources.
- NV.3.6 All divisions of land must comply with the most current regulations of the Washoe County District Health Department.
- NV.3.7 Washoe County will cooperate with other agencies, institutions, and local residents to ensure that educational and scientific activities based on the area's key resources will be supported and encouraged in a manner that is compatible with the local community and beneficial to the broader region. All development proposals that may negatively impact ongoing scientific and educational activities must demonstrate adequate mitigation measures to ensure that new development is compatible with those activities.

Goal Four: Silver Knolls Suburban Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Silver Knolls community character as described in the North Valleys Vision and Character Statement.

Policies

- NV.4.1 ~~—————~~ A minimum of 50% of the residential parcels in any subdivision established after the date of final adoption of this plan must be at least one acre in size.
- NV.4.2 ~~—————~~ The minimum size of residential parcels in a subdivision established after the date of final adoption of this plan is 0.5 acres.
- NV.4.3 Subdivisions established after the date of final adoption of this plan will vary setbacks and driveway design.
- NV.4.4 Subdivisions established after the date of final adoption of this plan will construct no more than 10% of the total residential units in the same architectural elevation.
- NV.4.5 In subdivisions established after the date of final adoption of this plan, perimeter fencing on individual parcels is optional. Perimeter fencing must be consistent with an "open fencing" concept. The use of block, concrete, or similar material should be limited to posts, pillars and similar uses and not used for panel or wall sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
- NV.4.6 ~~—————~~ In subdivisions established after the date of final adoption of this plan, residential garages will, at a minimum, be sized for two vehicles.
- NV.4.7 In subdivisions established after the date of final adoption of this plan the use of streetlights will be minimized. Any lighting proposed must show how it is consistent with current best practice "dark-sky" standards.
- NV.4.8 At least 50% of all dwellings in subdivisions established after the date of final adoption of this plan must be single story. All dwellings adjacent to existing residential development must match the adjacent building type (single-story/multi-story). Development is considered adjacent if it is not separated by a road or minimum 30 foot landscaped buffer area.
- NV.4.9 In subdivisions established after the date of final adoption of this plan, landscape designs will emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. Homebuilders must offer at least two separate xeriscape options.
- NV.4.10 The standards established in policies NV.4.1-NV.4.9 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

Goal Five: Golden Valley Suburban Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Golden Valley community character as described in the North Valleys Vision and Character Statement.

Policies

- NV.5.1 The provisions of Washoe County Development Code 408, Common Open Space Development, are not available for implementation in the Golden Valley Suburban Character Management Area.
- NV.5.2 Subdivisions established after the date of final adoption of this plan will vary setbacks and driveway design.
- NV.5.3 Subdivisions established after the date of final adoption of this plan will construct no more than 10% of the total residential units in the same architectural elevation.

- NV.5.4 In subdivisions established after the date of final adoption of this plan, perimeter fencing on individual parcels is optional. Perimeter fencing must be consistent with an "open fencing" concept. The use of block, concrete, or similar material should be limited to posts, pillars and not used for panel or wall sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
- NV.5.5 In subdivisions established after the date of final adoption of this plan, residential garages will, at a minimum, be sized for two vehicles.
- NV.5.6 In subdivisions established after the date of final adoption of this plan, the use of streetlights will be minimized. Any lighting proposed must show how it is consistent with current best practice "dark-sky" standards.
- NV.5.7 At least 50% of all dwellings in subdivisions established after the date of final adoption of this plan must be single story. All dwellings adjacent to existing residential development must match the adjacent building type (single-story/multi-story). Development is considered adjacent if it is not separated by a road or minimum 30 foot landscaped buffer area.
- NV.5.8 In subdivisions established after the date of final adoption of this plan, landscape designs will emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. Homebuilders must offer at least two separate xeriscape options.
- NV.5.9 The standards established in policies NV.5.1-NV.5.8 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

Goal Six: Lemmon Valley Suburban Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Lemmon Valley community character as described in the North Valleys Vision and Character Statement.

