

# Silver Hills

Master Plan and Regulatory Zone Amendments

Lifestyle Homes

Presenters: Garrett Gordon and Mike Railey

# Community Outreach

- Community Meetings
  - 10-12 meetings with private citizens
  - 2 Silver Lake Homeowners Association Meetings
  - 1 Community Open House (Cold Springs Family Center)
  - 4 North Valleys Citizen Advisory Board Meetings
  - 3 Visioning Workshops
- Compromises
  - Reduce density from 2,340 units to 1,872 units (including 1 du/acre on Silver Hills East)
  - Create new Silver Hills SCMA (not amend Silver Knolls SCMA)
  - Retain most of the Silver Knolls goals and polices
  - Stringent Silver Hills Character Statement

# Legal Findings

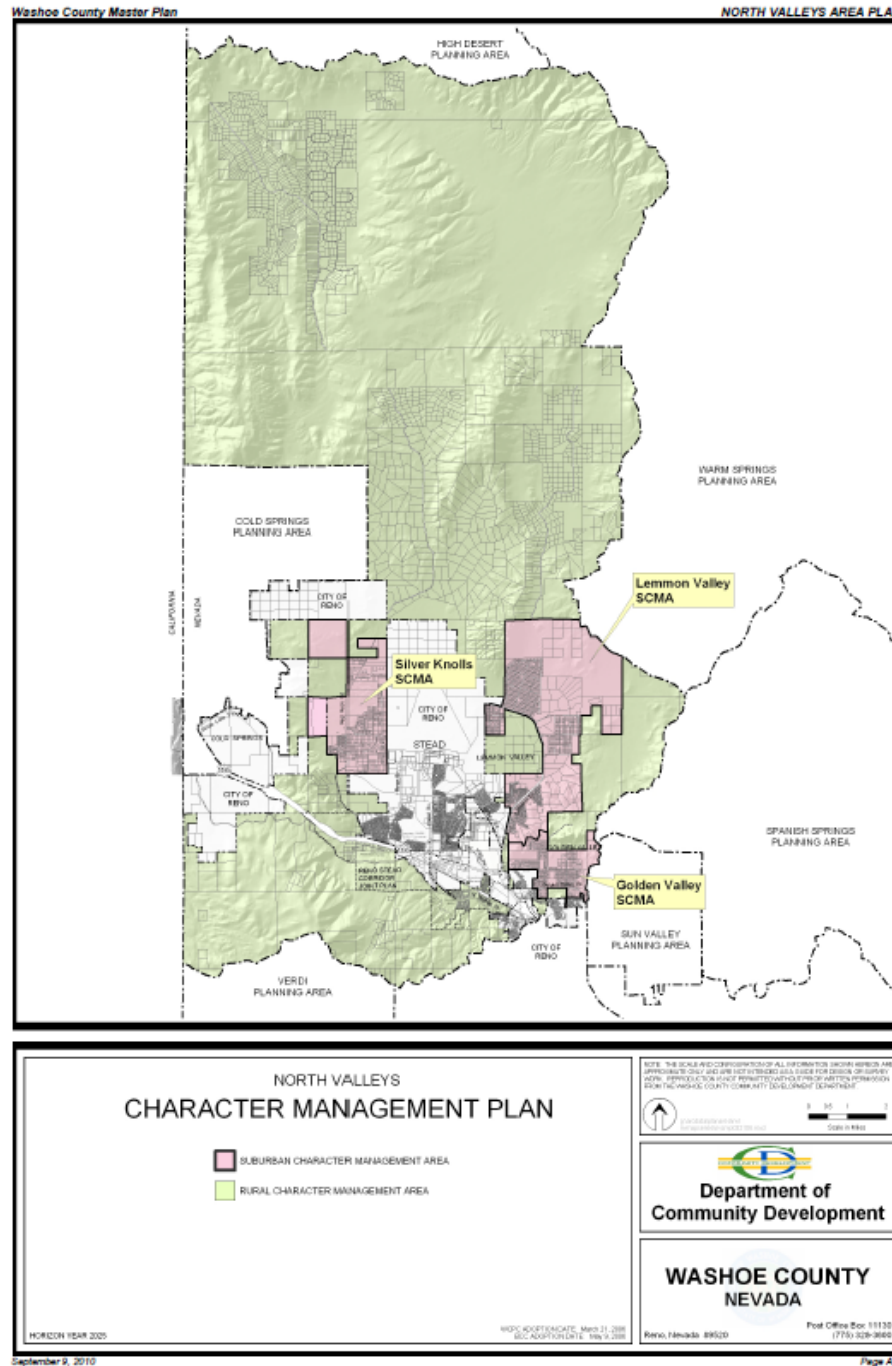
- Washoe County Development Code (3 of the 6 findings)
  - Substantial Compliance with Master Plan
  - Compatible Land Uses
  - Response to Changes Conditions
  - Availability of Facilities (there are or “are planned”)
  - Desired Pattern of Growth
  - Effect on Military Installation
- North Valleys Area Plan (9 findings)
  - Implement and Preserve Character Statement (new); Conforms to Area Plan (new); Public health, safety and welfare; Feasibility studies; Traffic analysis; Commercial is community serving; Not exceed population growth; Levels of service; Long range facilities plan; School capacity

