AGENDA
Regional Planning Commission
Wednesday, December 11, 2019 6:00 p.m.
Washoe County Commission Chambers
1001 East Ninth Street, Reno, Nevada

1. Roll Call*
2. Salute to the Flag*
3. [For possible action] Approval of the Agenda
4. Public Comment*
5. Approval of the Minutes
   A. [For possible action] September 11, 2019 Regional Planning Commission (RPC) Meeting
      [ Pg. 1 – 4 ]
   B. [For possible action] September 25, 2019 RPC Meeting
      [ Pg. 5 – 8 ]
   C. [For possible action] September 26, 2019 RPC Meeting
      [ Pg. 9 – 12 ]
   D. [For possible action] September 27, 2019 RPC Meeting
      [ Pg. 13 – 16 ]
6. Consent agenda
   A. [For possible action] Possible adoption of the advance schedule of RPC meeting dates for
      calendar year 2020  [ Pg. 17 – 22 ]
7. Business of the day
   A. [For possible action] PUBLIC HEARING – Regional Plan Conformance Review – Washoe
      County Master Plan amendment (CR19-009) and project of regional significance (CR19-
      010), Silver Hills—An amendment to the Washoe County Master Plan, North Valleys Area
      Plan to:
         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.

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 proposal is considered a PRS for (a) housing (exceeds 625 units), (b) sewage (exceeds 187,500 gallons per day), (c) water usage (exceeds 625 acre feet per year), (d) traffic (exceeds 6,250 trips daily), and (e) student population (K-12) (exceeds 325 students).

The subject property is located on both the east and west sides of Red Rock Road, north of its intersection with Silver Knolls Boulevard. [Pg. 23 – 54]

8. Reports
   A. [For possible action] Members’ and Director’s reports

   NEXT REGULAR RPC MEETING: January 9, 2020 (Washoe County Commission Chambers) and January 23, 2020 (Washoe County Commission Chambers)

   B. [For possible action] Legal counsel’s report

9. [For possible action] Requests for Future Agenda Items

10. Public Comment*

11. Written Correspondence*

12. [For possible action] Adjournment

Meeting Notes:

1. The announcement of this meeting is posted at the Truckee Meadows Regional Planning Agency, Reno City Hall, the Washoe County Main Library, the Washoe County Courthouse, Sparks City Hall, the Washoe County Administrative Building and at www.tmrpa.org.

2. In accordance with NRS 241.020, this agenda closes three working days prior to the meeting. We are pleased to make reasonable accommodations for persons who are disabled and wish to attend meetings. If you require special arrangements for the meeting, please call 321-8385 before the meeting date.

3. The following items may not be addressed in this order. Arrive at the meeting at the posted start time to hear item(s) of interest.

4. Asterisks (*) denote non-action items.

5. Public comment is limited to three minutes. The public is encouraged to provide information on issues not on the posted agenda during the Public Comment period. The public may sign-up to speak during the public comment period or on a specific agenda item by completing a “Request to Speak” card and handing it to the clerk.

6. Support meeting material for the items on the agenda provided to the Regional Planning Commission is available to members of the public at the Truckee Meadows Regional Planning Agency office at 1105 Terminal Way, Ste. 316 Reno, Nevada, and on the TMRPA website at www.tmrpa.org. You may also contact TMRPA at (775) 321-8385 to request supporting meeting material.

7. The RPC may at any time recess the public meeting to consider legal matters regarding threatened and pending litigation.
The Regional Planning Commission (RPC) met in regular session in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada and conducted the following business:

The meeting was called to order by Chair Chvilicek at 6:00 p.m.

1. ROLL CALL

The clerk called the roll and the following Commissioners were present:  Sarah Chvilicek, Dian VanderWell, James Barnes, Larry Chesney, James Fewins, Peter Gower, Mark Johnson, Kathleen Taylor

Commissioners Absent:  None

Truckee Meadows Regional Planning Agency (TMRPA) staff present:  Jeremy Smith, Interim Director; Jessica Prunty, Legal Counsel; Damien Kerwin; Nate Kusha; Chohnny Sousa; Chris Tolley

2. SALUTE TO THE FLAG

Commissioner Chesney led the Pledge of Allegiance.

3. [For possible action] APPROVAL OF THE AGENDA

COMMISSIONER VANDERWELL MADE A MOTION TO APPROVE THE AGENDA, SECONDED BY COMMISSIONER GOWER.  THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) COMMISSIONERS PRESENT.

4. PUBLIC COMMENT

None

5. APPROVAL OF THE MINUTES

A.  [For possible action] July 24, 2019 RPC Meeting

COMMISSIONER VANDERWELL MADE A MOTION TO APPROVE THE MINUTES, SECONDED BY COMMISSIONER CHESNEY.  THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) COMMISSIONERS PRESENT.
B. [For possible action] August 14, 2019 RPC Meeting

Commissioner Gower noted a correction stating that Chair Chvilicek opened the meeting and not Commissioner Gower.

COMMISSIONER GOWER MADE A MOTION TO APPROVE THE MINUTES AS AMENDED, SECONDED BY COMMISSIONER JOHNSON. THE MOTION CARRIED WITH SEVEN (7) IN FAVOR AND ONE (1) ABSTENTION BY COMMISSIONER VANDERWELL.

6. BUSINESS OF THE DAY

A. [For possible action] RPC Resolution 19-04, resolution of appreciation for the service of Kimberly H. Robinson as the Executive Director of the Truckee Meadows Regional Planning Agency (TMRPA)

Jeremy M. Smith, Interim Director, read the Resolution into the record.

Public Comment:

Kevin Weiske expressed appreciation for Ms. Robinson.

The Commissioners also expressed appreciation for Ms. Robinson and her tenure with TMRPA.

COMMISSIONER VANDERWELL MADE A MOTION TO APPROVE THE RESOLUTION, SECONDED BY COMMISSIONER GOWER. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) COMMISSIONERS PRESENT.

B. [For possible action] RPC Resolution 19-05, resolution of appreciation for the service of Lauren Knox as Senior Planner with TMRPA

Director Smith read the Resolution into the record.

The Commissioners expressed appreciation to Ms. Knox for her work with TMRPA.

COMMISSIONER GOWER MADE A MOTION TO APPROVE THE RESOLUTION, SECONDED BY COMMISSIONER CHESNEY. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) COMMISSIONERS PRESENT.