Policies

- NV.6.1 Single family subdivisions established after the date of final adoption of this plan in regulatory zones LDS 1; LDS 2; MDS 3 and MDS 4 will:
- a. When adjacent to or across a street from residential development in existence as of the final adoption of this plan, provide a minimum 30-foot wide open-space buffer, containing a minimum 8-foot wide decomposed granite trail, on the perimeter AND maintain a minimum parcel size of 15,000 square feet for any parcel located on the perimeter; OR, provide for perimeter parcel sizes that match the existing residential parcels.
 - b. Limit all dwellings to a single story located on the perimeter when adjacent to or across a street from residential development in existence as of the final adoption of this plan.
 - c. Provide a statement regarding how the proposed design responds to the community input received during the tentative map review process must be made available to staff and the Planning Commission.
 - d. In regulatory zones LDS 1; LDS 2; MDS 3 and MDS 4, new residential parcels shall not front on existing streets.
 - e. Vary setbacks and driveway design.
 - f. Construct no more than 25% of the total residential units in the same architectural elevation.

- g. Limit the use of block, concrete, or similar material to posts, pillars and similar uses. These materials are not to be used for panel or wall sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
 - h. Minimize the use of street lighting. Any lighting proposed must show how it is consistent with current best practice "dark-sky" standards. Exterior lighting fixtures mounted on the homes or units shall be no higher than the line of the first story eave or, where no eave exists, no higher than 15 feet above finished grade. Lights shall be shielded to prevent light spillage onto adjacent properties or streets.
 - i. Establish landscape designs that emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. Homebuilders must offer at least two separate xeriscape options.
- NV.6.2 In HDS, LDU, MDU, NC, PSP regulatory zones, single-family, multi-family, commercial, and other non-residential development projects will meet the following minimum standards:
 - a. Establish landscape designs that emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped yard.
 - b. Any lighting proposed must show how it is consistent with current best practice "dark-sky" standards.
 - c. The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation should be determined through a process of community consultation and cooperation. Applicants should be prepared to demonstrate how the project conforms to this policy.
- NV.6.3 Mixed-use development and redevelopment in certain portions of the Lemmon Valley Suburban Character Management Area are encouraged. In order to facilitate a more efficient and community-oriented land use pattern, to attempt to influence average daily trips on local roadways, to promote a better job-housing balance, and to provide for necessary community services, the following bonuses and design standards may be applied:
 - In HDS regulatory zones, in conjunction with a primary use allowed under that designation, uses allowed under the NC regulatory zone can be established.
 - In NC regulatory zones, in conjunction with a primary use allowed under that designation, uses allowed under the HDS regulatory zone can be established.
 - The Director of Community Development must certify that single family detached residential, including mobile homes, will not be in conflict with the above stated intent of any proposed mixed-use development.
 - Mixed-use developments must be proposed as a unified project.
 - Mixed-use developments must integrate pedestrian features, landscaping and buffering so as to create a unified design.
- NV.6.4 The standards established in policies NV.6.1-NV.6.3 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

Goal Seven: Silver Hills Suburban Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Silver Hills community character as described in the North Valleys Vision and Character Statement.

Policies

NV.7.1 A minimum of 50% of the residential parcels located within Silver Hills East must be at least one acre in size.

NV.7.2 The minimum size of residential parcels located within Silver Hills East is one-half acre. The minimum size of residential parcels located within Silver Hills West is one-third acre. These minimums may be modified pursuant to Washoe County Development Code, Article 408, Common Open Space Development.

NV.7.3 Subdivisions established within the Silver Hills Character Management Area shall include a 50 foot open space buffer plus a 200 foot density match between the subdivision and any adjacent residential dwellings existing on the date of final adoption of the Silver Hills Character Management Area.

NV.7.4 Subdivisions established within the Silver Hills Character Management Area will vary setbacks and driveway design.

NV.7.5 Subdivisions established within the Silver Hills Character Management Area will construct no more than 10% of the total residential units located within the entire Silver Hills Character Management Area in the same architectural elevation.

NV.7.6 In subdivisions established within the Silver Hills Character Management Area, perimeter fencing on individual parcels adjacent to common open space is optional. Perimeter fencing adjacent to common open space must be consistent with an "open fencing" concept and the use of block, concrete, or similar materials should be limited to posts, pillars and similar uses and not panel or wall sections. Plans for the maintenance of perimeter fences adjacent to common open space will be submitted with tentative map applications.

NV.7.7 In subdivisions established within Silver Hills East, residential garages will, at a minimum, be sized for two vehicles.