## “Compliance with Master Plan/Desired Pattern of Growth”

-The combined growth level for the SCMA is 2,000 new residential units of land use capacity

-Per staff report, approval of Silver Hills would result in total of 1,092 new units and remaining capacity of 831 new residential units

-Per staff, request is consistent with MPA

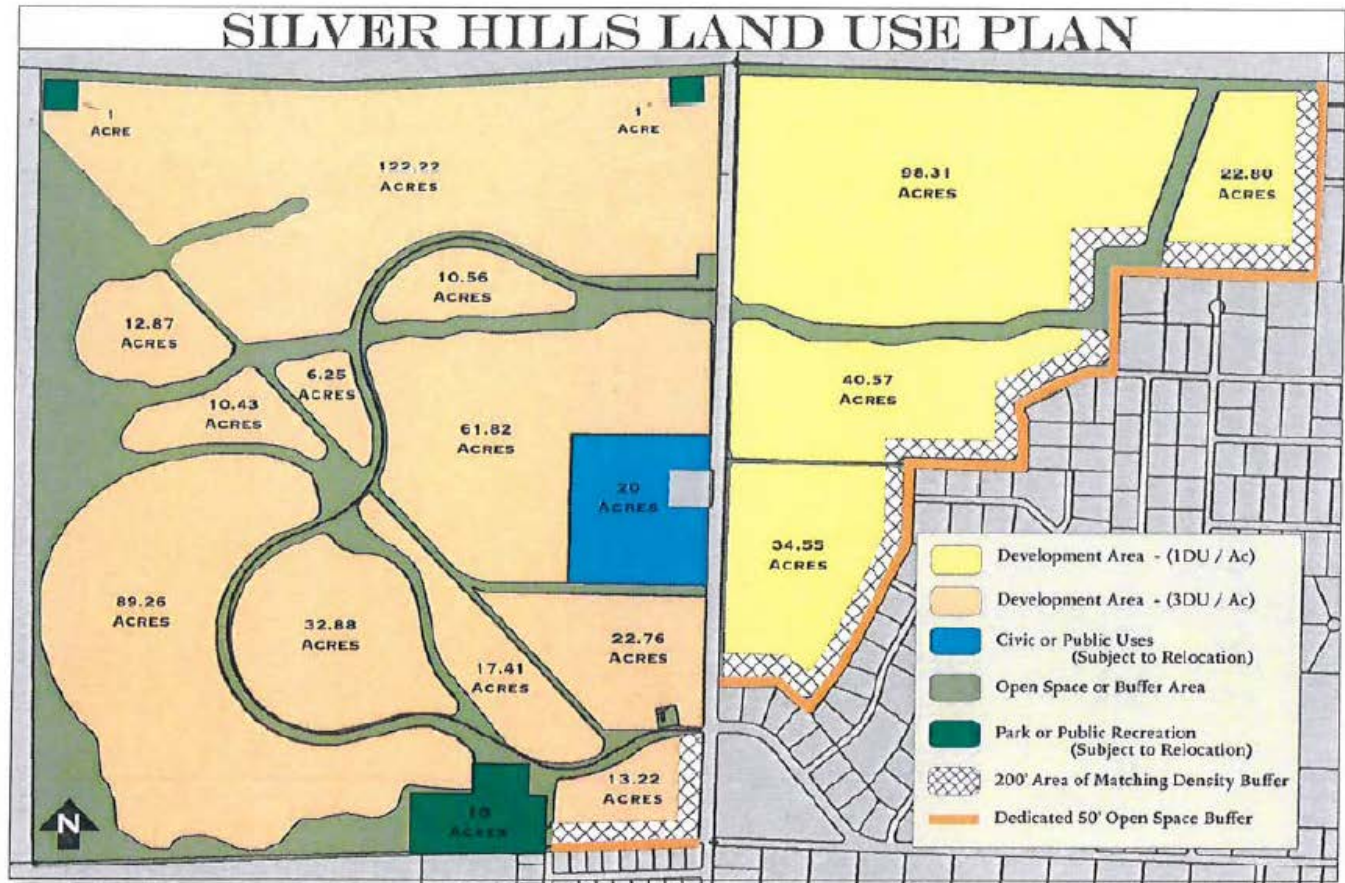


## “Compliance with Master Plan/Desired Pattern of Growth”

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