C. [For possible action] Presentation, discussion and possible action regarding the 2019 Truckee Meadows Regional Plan Update

Nate Kusha, Policy Analyst, gave the presentation on the draft 2019 Truckee Meadows Regional Plan. The presentation included information on next steps toward adoption, outreach efforts, ongoing Plan edits, and finalization.

7. REPORTS

A. [For possible action] Members’ and Director’s reports
The next regular RPC meeting will be October 9, 2019 in the Reno City Council Chambers.

Meetings for the Regional Plan update approval process will be held on September 25, 2019 (Washoe County Commission Chambers), September 26, 2019 (Sparks Council Chambers), and September 27, 2019 (Marvin Picollo Elementary School).

B. [For possible action] Legal counsel’s report

None

8. [For possible action] REQUESTS FOR FUTURE AGENDA ITEMS

None

9. PUBLIC COMMENT

None

10. WRITTEN CORRESPONDENCE

None

11. [For possible action] ADJOURNMENT

COMMISSIONER CHESNEY MADE A MOTION TO ADJOURN AT 6:34 PM, SECONDED BY COMMISSIONER VANDERWELL. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) COMMISSIONERS PRESENT.

The meeting was adjourned at 6:34 p.m.

Respectfully submitted by Christine Birmingham.

Reviewed by: 

Approved by:

______________________________  ______________________________
Jeremy Smith, Interim Director  Sarah Chvilicek, Chair
Truckee Meadows Regional Planning Agency  Regional Planning Commission

APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON __________, 2019.
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The Regional Planning Commission (RPC) met in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada and conducted the following business:

The meeting was called to order by Chair Chvilicek at 6:00 p.m.

1. **ROLL CALL**

The clerk called the roll and the following Commissioners were present: Sarah Chvilicek, Dian VanderWell, James Barnes, Larry Chesney, James Fewins, Peter Gower, Mark Johnson, Kathleen Taylor

Commissioners Absent: Shelley Read, City of Sparks Alternate

Truckee Meadows Regional Planning Agency (TMRPA) staff present: Jeremy Smith, Interim Director; Jessica Prunty, Legal Counsel; Damien Kerwin; Nate Kusha; Chohnny Sousa; Chris Tolley

2. **SALUTE TO THE FLAG**

Commissioner Fewins led the Pledge of Allegiance.

3. **[For possible action] APPROVAL OF THE AGENDA**

COMMISSIONER GOWER MADE A MOTION TO APPROVE THE AGENDA, SECONDED BY COMMISSIONER VANDERWELL. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) COMMISSIONERS PRESENT.

4. **PUBLIC COMMENT**

None

5. **BUSINESS OF THE DAY**

A. **[For possible action] PUBLIC HEARING** – To receive testimony at a location within the City of Reno concerning approval of the comprehensive Draft 2019 Truckee Meadows Regional Plan and a recommendation of adoption to the Regional Planning Governing Board (RPGB) as required by NRS 278.0272
Jessica Prunty, Legal Counsel, explained the applicability of the Regional Plan once it is adopted by the Regional Planning Governing Board (RPGB). She noted that projects requiring regional review which have already begun a local planning process at the time of adoption will be reviewed under the 2012 Truckee Meadows Regional Plan.

Ms. Prunty also addressed the statutorily required series of three meetings, held in the cities of Reno and Sparks, and in the unincorporated portion of Washoe County, to receive testimony regarding the comprehensive Draft 2019 Truckee Meadows Regional plan.

Chair Chvilicek addressed the format for providing testimony to the RPC.

Jeremy Smith, Interim Director, presented the staff report and an overview of edits made to the draft plan.

Interim Director Smith read public testimony into the record from the University of Nevada, Reno (UNR) regarding the Main Station Field Lab (or UNR Farms), and UNR’s request that the subject property be placed in the appropriate tier to support a conservation easement that UNR is pursuing. He noted that TMRPA and UNR staff are working together to solve the issue, and are aligned around conserving the land.

Public testimony on the Draft 2019 Truckee Meadows Regional Plan:

Bob Lissner, Lifestyle Homes, identified in his testimony that changes needed to be made to the tier map in the North Valleys area. He also discussed his plans for a project that has been running into issues with Washoe County staff. He is attempting to go from 1 unit per acre to 2.5 units per acre as 1 unit per acre would not allow for affordable housing. He requested that the project be included in Tier 2.

Joanna Trieger, Truckee Meadows Bicycle Alliance, spoke in support of including a more explicit statement in the Regional Plan for a network of bicycle and pedestrian infrastructure in the Truckee Meadows Service Area that is safe, comprehensive, and connected.

Gordon Gossage discussed the need to increase the housing supply and the need for a regenerative culture.

Jim Rundle, City of Sparks Planning Manager, requested a map correction on the map showing regional jurisdictions that shows a parcel in Washoe County that has been annexed into the City of Sparks.

Commissioner Fewins stated that the map edits requested during public comment would be good to have ready for tomorrow’s meeting.

Commissioner Johnson discussed the need for more information on the UNR Farms property referenced during public comment that is under two different tiers.
Interim Director Smith explained that they are committed to working with UNR to help them to get a conservation easement. The idea behind the Regional Form Map was not to show the development constraint areas (DCA). Staff can work on some large format maps available along with the online mapping tool so people can see how the layers interact. The Regional Form Map is the result of months of deliberation and building towards consensus among folks in the Regional Plan Update Working Group. One thing we are trying to promote as we move past adoption are two main initiatives: 1) a public infrastructure investment plan; and 2) a natural resources plan. These two plans we feel are going to help give us the information to do a better job of refining exactly where the boundaries should be. Any entitlement that exists today in the old plan exists in the new plan.

Commissioner Johnson discussed the need for further review of the North Valleys map where Tier 2 and Tier 3 seem to be at odds with each other in terms of where development is and could be.

Commissioner Gower stated the way the Plan is laid out right now, it directs the reader to the Regional Form Map as essentially being the vision for the region. We need to make sure that it is correct. An overlay of Tier 1 and Tier 2 lands over a lake is concerning.

Ms. Prunty explained for Commissioner Gower that a substantive change to a policy would restart the public hearing process. She also suggested the public infrastructure working plan might be a home for the concern raised with regard to bicycle infrastructure.

Interim Director Smith explained for Chair Chvilicek the tiers and why they were formed the way they were.

Interim Director Smith confirmed for Commissioner VanderWell that the tiers were set trying to optimize the investments the community has already made.

Commissioner Gower stated there was feedback received tonight that has merit for a revision to the Regional Plan and suggested waiting to hear feedback at all three meetings before deciding on any changes.