NV.7.8 In subdivisions established within the Silver Hills Character Management Area, the use of streetlights will be minimized. Any lighting proposed must show how it is consistent with current best practice "dark-sky" standards.

NV.7.9 All dwellings located within the Silver Hills Character Management Area that are adjacent to existing residential dwellings (existing on the date of final adoption of the Silver Hills Character Management Area) must be single story. Existing residential dwellings are considered adjacent if separated by the minimum 50 foot open space buffer area. Existing residential dwellings are not considered adjacent if separated by a road.

NV.7.10 In subdivisions established within the Silver Hills Character Management Area, landscape designs will emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. Homebuilders must offer at least two separate xeriscape options.

NV.7.11 The standards established in policies NV.7.1-NV.7.10 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe mentation measures as conditions of tentative map approval.

Transportation

Goal Seven Eight : 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.78.1 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.
- NV.78.2 The Washoe County Regional Transportation Commission (RTC) sets levels of service on regional roads. Washoe County will advocate for the RTC to establish policy levels of service "C" for all regional roads in the North Valleys planning area.
- NV.78.3 Washoe County will work with the RTC and neighboring jurisdictions to ensure that the mitigation of potential development impacts in neighboring jurisdictions is consistent with the intent of Policies NV.7.1 and NV.7.2.
- NV.78.4 The necessary right-of-way and intersection requirements identified in the Regional Transportation Plan will be protected through dedication, setback or other method deemed adequate and appropriate by the Regional Transportation Commission and Washoe County.
- NV.78.5 Washoe County will ensure that the details of all new road construction that implement the adopted Regional Transportation Plan will be subject to a comprehensive public review and comment process.
- NV.78.6 Washoe County will work with the Regional Transportation Commission to ensure that the design of all road improvements identified in the RTC Regional Transportation Plan provide for the safe intersection of any trail or proposed trail identified on the Recreational Opportunities Plan map.
- NV.78.7 Washoe County will be an advocate for the establishment of efficient transit services to and within the North Valleys planning area.
- NV.78.8 Future development plans in any Commercial District or Residential District of MDS intensity or greater must consider, and be consistent with, future or existing multi-modal opportunities, including transit services in the North Valleys planning area. Applications for site plans and tentative maps in these areas will specify the proposed response to this issue.
- NV.78.9 Washoe County will work with the Regional Transportation Commission (RTC) to develop and implement a bikeways plan for the North Valleys planning area that is integrated with the local and regional trails system and provides access to recreational opportunities, and public spaces such as schools and commercial areas (See Recreational Opportunities Plan map).

Scenic/Recreational/Cultural Resources

Goal Eight Nine: Maintain open vistas and minimize the visual impact of hillside development.

Policies

- NV.89.1 With the exception of temporary infrastructure for construction projects, Washoe County will require the underground placement of utility distribution infrastructure within the North Valleys Management Area. Utility transmission facilities will be subject to a special use permit. In considering whether to grant a special use permit, or in consideration of any conditions, including underground placement, which may be placed upon an approval, the Planning Commission will utilize the best available information, including but not limited to the most recent Regional Utility Corridor Report, and any Environmental Impact Statement or other study undertaken regarding the proposal.
- NV.89.2 The Washoe County Departments of Community Development and Public Works will establish and oversee compliance with design standards for grading that minimize the visual impact of all residential and non-residential hillside development.
- NV.89.3 The grading design standards referred to in Policy NV.8.2 will, at a minimum, ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.

Goal Nine Ten: Public and private development will respect the value of cultural and historic resources in the community.

Policies

- NV.9 10.1 Prior to the approval of master plan amendments, tentative maps, or public-initiated capital improvements in the North Valleys planning area, the Nevada Department of Conservation and Natural Resources will be contacted and, if the department requests, an appropriate archaeological investigation will be conducted.
- NV.9 10.2 Washoe County will cooperate and participate with state and federal agencies and the Reno-Sparks Indian Colony in the planning and conservation activities of those agencies related to cultural and historic resources.
- NV.9 10.3 Washoe County will pursue funding opportunities for the identification and conservation of cultural and historic resources.
- NV.9 10.4 Educational and interpretive displays will be provided at all parks and trailheads to provide the public with pertinent information regarding cultural and historic resources located in or near those facilities.