-Per staff report, request is for a maximum of 3 du/acre units (total 2.4 units per acre)

-Per staff, our request is consistent with this policy



Note: Open Space land use may be subject to relocation. Refer to attached Design Standards Handbook.

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

# “Compatible Land Uses”

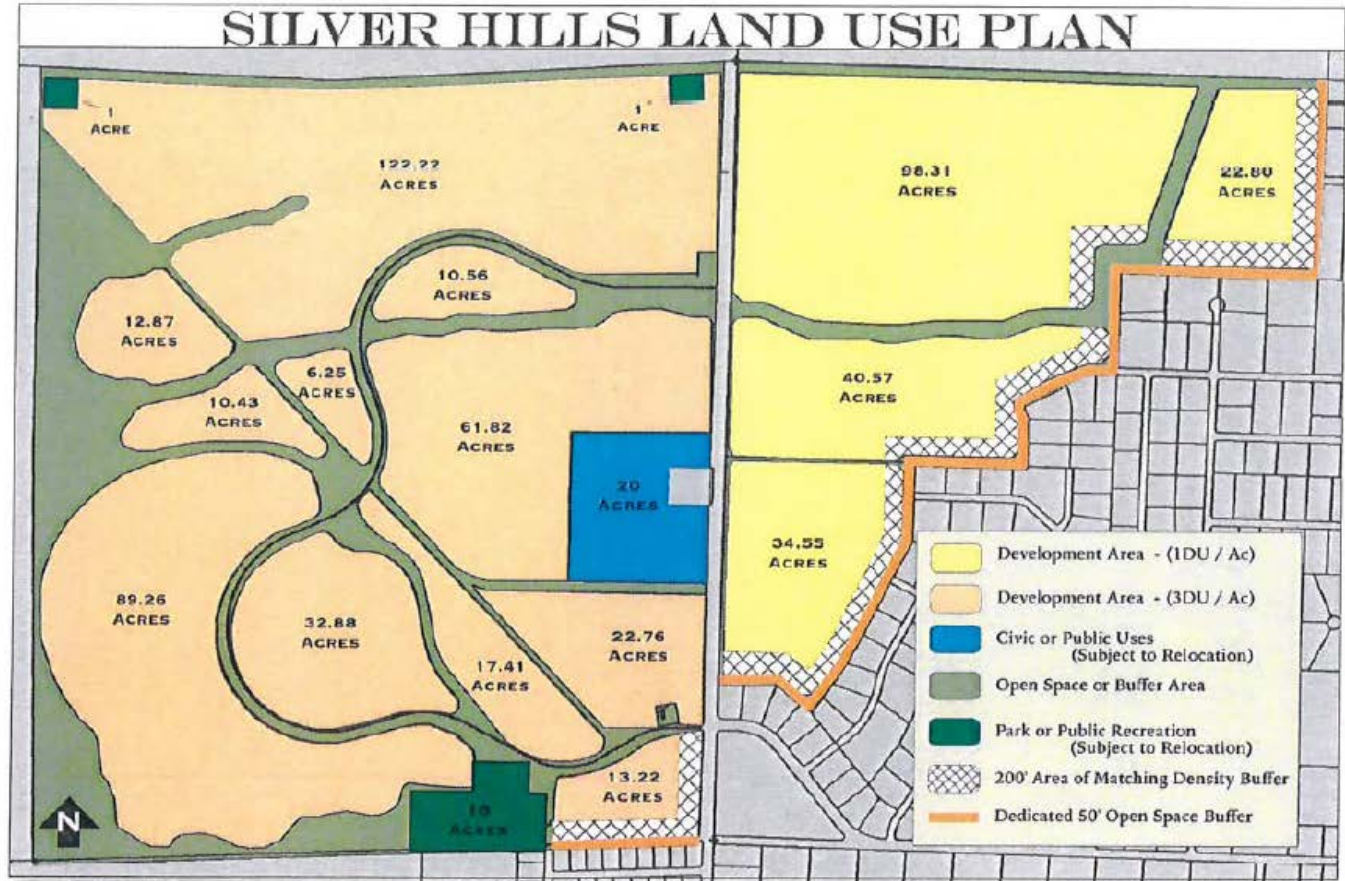
-Compatibility Rating per Washoe County Development Code (“HIGH” so little or no screening or buffering”)