COMMISSIONER GOWER MADE A MOTION TO ACCEPT TESTIMONY RECEIVED THIS EVENING AND CONTINUE HEARING FEEDBACK AT THE NEXT TWO MEETINGS AND MAKE A DETERMINATION WHETHER TO MOVE FORWARD WITH CHANGES AT THE CONCLUSION OF THE LAST HEARING ON FRIDAY, SECONDED BY COMMISSIONER JOHNSON. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) COMMISSIONERS PRESENT.

6. REPORTS
   A. [For possible action] Members’ and Director’s reports

The next regular RPC meeting will be October 9, 2019 in the Reno City Council Chambers.
Meetings for the Regional Plan update approval process will be held on September 26, 2019 (Sparks Council Chambers), and September 27, 2019 (Marvin Picollo Elementary School).

B. [For possible action] Legal counsel’s report

None

7. [For possible action] REQUESTS FOR FUTURE AGENDA ITEMS

None

8. PUBLIC COMMENT

None

9. WRITTEN CORRESPONDENCE

None

10. [For possible action] ADJOURNMENT

CHAIR CHVILICEK MADE A MOTION TO ADJOURN AT 7:16 PM, SECONDED BY COMMISSIONER GOWER. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) COMMISSIONERS PRESENT.

The meeting was adjourned at 7:16 p.m.

Respectfully submitted by Christine Birmingham.

Reviewed by: Approved by:

________________________________________________________________________
Jeremy Smith, Interim Director Sarah Chvilicek, Chair
Truckee Meadows Regional Planning Agency Regional Planning Commission

APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON _______, 2019.
The Regional Planning Commission (RPC) met in the Sparks Council Chambers, Legislative Building, 745 4th Street, Sparks, Nevada and conducted the following business:

The meeting was called to order by Chair Chvilicek at 6:00 p.m.

1. ROLL CALL

The clerk called the roll and the following Commissioners were present: Sarah Chvilicek, Dian VanderWell, James Barnes, Larry Chesney, James Fewins, Peter Gower (present at 6:01 p.m.), Mark Johnson, Kathleen Taylor

Commissioners Absent: Shelley Read, City of Sparks Alternate

Truckee Meadows Regional Planning Agency (TMRPA) staff present: Jeremy Smith, Interim Director; Jessica Prunty, Legal Counsel; Damien Kerwin; Nate Kusha; Chohnny Sousa; Chris Tolley

2. SALUTE TO THE FLAG

Commissioner Taylor led the Pledge of Allegiance.

3. [For possible action] APPROVAL OF THE AGENDA

[Commissioner Gower present at 6:01 p.m.]

COMMISSIONER VANDERWELL MADE A MOTION TO APPROVE THE AGENDA, SECONDED BY COMMISSIONER CHESNEY. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) COMMISSIONERS PRESENT.

4. PUBLIC COMMENT

Russ Earle discussed an upcoming project in the Red Rock Corridor.

5. BUSINESS OF THE DAY

A. [For possible action] PUBLIC HEARING – To receive testimony at a location within the City of Sparks concerning approval of the comprehensive Draft 2019 Truckee Meadows Regional Plan and a recommendation of adoption to the Regional Planning Governing Board (RPGB) as required by NRS 278.0272
Jessica Prunty, Legal Counsel, explained the applicability of the Regional Plan once it is adopted by the Regional Planning Governing Board (RPGB). She noted that projects requiring regional review which have already begun a local planning process at the time of adoption will be reviewed under the 2012 Truckee Meadows Regional Plan.

Ms. Prunty also addressed the statutorily required series of three meetings, held in the cities of Reno and Sparks, and in the unincorporated portion of Washoe County, to receive testimony regarding the comprehensive Draft 2019 Truckee Meadows Regional plan.

Chair Chvilicek addressed the format for providing testimony to the RPC.

Jeremy Smith, Interim Director, presented the staff report, an overview of edits made to the draft plan, and an overview of the testimony provided at the September 25, 2019 RPC meeting.

Public testimony on the Draft 2019 Truckee Meadows Regional Plan:

Bob Lissner, Lifestyle Homes, discussed the cap of five units per acre that the plan takes away and asked if that can be put back in place. He also asked that his project be changed to Tier 2.

Russ Earle, President of the Silver Knolls Community Organization, explained that the new plan would not have any adverse effect on Mr. Lissner’s project as Washoe County would review it under the old master plan. He expressed concern regarding the idea of letting developers write their own zoning. With regard to the Tier 3 map, he stated that including roads would be helpful.

Jim Rundle, City of Sparks Planning Manager, stated that Sparks staff supports the Tiers as proposed and would be concerned about any change from a designation of Tier 3 at the University of Nevada, Reno (UNR) Main Station Field Lab (or UNR Farms) to a more intense designation at this time.

Commissioner VanderWell stated the RPC does not have enough information contained in the letter from the Vice President of Administration and Finance at UNR to evaluate their objection stated in the letter.

COMMISSIONER VANDERWELL MADE A MOTION TO DIRECT STAFF TO FOLLOW UP WITH UNR TO FURTHER DETERMINE THEIR OBJECTIONS TO THE TIERS, SECONDED BY COMMISSIONER CHESNEY. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) COMMISSIONERS PRESENT.

Interim Director Smith explained that the Tier 3 map does include roads but they are not labeled. He also explained the map resources that are available online, and that a large format map would be available online shortly.

6. REPORTS
   A. [For possible action] Members’ and Director’s reports
RPC Meetings for the Regional Plan update approval process: September 27, 2019 (Marvin Picollo Elementary School)

The next regular RPC meeting will be October 9, 2019 in the Reno City Council Chambers.

B. [For possible action] Legal counsel’s report

None

7. [For possible action] REQUESTS FOR FUTURE AGENDA ITEMS

None

8. PUBLIC COMMENT

Bob Lissner clarified for the record that he stated water and sewer are not stubbed to his project but are stubbed to Silver Knolls.

9. WRITTEN CORRESPONDENCE

None

10. [For possible action] ADJOURNMENT

COMMISSIONER CHESNEY MADE A MOTION TO ADJOURN AT 6:38 PM, SECONDED BY COMMISSIONER VANDERWELL. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) COMMISSIONERS PRESENT.

The meeting was adjourned at 6:38 p.m.

Respectfully submitted by Christine Birmingham.