Goal Ten Eleven: The North Valleys planning area will contain an extensive system of trails that integrates other recreational facilities, the Regional Trail System, public lands and schools, and transit facilities; and contributes to the preservation and implementation of the community character.

Policies

- NV.40 11.1 Updates to the Parks District Master Plan for the North Valleys planning area will look to this goal and the following policies for direction. The Parks District Master Plan will seek to preserve and implement the community character.
- NV.40 11.2 New trails will be designed to accommodate equestrian, pedestrian and off-road bicycle traffic, unless technical or severe environmental or economic hardships warrant consideration of a more limited use.
- NV.40 11.3 Trails that provide links to the facilities listed in Goal 10 should receive priority for funding, planning, and construction.

- NV.-40 11.4 Parking will be provided at all trailheads unless technical or safety issues prevent the construction of parking facilities or it is determined that the parking facility cannot be adequately screened or buffered from adjacent residential properties. Points of access other than trailheads may be depicted on the Recreational Opportunities Plan map but do not require parking facilities.
- NV.-40 11.5 As new residential and commercial properties develop in the North Valleys planning area, the Washoe County Department of Parks and Recreation will review development proposals for potential trail connections.
- NV.-40 11.6 Access to existing trails will be protected and improved whenever possible. During the process of development review, the Washoe County Departments of Community Development and Parks and Recreation will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes within the North Valleys planning area or connect existing trails or otherwise implement Goal 10.
- NV.-40 11.7 Development proposals and population trends will be evaluated on their impact to an established community standard of seven acres of Community Park per 1,000 residents. When warranted, the Washoe County Department of Parks and Recreation will request the dedication of an appropriate amount of community park acreage as property develops within the planning area.
- NV.-40 11.8 Development projects located adjacent to or in the area described within the National Forest Services' "Peavine Mountain Roads and Recreation Strategy," must contribute to and not conflict with the implementation of that strategy.

Natural Resources

Air Resources

Goal Eleven Twelve: The North Valleys planning area will maintain or exceed federal, state and local carbon monoxide, ambient particulates (pm10) and ozone air quality standards, and the vistas of the surrounding ridges and more distant mountain ranges will not be obstructed by man-made pollutants.

Policies

- NV.-44 12.1 Washoe County will ensure that the Regional Transportation Commission gives significant consideration to issues of air quality in the creation of any regional transportation plan that may have the ability to positively or negatively impact air quality in the North Valleys planning area.
- NV.-44 12.2 Development in the North Valleys area will comply with all local, state and federal standards regarding air quality.
- NV.-44 12.3 The granting of special use permits in the North Valleys must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.
- NV.-44 12.4 Washoe County Staff will remain cognizant of the interest of local Native American groups in air quality issues. Staff will seek input from the Reno-Sparks Indian Colony when a proposed project, through its proximity or other connection to Native lands, has the potential to impact the interests of the agencies in this regard.

Land Resources

Goal ~~Twelve~~ Thirteen: The built environment will minimize the destructive potential of any identified geological hazard.

Policies

- NV.12 13.1 Development proposals, with the exception of single family homes and uses accessory to single family homes, within the North Valleys planning area will include detailed soils and geo-technical studies sufficient to:
- Ensure structural integrity of roads and buildings.
 - Provide adequate setbacks from potentially active faults or other hazards.
 - Minimize erosion potential.
- NV.12 13.2 Development proposals on areas with identified geological hazards will follow the recommendations of any geo-technical study conducted pursuant to Policy NV.12.1.

Goal ~~Thirteen~~ Fourteen: Public and private development will respect the value of wildlife and wildlife habitat to the community.

Policies

- NV.13 14.1 Prior to the approval of master plan amendments, tentative maps, special use permits, or public initiated capital improvements in the North Valleys planning area, the Nevada Department of Wildlife will be contacted and given an opportunity to provide conservation, preservation, or other wildlife and habitat management input to the project.
- NV.13 14.2 Washoe County Staff will remain cognizant of the interest of local Native American groups in wildlife and habitat issues. Staff will seek input from the Reno-Sparks Indian Colony when a proposed project, through its proximity or other connection to Native lands, has the potential to impact the interests of the agencies in this regard.

Goal ~~Fourteen~~ Fifteen: Mining in the North Valleys planning area will be compatible with existing residential, agricultural, ranching, and educational uses.