-per staff report, no change in compatibility rating

## “Compatible Land Uses”

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

- (1) 50 foot open space buffer, and
- (2) 200 foot matching density buffer.



Note: Open Space land use may be subject to relocation. Refer to attached Design Standards Handbook.

# “Response to Changed Conditions”

## SILVER HILLS DEVELOPMENT WASHOE COUNTY, NEVADA

### Fiscal Impact, Commercial Space Market, and Resident Income Analyses

FEBRUARY 2019

Prepared by:

EKAY | ECONOMIC CONSULTANTS

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Suite B459  
Reno, NV 89509  
(775) 232-7203  
www.ekayconsultants.com

The Silver Hills project proposes to increase the density of its residential units by building 1,872 units compared to 780 units currently planned. While actual sales prices for the project are currently unknown, smaller lots will make the project comparable to the existing Woodland Village, which is building and selling single-family homes in close proximity to the project under the same developer. The 41 new units sold in Woodland Village in 2018 had an average of 1,900 square feet per home and an average sales price of \$178 per square foot, for an average unit price of \$339,000.<sup>20</sup>

If the Silver Hills project offers a similar price, a qualifying income for the family to afford homes in the project will be \$80,740. This is only slightly higher than the median family income in the region. The price is significantly lower than the median price for new homes in the region of \$507,009 and lower even than the price of existing homes at \$350,000. This lower price will allow the project to provide housing to many workforce families moving to region.

#### WORKFORCE HOUSING AND RESIDENT INCOME ANALYSIS

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

The decrease in sales began in November 2016 when the median price of homes reached \$409,112 in October 2016. By December 2018 sales levels are showing an increasing trend, though still lower than levels experienced in 2016. Prices of new single-family detached homes appreciated 9.1% in 2018, with the median sales prices in December 2018 reaching \$507,009, an increase of 27.6% over the December 2017 level.

According to the home affordability calculator<sup>16</sup> designed in partnership with the Center for Regional Studies at the University of Nevada, Reno, a family must have an income of \$117,151 to afford a house at the median new single-family home price of \$509,007 as of December 2018.