Reviewed by: Approved by:

_______________________________________ ___________________________________
Jeremy Smith, Interim Director Sarah Chvilicek, Chair
Truckee Meadows Regional Planning Agency Regional Planning Commission

APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON _______, 2019.
The Regional Planning Commission (RPC) met in the Marvin Picollo Elementary School Multi-Purpose Room, 900 Foothill Road, Reno, Nevada and conducted the following business:

The meeting was called to order by Chair Chvilicek at 6:00 p.m.

1. **ROLL CALL**

The clerk called the roll and the following Commissioners were present: Sarah Chvilicek, Dian VanderWell, James Barnes, Larry Chesney, James Fewins, Peter Gower, Mark Johnson, City of Sparks alternate Shelley Read, Kathleen Taylor

Commissioners Absent: None

Truckee Meadows Regional Planning Agency (TMRPA) staff present: Jeremy Smith, Interim Director; Jessica Prunty, Legal Counsel; Nate Kusha; Chohnny Sousa; Chris Tolley

2. **SALUTE TO THE FLAG**

Commissioner Barnes led the Pledge of Allegiance.

3. **[For possible action] APPROVAL OF THE AGENDA**

COMMISSIONER VANDERWELL MADE A MOTION TO APPROVE THE AGENDA, SECONDED BY COMMISSIONER CHESNEY. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) COMMISSIONERS PRESENT.

4. **PUBLIC COMMENT**

Terri Thomas spoke about her local government finance background and the history of the water treatment plant. She emphasized the need to plan responsibly and sustainably.

Russ Earle, Silver Knolls Community Organization, stated the closest water main to Silver Knolls is in Stead.

Wanda Cardinelli expressed concern regarding infrastructure issues.

5. **BUSINESS OF THE DAY**

   A. **[For possible action] PUBLIC HEARING** – To receive testimony at a location within the unincorporated area of Washoe County concerning approval of the comprehensive
Draft 2019 Truckee Meadows Regional Plan and a recommendation of adoption to the Regional Planning Governing Board (RPGB) as required by NRS 278.0272

Jessica Prunty, Legal Counsel, addressed the statutorily required series of three meetings, held in the cities of Reno and Sparks, and in the unincorporated portion of Washoe County, to receive testimony regarding the comprehensive Draft 2019 Truckee Meadows Regional plan.

Ms. Prunty also explained the applicability of the Regional Plan once it is adopted by the Regional Planning Governing Board (RPGB). She noted that projects requiring regional review which have already begun a local planning process at the time of adoption will be reviewed under the 2012 Truckee Meadows Regional Plan.

Chair Chvilicek addressed the format for providing testimony to the RPC.

Jeremy Smith, Interim Director, presented the staff report, an overview of edits made to the draft plan, and an overview of the testimony provided at the September 25, 2019 and September 26, 2019 RPC meetings.

Chair Chvilicek disclosed that she is an employee of the University of Nevada, Reno (UNR), but had no conflict or connection to the Main Station Field Lab (or UNR Farms) property.

Jessica Prunty, Legal Counsel, disclosed that she had a conversation with Garrett Gordon who represents Lifestyle Homes. She also stated for the record that from her legal perspective there is not a takings issue by the Tier 3 designation.

Public testimony on the Draft 2019 Truckee Meadows Regional Plan:

Bob Lissner spoke in favor of approving the plan as written today as his concerns do not raise to the level that this plan should be delayed. With help from the Washoe County Planning Department he better understood that some of his concerns are not as serious as he thought they were going to be.

Bob Webb, County Representative on the Regional Plan Update Group, stated that Washoe County staff fully supports the policies as written in the draft. We do not support any changes to the tier map in the North Valleys area.

Kim Rotemyer discussed past flooding issues and the approval of a development that will eliminate all of Steamboat Creek flood storage areas. She asked that UNR farms be put in Tier 3 without allowing any development on it as it is the last area of flood water storage.

Terri Thomas discussed flood storage needs.

Russ Earle stated Silver Knolls does not have infrastructure for water. He also spoke regarding the need for high fire danger areas to be Tier 3.

Wanda Cardinelli discussed the need for smart planning and development.
COMMISSIONER GOWER MADE A MOTION TO ACCEPT WRITTEN AND VERBAL TESTIMONY RECEIVED AT THE RPC MEETINGS OVER THE LAST THREE NIGHTS, SECONDED BY COMMISSIONER VANDERWELL. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) COMMISSIONERS PRESENT.

B. [For possible action] Discussion and possible action on Regional Planning Commission (RPC) Resolution 19-06 regarding the RPC’s approval of the comprehensive Draft 2019 Truckee Meadows Regional Plan and a recommendation of adoption to the Regional Planning Governing Board (RPGB)

Commissioner Gower expressed a high level of comfort that this plan provides the framework for all of the jurisdictions to move forward and address smart growth.

Commissioner Fewins expressed support for the plan stating that it begins to address some of the issues we face related to growth.

Commissioner Taylor noted that last night and tonight public comment was made by representatives of Washoe County and the City of Sparks in support of the current tiers as outlined in the draft plan. She requested confirmation of support from a City of Reno representative as well.

Angela Fuss, Reno Planning Manager, confirmed that the City of Reno is in support of the current Tiers.

Several commissioners expressed appreciation for all the hard work that has gone into the development of this plan.

COMMISSIONER CHESNEY MADE A MOTION TO ADOPT REGIONAL PLANNING COMMISSION RESOLUTION 19-06, PROVIDING THE RPC’S APPROVAL OF THE COMPREHENSIVE DRAFT 2019 TRUCKEE MEADOWS REGIONAL PLAN AND RECOMMEND ADOPTION TO THE REGIONAL PLANNING GOVERNING BOARD, SECONDED BY COMMISSIONER VANDERWELL. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) COMMISSIONERS PRESENT.

6. REPORTS

A. [For possible action] Members’ and Director’s reports

The next regular RPC meeting will be October 9, 2019 in the Reno City Council Chambers.

B. [For possible action] Legal counsel’s report

None

7. [For possible action] REQUESTS FOR FUTURE AGENDA ITEMS

None
8. PUBLIC COMMENT
Kim Rotemyer discussed the FEMA remapping that is being done and stated it is unfortunate that the tier system is not going to allow for flood storage.

Wanda Cardinelli asked the commission to take into consideration that there doesn’t seem to be any enforcement when developers leave.

9. WRITTEN CORRESPONDENCE
None

10. [For possible action] ADJOURNMENT
COMMISSIONER GOWER MADE A MOTION TO ADJOURN AT 7:10 PM, SECONDED BY COMMISSIONER VANDERWELL. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) COMMISSIONERS PRESENT.

The meeting was adjourned at 7:10 p.m.