Policies

- NV.14 15.1 Mining activities in the North Valleys must be adequately screened and/or buffered from residential and educational land uses and from roadways designated arterials or highways on the North Valleys Streets and Highways System Plan map.
- NV.14 15.2 Proposals for mining activities will be subject to a Public Health Impact Review, to be conducted jointly by Community Development staff and Washoe County District Health Department Staff. The specific content and methodology of the Public Health Impact Review will be determined by the Washoe County District Health Department with the cooperation of the Washoe County Community Development Department, on a case-by-case basis.

Water Resources – Flooding

Goal ~~Fifteen~~ Sixteen: Personal and economic losses associated with flooding will be minimized. Development in the North Valleys planning area will mitigate any increase in volume of runoff to ensure that the flood hazard to existing developed properties is not exacerbated.

Policies

- NV.45 16.1 Development within the North Valleys will conform to Regional Water Plan Policy 3.1.c, "Flood Plain Storage Outside the Truckee River Watershed," as well as locally specific flood control requirements as adopted by Washoe County.

Water Resources – Supply

Goal ~~Sixteen~~ Seventeen: Water resources will be supplied to land uses in the North Valleys planning area according to the best principles/practices of sustainable resource development.

Policies

- NV.46 17.1 New development shall comply with Regional Water Plan Policy 2.1.a: "Effluent Reuse – Efficient Use of Water Resources and Water Rights."
- NV.-46 17.2 Development proposals must be consistent with Regional Water Plan Policies 1.3.d, "Water Resources and Land Use," and 1.3.e, "Water Resource Commitments."
- NV.-46 17.3 The Washoe County Department of Water Resources will protest the transfer of water resources between hydrographic basins whenever the department determines that the transfer will result in a significant negative impact to the sustainable use of the resource.
- NV.-46 17.4 The creation of parcels and lots in the portion of the North Valleys planning area that is within the Washoe County Department of Water Resources Service Territory shall require the dedication of water rights to Washoe County in quantities that are consistent with the water use standards set by the State Engineer and/or Washoe County.
- NV.-46 17.5 In the portion of the North Valleys planning area that is within the Washoe County Department of Water Resources Service Territory, dedication of water rights to Washoe County at the time of building permit approval or final map recordation is required.
- NV.-46 17.6 In cooperation with the Washoe County Department of Water Resources, the Department of Community Development will provide an annual report on the implementation of all water related policies in this plan.
- NV.-46 17.7 Unless approved by the Washoe County Board of Commissioners, water imported to the North Valleys planning area will not be diverted to supply land uses outside the North Valleys and Cold Springs planning areas.

Water Resources – Quality

Goal ~~Seventeen~~ Eighteen: The quality of water from the North Valleys Hydrographic Basins will be protected from degradation resulting from human activities.

Policies

- NV.47 18.1 The Washoe County Department of Water Resources will continue to maintain and implement a Wellhead Protection Plan for Washoe County's municipal well facilities in the North Valleys Hydrographic Basins, and encourage other purveyors to develop and implement plans for the protection of groundwater resources.
- NV.-47 18.2 The reuse, recharge or storage of reclaimed water within the North Valleys will comply with all state and local provisions for the protection of groundwater quality.

Goal ~~Eighteen~~ Nineteen: Maintain and enhance the value of wetlands and their associated habitats for their groundwater recharge, aesthetic, environmental, educational, recreational, effluent reuse, storm water runoff and flood control purposes. Washoe County will act to ensure the best possible balance between these wetland area uses.

Policies

- NV.~~48~~ 19.1 All development will meet or exceed the standards for wetland development and impact established by state and federal agencies responsible for wetlands management.
- NV.~~48~~ 19.2 Washoe County will work with other local jurisdictions and natural resource agencies to study the merit of using reclaimed water to establish and maintain wetland areas. Potential locations will include but not be limited to the playas found in the planning area.
- NV.~~48~~ 19.3 Washoe County supports the Swan Lake Nature Study Area Master Plan, as amended and updated to date. Any development that may impact the area described in this plan must be consistent with the goals, objectives, and strategies identified in that plan.
- NV.~~48~~ 19.4 Washoe County will participate in and support efforts to establish a public Watchable Wildlife Area at, and adjacent to, the Silver Lake playa site, or to otherwise ensure the future of the site is consistent with Goal 18.
- NV.~~48~~ 19.5 Land use proposals that include wetlands areas must demonstrate how they are consistent with Goal 18.
- NV.~~48~~ 19.6 Development proposals that impact any area designated "potential wetlands" on the North Valleys Development Suitability map must conduct a wetlands delineation study and obtain Army Corps of Engineers certification of any delineated wetlands.