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

The estimated home price for the project reflects additional density proposed for the Silver Hills project. Should the project be developed at existing lower density (780 versus 1,872 units), an approximately 10% larger lot price increase is expected, resulting in an estimate average price for the project of \$372,000. Table 15 shows this price would price out multiple occupations, making the project less affordable to many current and potential residents of the region.



# “Development Feasibility”

## Fiscal Impact Analysis

Silver Hills Development-Washoe County, Nevada

**Table 7. Summary of Estimated Washoe County General Fund Impacts, 20-Year Total-Scenario 3**

<b>Estimated Revenue</b>	
Property Tax	\$ 45,572,526
Licenses and Permits	4,747,008
Intergovernmental Revenue	16,375,742
Charges for Services	892,560
Fines and Forfeitures	1,351,355
Miscellaneous	-
<b>TOTAL</b>	<b>\$ 68,939,191</b>
<b>Estimated Costs</b>	
General Government	\$ 7,144,536
Judicial	13,263,726
Public Safety	34,283,426
Public Works	2,151,510
Welfare	-
Culture and Recreation	3,187,842
Community Support	72,972
Intergovernmental	894,131
<b>Subtotal</b>	<b>\$ 60,998,144</b>
Contingency	609,981
<b>TOTAL</b>	<b>\$ 61,608,126</b>
<b>Estimated Revenue Surplus/(Deficit)</b>	
Estimated Surplus	\$ 7,331,065

# “Availability of Planned Facilities”

## -Silver Hills Character Statement

### Silver Hills Community Suburban Character Management Area

#### Character Statement

Identifiable communities in the North Valleys include:

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.

# “Availability of Planned Facilities”

-Silver Hills Specific  
Plan

\*\*\*Add conditions to  
mitigate impacts \*\*\*

## Article 442

# *SPECIFIC PLAN STANDARDS AND PROCEDURES*

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**Section 110.442.00 Purpose.** The purpose of this article, Article 442, Specific Plan Standards and Procedures, is to implement the provisions of NRS chapter 278A, Planned Development, by, among other things, setting forth the standards and conditions to evaluate a proposal to create planned unit developments. A planned unit development is referred to herein as a Specific Plan and is effected through adopting the Specific Plan Regulatory Zone over a parcel or group of parcels. Flexibility of development is a prime directive of the Specific Plan Regulatory Zone. This regulatory zone is a specialized regulatory zone that allows Washoe County to provide greater flexibility in allowed uses, design, lot size, density and intensity and other development standards than may otherwise be allowed in other regulatory zones. **This 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, **particularly as they relate to sustainability, natural resource conservation, desired land use patterns, economic development and community character.** All provisions in this article shall be interpreted in a manner consistent with NRS chapter 278A, and all provisions required by NRS chapter 278A shall be applicable to the implementation of this article.

May 9, 2019

Washoe County Community Services  
1001 E. Ninth Street  
Reno, NV 89512

RE: Silver Hills Planned Unit Development – Storm Water Feasibility Analysis

Table 1

100-Year, 10-Day Precipitation (NOAA Atlas 14)	12.30	inches
Existing Condition Rational Method Coefficient (Range)	0.50	
Proposed Condition Rational Method Coefficient (1/4 acre lots)	0.65	
Proposed Condition Rational Method Coefficient (Public Facility)	0.80	
<b>Total Project Area</b>	<b>780.32</b>	<b>acres</b>
<b>Total Open Space</b>	<b>157.41</b>	<b>acres</b>
<b>Total Developed Area</b>	<b>611.91</b>	<b>acres</b>
<b>Total Single Family (1/3 acre lots) Area</b>	<b>591.91</b>	<b>acres</b>
<b>Total Public Facility Area</b>	<b>20.00</b>	<b>acres</b>
* Total existing conditions volume =	399.91	ac-ft
** Total proposed conditions volume=	491.43	ac-ft
*** Total increase in volume (required storage)=	91.52	ac-ft

\*  $(12.3 \text{ inches} \times 780.32 \text{ acres} \times 0.5) / 12 = 399.91 \text{ ac-ft}$

\*\*  $(12.3 \text{ inches} \times ((157.41 \text{ acres} \times 0.5) + (591.91 \text{ acres} \times 0.65) + (20.00 \text{ acres} \times 0.80)) / 12 = 491.43 \text{ ac-ft}$

\*\*\*  $491.43 \text{ ac-ft} - 399.91 \text{ ac-ft} = 91.52 \text{ ac-ft}$

As the site is currently in the planning stages, and the underlying zoning allows for residential lot size mixing from 5,000 square feet to 1 acre, a conservative C coefficient of 0.65 for lots in the ¼ acre range was utilized.