Respectfully submitted by Christine Birmingham.

Reviewed by: Approved by:

_______________________________________ ___________________________________
Jeremy Smith, Interim Director  Sarah Chvilicek, Chair
Truckee Meadows Regional Planning Agency  Regional Planning Commission

APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON _______, 2019.
TO: Regional Planning Commission
FROM: Chris Tolley, Regional Planner
SUBJECT: Possible adoption of the advance schedule of RPC meeting dates for calendar year 2020 (AGENDA ITEM 6.A)

This agenda item presents the draft version of the Regional Planning Commission’s (RPC) 2020 advance schedule of meeting dates (see Attachment 1) for consideration by the RPC.

DISCUSSION

The Truckee Meadows Regional Planning Agency (TMRPA) staff has prepared the RPC’s 2020 advance schedule of meeting dates with the following assumptions:

- The RPC will meet every month,
- Regular meetings are scheduled for the fourth Thursday of each month, and
- Reserve meetings are scheduled for the first Monday of each month.

The regular meeting day was previously scheduled for the second Wednesday of each month; however, the City of Reno staff requested that TMRPA consider the possibility of changing the scheduled RPC meeting day to resolve a consistent issue of providing adequate staff coverage for both the Reno City Council and RPC meetings. As is reflected in the advance schedule, the proposed meeting day change accommodates the City of Reno’s request. Furthermore, the proposed meeting day avoids any potential governing body and/or planning commission conflicts at the City of Sparks and Washoe County.

Similarly, the reserve meeting day was previously scheduled for the fourth Wednesday of each month. The proposed reserve meeting day (the first Monday of each month) avoids any potential governing body and/or planning commission conflicts at the City of Reno, City of Sparks and Washoe County.

In general, the reserve meeting date provides the RPC an alternative for adding meetings (at the discretion of the chair) and/or to resolve potential conflicts with external events that may impact RPC member availability, such as the American Planning Association (APA) or Nevada Division of the American Planning Association (NVAPA) conferences.

The proposed schedule takes into account holidays, including Thanksgiving, Christmas and Labor Day.

Finally, additional RPC meetings may be added or canceled at the discretion of the chair.
RECOMMENDATION

Staff recommends the RPC adopt the 2020 Advance Schedule of meeting dates in Attachment 1.

Possible motions:

I move to adopt the 2020 Advance Schedule of meeting dates in Attachment 1, or

I move to modify the 2020 Advance Schedule of meeting dates, as follows [specify modifications], and adopt as modified.

Please do not hesitate to contact Chris Tolley at 775-321-8392 or Jeremy M. Smith at 775-321-8390 if you have any questions or comments on this agenda item.

/ct

Attachments:

Attachment 1 - RPC 2020 Advance Schedule of Meeting Dates
Agenda Item 6.A

RPC 2020 Advance Schedule

Attachment 1: RPC 2020 Advance Schedule of Meeting Dates
## Regional Planning Commission
### 2020 Advance Schedule of Meeting Dates

<table>
<thead>
<tr>
<th>Meeting Date</th>
<th>Reserve Date</th>
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<td>January 9, 2020</td>
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<td>March 26, 2020</td>
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<tr>
<td>January 28, 2021</td>
<td>February 1, 2021</td>
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</table>

Regular meeting dates - bold text
Reserve meeting dates - to be used if needed, at the discretion of the chair - italic text
Next calendar year meeting dates included for reference - gray text
[This page intentionally left blank]
TO: Regional Planning Commission-
FROM: Nate Kusha, Policy Analyst
Chris Tolley, Regional Planner
Jeremy M. Smith, Interim Director

SUBJECT: PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Master Plan amendment (CR19-009) and project of regional significance (CR19-010), Silver Hills—An amendment to the Washoe County Master Plan, North Valleys Area Plan. The proposal is considered a PRS for (a) housing (exceeds 625 units), (b) sewage (exceeds 187,500 gallons per day), (c) water usage (exceeds 625 acre feet per year), (d) traffic (exceeds 6,250 trips daily), and (e) student population (K-12) (exceeds 325 students). The subject property is located on both the east and west sides of Red Rock Road, north of its intersection with Silver Knolls Boulevard. (AGENDA ITEM 7.A)

The proposed amendment to the Washoe County Master Plan (TMRPA case: CR19-009) and proposed project of regional significance (TMRPA case: CR19-010) has been submitted to the Regional Planning Commission (RPC) for a determination of conformance with the 2012 Truckee Meadows Regional Plan. The master plan amendment (MPA) is being considered together with the proposed project of regional significance (PRS).

PROPOSED AMENDMENT AND PROJECT OF REGIONAL SIGNIFICANCE

The proposal includes an amendment to the Washoe County Master Plan, North Valleys Area Plan, and a PRS in order to establish Silver Hills, a Specific Plan which is proposed for 1,872 dwellings, 45,000 square feet of floor area for commercial uses, 15 acres for Personal Storage and 15 acres for Storage of Operable Vehicles. Currently, 680 dwelling units are entitled through the Silver Hills Tentative Map. Table 1, below, shows the breakdown of land uses of the proposed project.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Gross Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Development Area</td>
<td>595.91± acres</td>
</tr>
<tr>
<td>Public Facility/Civic Use (PFC)</td>
<td>20± acres</td>
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Table 1
The proposed amendment to the Washoe County Master Plan includes the removal of four parcels totaling ±780.32 acres from the Silver Knolls Suburban Character Management Area (SKSCMA), and the creation of a “Silver Hills Suburban Character Management Area” (SHSCMA), transferring the ±780.32 acres to the SHSCMA. Additional Washoe County Master Plan amendments include an amendments to the North Valleys Area Plan Character Management Area map to reflect the new SCMA, as well as land use policy, goal, and language amendments.

In addition, the proposal is considered a PRS for (a) housing (exceeds 625 units), (b) sewage (exceeds 187,500 gallons per day), (c) water usage (exceeds 625 acre feet per year), (d) traffic (exceeds 6,250 trips daily), and (e) student population (K-12) (exceeds 325 students). The actual figures (total housing, sewage disposal, water usage, average daily trips and student population), are listed in Table 1 in the overview section of this staff report.

Finally, the amendment site is located within the North Valleys Area Plan (NVAP), and is contiguous to the City of Reno on the western boundary of the subject site. More specifically, the site is located on the east and west sides of Red Rock Road, north of Silver Knolls, with the project site separated from the Cold Springs Valley by a large ridgeline that runs along the western boundary of the project. See the maps provided in Attachments 1, 2 and 3.