Water Resources – Service/Wastewater

Goal ~~Nineteen~~ Twenty: Water resources and wastewater treatment and disposal will be provided to residential and non-residential uses in a manner that implements and preserves the community character as described in the North Valleys Vision and Character Statement.

Policies

- NV.~~49~~ 20.1 Tentative subdivision maps will not be approved for any development until the water resource and infrastructure needs of that development have been evaluated by the Department of Water Resources and found consistent all applicable water and wastewater resources and facilities plan.

Plan Maintenance

Goal Twenty One : Amendments to the North Valleys Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the North Valleys Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

Policies

- NV.20 21.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the North Valleys Area Plan, the following findings must be made:
- a. The amendment will further implement and preserve the Vision and Character Statement.
 - b. The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
 - c. The amendment will not conflict with the public's health, safety or welfare.
- NV.-20 21.2 For any amendment that proposes to:
- Revise the Vision and Character statements
- Revise Goal One or its associated policies
- The Washoe County Planning Commission must find that the Department of Community Development has conducted a series of community visioning workshops with the North Valleys Citizen Advisory Board (CAB) and the results of that process, including any CAB and staff recommendations, have been included and discussed in the staff analysis of the proposed amendment. Proposals to alter the boundaries of an identified character management area must be accompanied by a proposed land use change, and the land use proposal meets all of the applicable policies of the North Valleys Area Plan.
- NV.-20 21.3 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:
- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
 - b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
 - c. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.
 - d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys Area Plan, as established under Goal One.
 - e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the North Valleys planning area, the necessary improvements required to maintain the

established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.

- f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.
- g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2.
- h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.
- i. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

NV.-20 21.4 For proposals to establish or intensify commercial land uses, a market analysis has been conducted that clearly articulates the anticipated trade area, provides convincing evidence of a need to increase the inventory of commercial land use opportunities, and otherwise demonstrates the scale of the intended use to be community serving in nature.

NV.-20 21.5 The Department of Community Development will provide the Planning Commission with a status report on the implementation of this plan no later than 18 months from the date of adoption.

Appendix A - Maps Contents

	Page
Character Management Plan	A-3
Development Suitability	A-5
Master Plan	A-7
Public Services and Facilities Plan	A-9
Recreational Opportunities Plan	A-11
Streets and Highways System Plan	A-13

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Insert Character Management Plan map.

Washoe County Master Plan

NORTH VALLEYS AREA PLAN

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Washoe County Master Plan

NORTH VALLEYS AREA PLAN

Insert Development Suitability map.

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Washoe County Master Plan

NORTH VALLEYS AREA PLAN

Insert Master Plan map.

Washoe County Master Plan

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Insert Public Services and Facilities Plan map.

Washoe County Master Plan

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Insert Recreational Opportunities Plan map.

Washoe County Master Plan

NORTH VALLEYS AREA PLAN

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Insert Streets and Highways System Plan map.

Washoe County Master Plan

NORTH VALLEYS AREA PLAN

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Washoe County Master Plan

NORTH VALLEYS AREA PLAN

APPENDIX B - Silver Hills Specific Plan Development Standards



WASHOE COUNTY COMMISSION

1001 E. 9th Street
Reno, Nevada 89512
(775) 328-2000

**RESOLUTION
ADOPTING AN AMENDMENT TO THE NORTH VALLEYS
REGULATORY ZONE MAP (WRZA17-0005, SILVER HILLS)**

WHEREAS, the Washoe County Planning Commission denied Regulatory Zone Amendment Case Number WRZA17-0005 (Silver Hills) during a duly-noticed public hearing on August 6, 2019; and,

WHEREAS, the applicant, Lifestyle Homes TND, LLC, filed an appeal of that denial on August 19, 2019; and,