It is understood that as design of the site is refined, further analysis should be performed and that a Master Hydrology Study should be completed. This letter is intended to give an order of magnitude volume requirement, and it should be noted that there are other methods of determining volume storage requirements, such as HEC-HMS, and that the volume requirements could increase or decrease from those shown in Table 1 due to changes in lotting or code requirements.

Additionally, requirements for detention of increases in storm peak flows in the 5-year and 100-year, 24-hour storm as required for final design by the TMRDM and WDCD are not being considered, and will need to be analyzed with the Master Hydrology Study.

“Availability of Planned Facilities”

and

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

Storm Water →

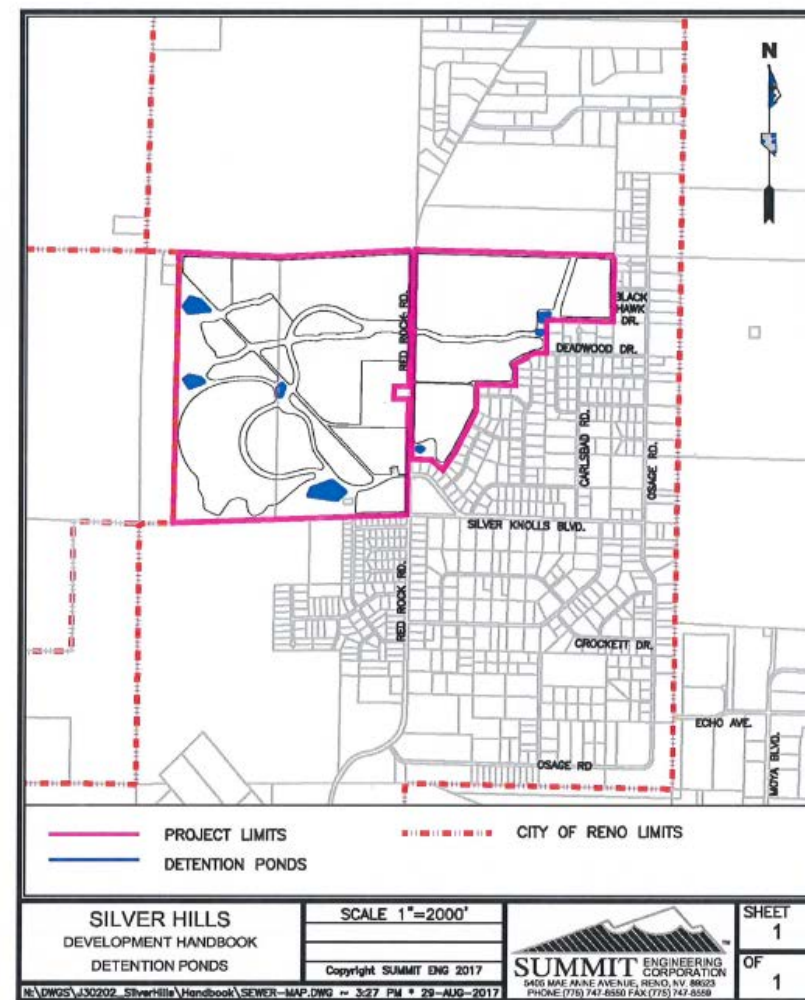


Figure 4-5 – Detention Pond Schematic

“Availability of Planned Facilities”