**BACKGROUND**

On August 6, 2019 the Washoe County Planning Commission denied the amendment to the Washoe County Master Plan, North Valleys Area Plan. The applicant, Lifestyle Homes TND, LLC, appealed the denial, and on October 22, 2019 the Washoe Board of County Commissioners approved the requested amendment.

Prior to becoming effective, the Master Plan Amendment and project of regional significance must first be found in conformance with the 2012 Truckee Meadows Regional Plan. Finally, the amendment was submitted to Regional Planning staff on October 24, 2019, for Regional Plan conformance review.

**MASTER PLAN AMENDMENT & PROJECT OF REGIONAL SIGNIFICANCE OVERVIEW**

*Master Plan Amendment (MPA)*

The first of the two requests is an MPA to remove the amendment site from the existing Silver Knolls Suburban Character Management Area (SKSCMA) and designate a new “Silver Hills Suburban Character Management Area” (SHSCMA) encompassing the site. This request will also necessitate many text amendments to the Washoe County Master Plan.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Gross Area</th>
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<tr>
<td>Park (P)</td>
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<tr>
<td>Open Space (OS)</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>780.32± acres</strong></td>
</tr>
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</table>
Project of Regional Significance (PRS)

The second request is a PRS to establish the Silver Hills development. It is considered a PRS based on the statistics and calculations presented in Table 1 and in accordance with Appendix 4 of the 2012 Truckee Meadows Regional Plan, specifically RPC Resolution 13-06 that defines the guidelines (applicable thresholds listed in Table 1) for Projects of Regional Significance.

<table>
<thead>
<tr>
<th>Table 1 – PRS Thresholds and Proposed Increases</th>
</tr>
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<tbody>
<tr>
<td></td>
</tr>
<tr>
<td><strong>Threshold</strong></td>
</tr>
<tr>
<td>---------------------------------</td>
</tr>
<tr>
<td>Housing (Units)</td>
</tr>
<tr>
<td>Sewage (Gallons per day)</td>
</tr>
<tr>
<td>Water (Acre ft. per year)</td>
</tr>
<tr>
<td>Traffic (Avg. daily trips)</td>
</tr>
<tr>
<td>Student Population (Students)</td>
</tr>
</tbody>
</table>

All figures gathered from submitted materials except where noted:
*Figures gathered from TMRPA Calculations

REQUIREMENTS FOR CONFORMANCE

Policy 4.1.3 of the Regional Plan identifies six factors that the RPC must consider when evaluating the conformance of an amendment to a master plan, facilities plan, or similar plan, with the 2012 Truckee Meadows Regional Plan:

Policy 4.1.3

A proposed master plan, facilities plan, cooperative plan, or similar plan conforms with the Regional Plan if it is not in conflict with the Regional Plan and it promotes the goals and policies of the Regional Plan (see NRS 278.0282). The RPC shall consider at least the following factors when evaluating whether a master plan, facilities plan, cooperative plan, or similar plan promotes the goals and policies of the Regional Plan:

1) Consistency of the proposed plan with the regional form and pattern, (as defined by the combination of Centers, Transit-Oriented Development (TOD) Corridors, residential areas, open space, greenways, and natural features), and with regional projections of population and employment growth

2) Compatibility of the proposed plan with goals and policies regarding development constraints

3) Compatibility of the proposed plan with goals and policies regarding infill development, housing, and jobs/housing balance

4) Compatibility of the proposed plan with existing and planned public service areas, policies, and priorities; availability, timing and phasing of infrastructure; and fiscal analysis of service provision

5) Compatibility of the proposed plan with existing military installations, including their location, purpose and stated mission

6) Cumulative and indirect effects of the proposed plan

Policy 4.1.5 identifies the requirements for a determination of conformance of a project of regional significance with the Regional Plan:
Policy 4.1.5

Pursuant to NRS 278.0278, before a local government takes final action to approve a Project of Regional Significance (PRS), and before construction may begin, the RPC must determine that the project conforms with the Regional Plan. The RPC must limit its review to the substance and content of the Regional Plan and shall not consider the merits or deficiencies of a project other than as necessary to make its determination. To determine whether a Project of Regional Significance promotes the Regional Plan, the RPC must consider the items listed in subsections (1) through (6) of Policy 4.1.3.

The six subsections from Policy 4.1.3 referenced in Policy 4.1.5 are shown above.

EVALUATION

Regional Planning staff has evaluated the Regional Plan goals and policies related to the six factors listed in Policy 4.1.3 of the 2012 Truckee Meadows Regional Plan. While staff has not identified significant conformance issues with respect to the proposed amendment and project of regional significance, the analysis conducted weighs the pros and cons of the proposal from a regional perspective (see the Conformance Review Evaluation Form found as Attachment 4). The following sections review TMRPA staff’s analysis of the proposed project using the six factors of Policy 4.1.3 of the 2012 Truckee Meadows Regional Plan.

Regional Form and Pattern

The subject property is located in the Washoe County’s portion of the Truckee Meadows Service Areas (TMSA) which is identified in the 2012 Truckee Meadows Regional Plan as the area where growth is expected to occur over a 20 year horizon. The site is located toward the edge of the TMSA, however it is adjacent to existing residential, is already master planned for residential units and is closer to the core of the region than nearby approved developments such as Evan’s Ranch and Silver Star Ranch to the north within the city limits of Reno. The cumulative impact of adding more entitled units to our regional total in light of our adopted 20-year forecast of population growth is discussed in the cumulative and indirect effects section below.

Development Constraints

The amendment site is mostly flat however; the western portion of the site does contain slopes of varying degrees, including slopes 15%-30% and 5 acres of land with slopes over 30% which are considered Development Constraints Area (DCA) per policy 2.2.1 of the 2012 Truckee Meadows Regional Plan. These DCA areas are not proposed to be developed and the majority of open space identified in the subject site is spatially coincident with these sloped areas. The applicant has transferred density from these sloped areas under 30% to other portions of the site at a ratio of 1:1.

There were no other natural resource constraints identified on the amendment site.
Infill, Housing, and Jobs/Housing Balance

While the site is not considered infill development, due to its distance from our Region’s core, it is in proximity to the Reno-Stead industrial area and Reno-Stead Airport, as well as adjacent to existing residential development. Commercial uses are contemplated in the proposal in the amount of 45,000 built square feet which translates to roughly 4 acres when considering and a Floor Area Ratio of .25, the regional average for commercial. This commercial land use helps bolster the jobs/housing balance of the North Valleys area, which is predominantly residential. It is important to note that Policy 1.3.3 of the 2012 Truckee Meadows Regional Plan limits commercial uses in the unincorporated areas to an appropriate scale to serve the local community and not the greater region. This policy is implemented by the NVAP Policy NV.20.3.c, which requires the scale of the intended commercial use be community serving in nature.