WHEREAS, Regulatory Zone Amendment Case Number WRZA17-0005 (Silver Hills) is described as follows:

Regulatory Zone Amendment Case Number WRZA17-0005 (Silver Hills), which seeks to amend the regulatory zone on four parcels of land totaling ± 780.32 acres, from Low Density Suburban (LDS) to Specific Plan (SP), with the intent of approving a specific plan allowing the development of 1,872 dwelling units. The overall residential density requested is approximately 2.5 dwellings to the acre. The development pattern proposed is similar to a common-open-space subdivision with lots as small as 3,700 square feet on the west side of Red Rock Road and lots as small as $\frac{1}{2}$ acre on the east side of Red Rock Road. The specific plan also provides for a total of 45,000 square feet of floor area for commercial uses and 15 acres for Personal Storage and 15 acres for Storage of Operable Vehicles uses types.

The applicant is Lifestyle Homes TND, LLC. The subject site is located on both the east and west sides of Red Rock Road, north of its intersection with Silver Knolls Boulevard. The Assessor's Parcel Numbers are 087-309-10, 087-390-13, 086-232-31 and 086-203-05. The parcel sizes are ± 308.6 , ± 243.02 , ± 190.03 and ± 38.67 acres, which total ± 780.32 acres. The master plan category of all parcels is Suburban Residential (SR), the current regulatory zone for all parcels is Low Density Suburban (LDS) which allows one (1) dwelling per acre. The proposed regulatory zone is Specific Plan (SP) with the intent of allowing ± 2.5 dwellings per acre, overall density. The subject site is located within the North Valleys Area Plan and within the North Valleys Citizen Advisory Board area. Amendment of the Master Plan and Regulatory zone are Authorized in Washoe County Development Code Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone; and,

WHEREAS, upon holding a public hearing on October 22, 2019, this Board voted to adopt the proposed amendment, having made all of the following findings in accordance with Washoe County Code Section 110.821.15 and all eight findings required by WCC Section 110.442.55.10:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of the military installation.
8. WCC 110.442.55.10(a) Consistency with Specific Plan Standards. In what respects the plan is or is not consistent with the statements of objectives of a Specific Plan set forth in this Article;
9. WCC 110.442.55.10(b) Departures from regulatory zone requirements are in public interest. The extent to which the plan departs from regulatory zone and subdivision regulations otherwise applicable to the property, including, but not limited to density, bulk and use, and the reasons why these departures are or are not deemed to be in the public interest;
10. WCC 110.442.55.10(c) Residential/nonresidential ratio. The ratio of residential to nonresidential use in the planned development;

11. WCC110.442.55.10(d) Adequacy of common open space. The purpose, location and amount of the common open space in the development and the adequacy or inadequacy of the amount and purpose of common open space as related to the proposed density and type of residential development.
12. WCC110.422.55.10(e) Maintenance of Common Open Space. The reliability of the proposals for the maintenance and conservation of the open space;
13. WCC110.422.55.10(f) Adequacy of public services, traffic and amenities. The physical design of the plan and the manner in which design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment.
14. WCC110.422.55.10(g) Relationship to neighborhood. The relationship, beneficial or adverse, of the proposed Specific Plan to the neighborhood in which it is proposed to be established.
15. WCC110.422.55.10(h) Schedule sufficiency. If the development is to be built over a period of years, the sufficiency of the terms and conditions in the plan intended to protect the interests of the public, residents and owners of the development in the integrity of the plan. And;

WHEREAS, This action will become effective after the adoption of Master Plan Amendment Case No. WMPA17-0010 by the Washoe County Commission and a subsequent favorable conformance review of that Master Plan Amendment by the Truckee Meadows Regional Planning authorities;

NOW THEREFORE BE IT RESOLVED,

That the Washoe County Board of County Commissioners does hereby ADOPT the amendment to the North Valleys Regulatory Zone Map (Case No. WRZA17-0005), as set forth in Exhibit H-1 attached hereto, to become effective if and when the County has received a final determination that Master Plan Amendment Case No. WMPA17-0005 conforms to the Truckee Meadows Regional Plan.

ADOPTED this 22th day of October 2019, to be effective only as stated above.