and

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

Water and Effluent →

SILVER HILLS – SPECIFIC PLAN DEVELOPMENT STANDARDS

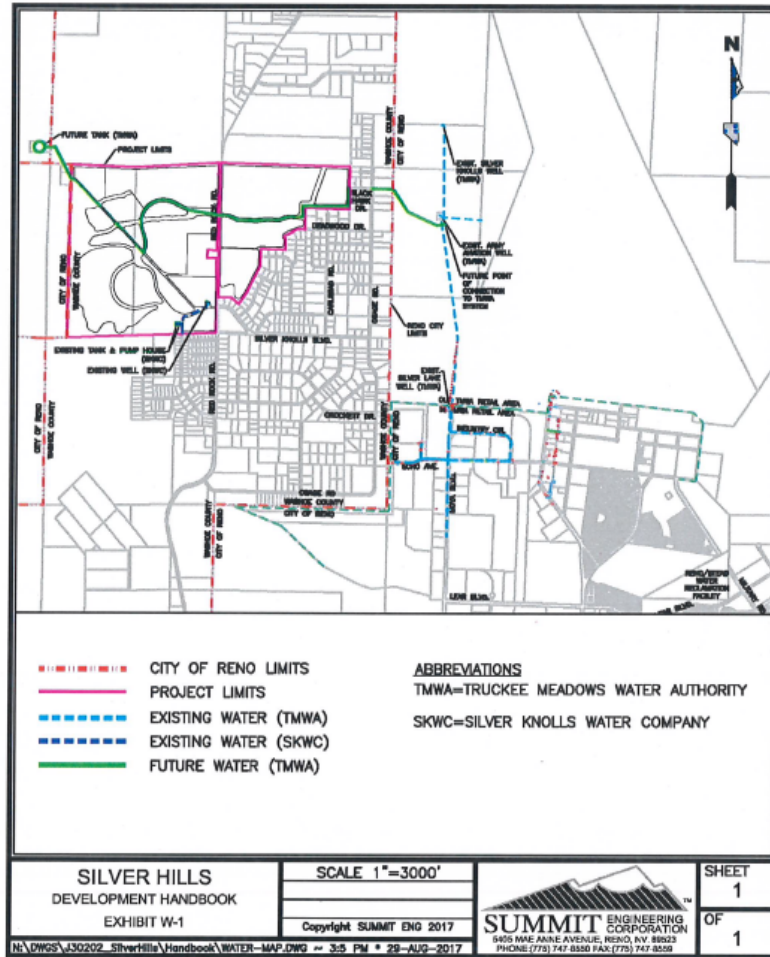


Figure 4-4 – Potable Water

SILVER HILLS – SPECIFIC PLAN DEVELOPMENT STANDARDS

4.3.2 Water

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

SILVER HILLS – SPECIFIC PLAN DEVELOPMENT STANDARDS

4.3.3 Effluent

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

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

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

“Availability of Planned Facilities”

and

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

Roads→

## Transportation

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

### Policies

NV.7.1

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

- RTC Plan → Red Rock Road widened from 2 to 4 lanes from Moya Boulevard to Evans Ranch by 2026.
- Applicant Contribution → Payment of approx. \$8 million in impact fees used for improvements
- Applicant Construction → Enter to a RRIF Offset Agreement for construction of improvements

## “Availability of Planned Facilities”

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

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.

Additional condition in the Specific Plan:

- “Prior to the approval of any Silver Hills tentative map, the applicant shall prepare a Facilities Plan, to the satisfaction of Washoe County, that ensures the concurrency of infrastructure, facilities and services with the proposed development”
- Any others?
  - Prior to staff’s recommendation, we did not receive ONE suggestion for a condition or mitigation to be added to the Specific Plan (for instance, Reno and Sparks always work with the applicant on proposed conditions to mitigate impacts)

# Staff Report Corrections

## 1) Truckee Meadows Regional Plan – Development Constraints

### SILVER HILLS – SPECIFIC PLAN DEVELOPMENT STANDARDS

#### 1.6.1 Site Analysis

A comprehensive site analysis was completed utilizing the criteria defined in section 110.442.30(2) of the Washoe County Development Code. This includes a comprehensive slope analysis to determine the base criteria for development suitability. Additionally, an opportunities and constraints analysis was completed to identify significant site features, logical access points, natural hazards/constraints, etc. **Adoption of the Silver Hills Specific Plan does not result in additional density on slopes greater than 30%.**