Due to the increase in density proposed by the applicant (compared with the original Silver Hills entitlement), there is a possibility of increased affordability of units in the Silver Hills development, compared to housing costs in the region simply through the development of more homes on smaller lots. Furthermore, the project contemplates very small single family detached lots (e.g. 4,000 sqft lot sizes) as well as some single family attached units. Inclusion of these higher density products constitutes a shift towards meeting our region’s need for attainable housing. It is important to note that all of the residential development proposed would be single family, which aligns in compatibility of use with existing and proposed residential development nearby.

Public Services and Infrastructure

In regards to public services and infrastructure provision, the Regional Plan requires local government master plans ensure that necessary public facilities and services to support new development are or will be available and adequate at the time the impacts of development occur based on adopted levels of service (i.e., concurrency). Specifically, Regional Plan Goal 3.5 and attending policies outline the concurrency process to be used by local governments for development applications requesting intensification and links the development review process to the adoption of public facilities plans.

In the case of the Silver Hills and any other entitlement submitted before adoption of the 2019 Truckee Meadows Regional Plan, the existing concurrency management requirements apply. To date Washoe County has not implemented a concurrency management policy as part of their master plan (though the concept of concurrency is addressed within their municipal code). TMRPA staff does not expect Washoe County to completely incorporate the 2012 Truckee Meadows Regional Plan concurrency management system into their master plan, as the region is shifting to utilizing standards for public services and infrastructure as presented in the 2019 Truckee Meadows Regional Plan. Therefore, staff is considering the system of public facilities management as is presented in the Washoe County Master Plan and Washoe County Development Code.

To meet the requirements of concurrency in this transitional time between regional plan versions, we rely on the Washoe County Development Code which requires the adequacy of public facilities and services (wastewater, water, etc.) be analyzed through the tentative map review process, and also
requires that any necessary public facilities and services to support new development are or will be available at the time the impacts of new development occur.

**Sanitary Sewer**

The proposed amendment would allow for the development of 1,872 units which amounts to approximately 327,600 gallons per day of sewage that would be generated by the development at full buildout. This calculation is based on a conservative estimate of average daily wastewater generation of 175 gallons per day per dwelling unit. The sewage is proposed to be treated at the Reno-Stead Water Reclamation Facility (RSWRF). Currently RSWRF has a total treatment capacity of 2 million gallons per day (MGD) and is almost meeting that total capacity with the developments the facility currently serves. The facility does have a planned expansion that will bring the total treatment capacity to 4 MGD by 2023 based on conversation with City of Reno Public Works Staff. Additionally, multiple initiatives to address disposal of treated effluent are being researched by the regional effluent management team. Options being discussed include the creation of an effluent pond (similar to the one used for the South Truckee Meadows Water Reclamation Facility) and an associated system of purple pipe to allow for non-potable reuse, increases to the quantity of effluent transmitted from RSWRF to the Truckee Meadows Water Reclamation Facility (TMWRF), delivery of treated effluent to a northern location to support agricultural projects, and/or disposal of treated effluent back to its hydrographic basin of origin.

The Silver Hills project proposes to reuse all of the treated effluent it generates on a yearly basis, however the Washoe County Community Services Department has identified that this reuse is often insufficient for full disposal. So while there are plans to upgrade the RSWRF facility to allow wastewater treatment, it is unclear at this time how the treated effluent generated will be disposed of.

**Water**

It is identified that the project will be served by the Truckee Meadows Water Authority (TMWA) and shall be included into the TMWA service area. Estimates for acre feet per year required to serve the proposal were not provided, however based on the total project unit count and a calculation of average lot size, using TMWA Rule 7, TMRPA estimates that roughly 1,027 acre feet per year of water will be needed to serve the residential portion of the project and a small additional amount needed to serve the commercial land. A discovery analysis will be required by TMWA during the tentative map approval phase to validate these estimates and to indicate any required improvements to backbone infrastructure to serve the site.

**Flood Management**

As provided in the Silver Hills Specific Plan, a storm drainage system will be constructed in accordance with Washoe County standards. The system will be designed to maintain a rate of stormwater runoff at or below predevelopment conditions. Furthermore, the Silver Hills Specific Plan Development Standards identifies: “125 percent of the increased stormwater from the site will be either retained or detained onsite.”
Traffic
A traffic analysis was provided as part of the Silver Hills proposal that shows the development will generate 17,172 average daily trips. Red Rock Road runs between the amendment site and is the main arterial serving the project and thus will bear the majority of traffic impacts. This road is the only way in and out of the project area, which could have ramifications for public safety (e.g. evacuation during a fire). The 2035 Regional Transportation Plan (RTP) identifies the widening of Red Rock Road from two lanes to four lanes from Moya Blvd. to Evans Ranch Access in the 2022-2026 timeframe, an improvement that will be necessary to ameliorate traffic impacts from the buildout of this project. In addition to the local road improvements, the RTP anticipates a phased approach to widening US-395 from N. McCarran to Stead Blvd. by 2040. In a letter from the Nevada Department of Transportation (NDOT) it is identified that the traffic impact study provided by the Silver Hills applicant does not provide project phasing and it is NDOTs recommendation that phasing be addressed as well as possible interim improvements. Further, the portion of 395 running from Stead Blvd. to Red Rock Road is acknowledged in the RTP but included in the list of unfunded projects.

Schools
According to the Washoe County School District (WCSD), the overall student generation from the Silver Hills site is estimated to produce 739 new students at full buildout. While it is not likely that all of these students will be generated at once, the Silver Hills Development Standards does not provide a clear phasing schedule to determine the temporal aspect of student generation. Of these new students generated, 417 will be new elementary school students and will be served by the Silver Lake and Gomes elementary schools. The additional elementary student burden will put both schools near 150% capacity, however WCSD has been working with the applicant and has identified that a 10-acre elementary school site will be requested within the Silver Hills development as the project enters its first tentative map phase. In addition to the elementary schools, North Valleys High School will be put at 108% capacity with the addition of 162 new high school students estimated from the Silver Hills development. WCSD has identified that a high school in the Cold Springs area will eventually be built, as part of the Stonegate planned development, which will relieve the overburdened North Valleys High School.