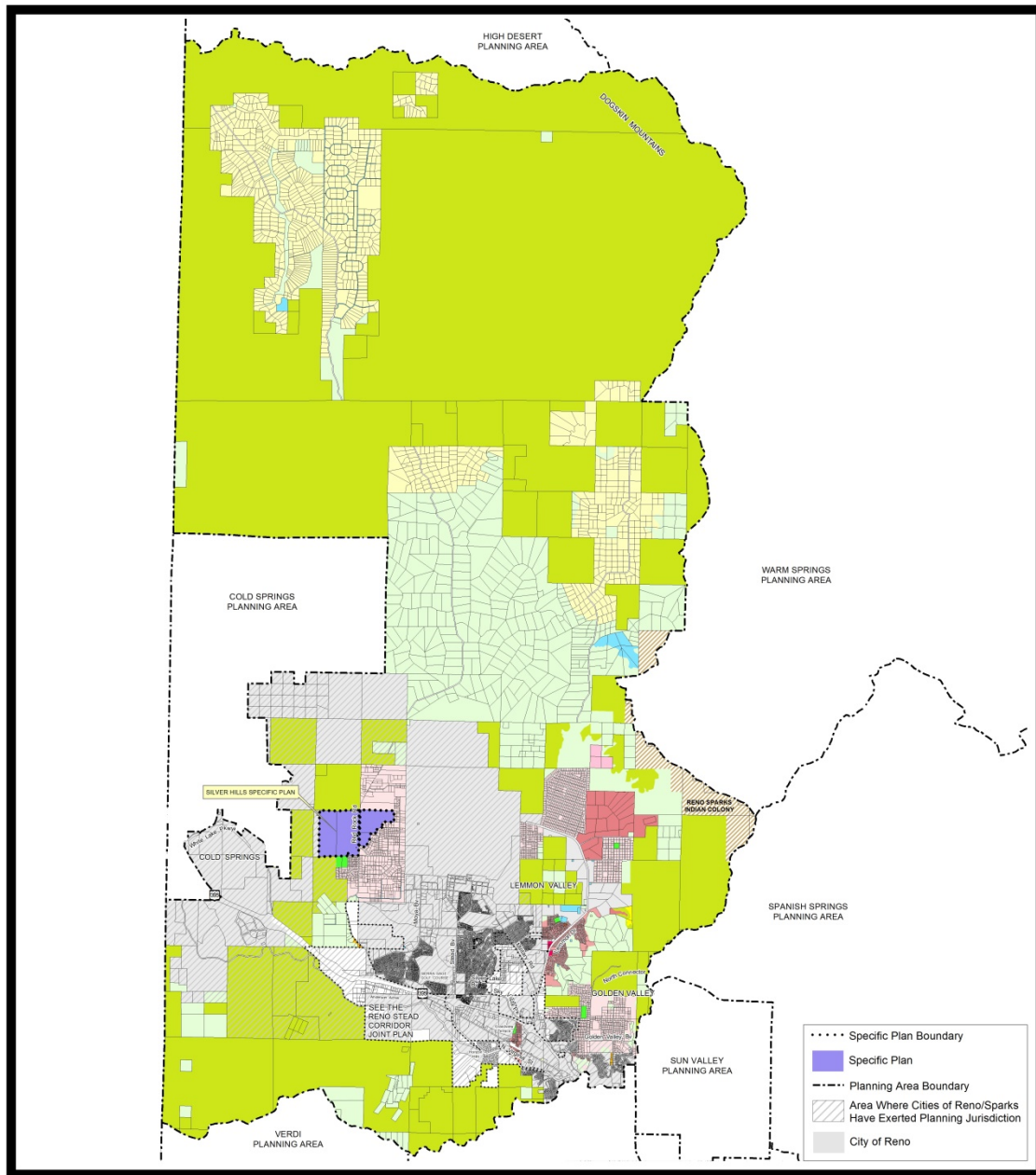
WASHOE COUNTY COMMISSION

Vaughn Hartung, Chair

ATTEST:

Nancy Parent, County Clerk

Exhibit H-1



NORTH VALLEYS REGULATORY ZONE MAP

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Planning and Building Division

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PC Date: July 2, 2019
BCC Date:

Post Office Box 11130
Reno, Nevada 89520

(775) 328-3600

CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

DATE: _____ DIRECTOR: _____

**Community Services
Department**

**WASHOE COUNTY
NEVADA**