## 2) Truckee Meadows Water Authority – “envisions” annexation

#### 4.3.2 Water

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



# Staff Report Corrections

3) Sheriff's Office –  
conversations are ongoing  
(meeting today)

4) Washoe County School  
District are able to meet the  
needs of the development



Washoe County School District

425 East Ninth Street \* P.O. Box 30425 \* Reno, NV 89520-3425  
Phone (775) 348-0200 \* (775) 348-0304 \* [www.washoeschools.net](http://www.washoeschools.net)

Board of Trustees: Katy Simon Holland, President \* Malena Raymond, Vice President \* Angela Taylor, Clerk  
\* Jacqueline Calvert \* Andrew Caudill \* Scott Kelley \* Ellen Minetto \* Kristen McNeill, Ed.D., Interim Superintendent

8/5/19

To: Washoe County Planning Commission

RE: Bob Lissner, Lifestyle Homes

Dear Commission, I am writing in regards to Lifestyle Homes proposed Silver Hills home development project (1800 homes), on Red Rock Road that will feed into Silver Lake Elementary School.

Due to the passage of Bond measure WC-1 we are well under way in addressing the overcrowding that has plagued our County for a number of years now. This started with the expansion of Damonte Ranch High School in South Reno completed in 2018. We have one elementary (Nick Poulakidas in South Reno) and two middle schools (Desert Skies in Sun Valley and Sky Ranch in Spanish Springs) that have been constructed and are opening this fall 2019. Additionally, we have 2 more schools under construction. They are Marce Herz Middle School in South Reno and John C. Bohach Elementary in Spanish Springs. Both schools will be complete for fall start 2020. We are also in the design phase for an expansion to our Swope Middle School.

Lastly and more to the point, our new Cold Springs Elementary School is toward the end of the design phase and due to start construction in December 2019 and will be open fall of 2021. This school will help relieve overcrowding currently happening at the Silver Lake and Gomes Elementary School. The School District is in the position to address enrollment growth in a healthy manner and if granted a 10 acre site within the Silver Hills Tentative Map (as we notified Washoe County on 3/6/19) we anticipate being able to meet the needs of the said development.

Mr. Lissner's has been a great partner to the School District. He is providing land and construction services to the District at a substantially reduced rate for the Cold Springs Elementary School that we estimate is worth approximately \$1 million. He attended community meetings to rally support and subsequently it was a community vote that determined our final site selection for the school. His involvement with the Cold Springs Middle School was very similar.

Bob Lissner has provided time, energy and donations to various other schools such as Esther Bennett, Virginia Palmer, and Gomes Elementary schools and the Kinder Amigos Program for the past 12 years.

Thank you for your time and consideration. Please do not hesitate to contact me if you have any further questions regarding Bob Lissner of Lifestyle Homes.

A handwritten signature in blue ink that reads "T. Golden".

Teresa Golden  
Director Planning & Design  
Washoe County School District



# Summary of Applicable Goals and Policies

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

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

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

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

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

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

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

Policy 1.5: **Encourage development at higher densities where appropriate.**

# Legal Findings

- Washoe County Development Code (3 of the 6 findings)
  - Substantial Compliance with Master Plan
  - Compatible Land Uses
  - Response to Changes Conditions
  - Availability of Facilities (there are or “are planned”)
  - Desired Pattern of Growth
  - Effect on Military Installation
- North Valleys Area Plan (9 findings)
  - Implement and Preserve Character Statement (new); Conforms to Area Plan (new); Public health, safety and welfare; Feasibility studies; Traffic analysis; Commercial is community serving; Not exceed population growth; Level of service; Long range facilities plan; School capacity

# Conclusion

→ 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.

## Character Statement

Identifiable communities in the North Valleys include:

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.