Military Installations
The eastern portion of the amendment site is close to the 5,000 foot buffer of the Reno-Stead military installation but not quite inside the boundary and no impacts are expected from or to the amendment site.

Cumulative and Indirect Effects
Previously it has been difficult to determine the cumulative and indirect effects of a proposed project or amendment; however TMRPA continues to build a solid data foundation and is committed to bringing accurate and current information in service of data-driven decision-making for new land entitlements.
Currently, the Silver Hills project has an entitlement allowing 680 units. The total unit count of this new proposal is 1,872 units, which would add an additional 1,192 units to the existing entitlement. The total number of entitled/zoned potential units in the greater North Valleys area, including the currently entitled 680 units in Silver Hills, amounts to over 20,000 dwelling units. This North Valleys total-potential unit count satisfies more than 1/3 of the current projected housing needs for the region, as identified in the 2018 Washoe County Consensus Forecast (CF). Considering existing entitlements and zoning in the Region as a whole, roughly 90,000 potential units could be built inside the TMSA, accommodating approximately two times the units needed to satisfy the 20-year demand identified in the 2018 CF. Of course, in any discussion of approved future units it is imperative to consider the viability of a given existing entitlement, as some existing entitlements were approved under differing economic conditions (e.g. pre-recession) and at this time may have become economically unfeasible or no longer viable based on other factors.

Also, the addition of 327,600 gallons per day to the RSWRF treatment facility should be considered, mainly as it relates to timing of development and when that capacity will need to be reserved (customarily at the time final maps are recoded). There are already upwards of 10,000 potential housing units slated to sewer to RSWRF and planning efforts for facility upgrades likely did not specifically consider the addition of the 1,192 new dwelling units proposed herein. Given the RSWRF facility plans contemplate further treatment capacity upgrades beyond 4 MGD in subsequent years it may not present a substantive issue long-term, however the continued addition of units in a first come, first served service environment with temporal conditions on service capacity could lead to conflict.

DISCUSSION

TMRPA staff has endeavored to provide an objective and factual accounting and analysis of the information submitted for the master plan amendment and project of regional significance. Our approach sought to outline pros and cons associated to each of the six findings required by Policy 4.1.3 of the 2012 Regional Plan based on the information submitted. Our analysis did not necessarily elucidate a “right answer”. Instead, our analysis examined impacts generated from the proposed development and evaluated to what degree our Region has planned to deal with those impacts and to what extent this development promotes the goals and vision of the 2012 Truckee Meadows Regional Plan.

In addition to points raised in the discussion of each of the six finding areas above, the Silver Hills applicants agreed to a number of self-imposed mitigation criteria that were memorialized in the Board of County Commissioner’s motion of approval. This self-imposed mitigation includes criteria such as 150% stormwater retention on site, a limitation on the number of units built annually to align with NDOT improvements to 395, and the preparation of a facilities plan for the project – all of which will be conditional to the approval of any future tentative map on the site. All of the self-imposed mitigation criteria agreed to at the BCC meeting in October are listed in Attachment 5.

Finally, it is important to consider impacts to existing residents and the community planning process. The removal of the Silver Hills project area from the Silver Knowles Suburban Character Management Area (SKSCMA) and creation of a new Silver Hills Suburban Character Management Area that will allow
for more dwelling unit density, to some degree undermines the character management statement of the existing SKSCMA that promotes less dwelling unit density and has been a long agreed to vision of the area. That said there are potentially some new amenities that will become available with the development of the Silver Hills project (examples include personal and vehicle storage space, access to retail, new parks and trails, and potentially access to locally grown food) that could positively impact existing nearby residents.

In the end, TMRPA staff’s decision to recommend approval weighed all the information and factors available and pertinent to the new development proposal. While not necessarily perfect, staff believes that this project helps to address regional growth in a responsible fashion by allowing moderate intensification of dwelling unit density in an area within the TMSA that has been slated for residential development for many years and which has commensurate facility and infrastructure planning in place or underway to deal with that growth.

**LEGAL REQUIREMENTS**

NRS 278.0282(7) requires that any determination of conformance by the Regional Planning Commission must be made by a vote of not less than two-thirds of the total membership of the Commission. A vote of less than six members in favor of conformance constitutes a denial.

A determination of conformance by the Regional Planning Commission regarding a project of regional significance must be made by a vote of a majority of the quorum.

Given that this is both a master plan amendment and a project of regional significance, the RPC may consider a single motion regarding both aspects of the conformance review or separate motions. If separate motions are made, the motion regarding conformance of the master plan amendment will be considered before the motion regarding conformance of the project of regional significance.

Regional Planning Commission members voting against a motion of conformance should be prepared to specify what parts of the proposal do not conform with the Regional Plan and why (see NRS 278.0282(1)).

**RECOMMENDATION**

After reviewing the documentation that has been submitted by Washoe County, Regional Planning staff concludes that the proposed amendment to the master plan and project of regional significance conforms with the goals and policies of the 2012 Truckee Meadows Regional Plan.

It is therefore RECOMMENDED that the Regional Planning Commission make a determination that the proposed Silver Hills amendment to the Washoe County Master Plan as well as Project of Regional Significance conforms with the goals and policies of the 2012 Truckee Meadows Regional Plan, based on the following finding:

1. The Regional Planning Commission held a public hearing, considered the factors listed in Policy 4.1.3 and 4.1.5 in its evaluation of the proposed amendment and project of regional
significance, and finds that the proposed amendment and project of regional significance is not in conflict with and promotes the goals and policies of the Regional Plan.

Proposed Motion
I move to find the Silver Hills amendment to the Washoe County Master Plan and Project of Regional Significance in conformance with the 2012 Truckee Meadows Regional Plan, based on the findings listed in the staff report.

Please do not hesitate to contact Nate Kusha, Chris Tolley or Jeremy Smith at 775-321-8385 if you have any questions or comments on this agenda item. Access to the full submittal package is available upon request.

/nk, ct, js

cc: Roger Pelham, Washoe County Senior Planner

Attachments:
Attachment 1: Regional Location Map
Attachment 2: Neighborhood Map
Attachment 3: Aerial Map
Attachment 4: Conformance Review Evaluation Form
Attachment 5: Self-imposed Mitigation Criteria
Agenda Item 7.A
CR19-009 and CR19-010
Silver Hills MPA and PRS
Attachment 1: Regional Location Map
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No warranty is made by the Truckee Meadows Regional Planning Agency as to the accuracy, reliability, or completeness of the data contained on this map.
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Agenda Item 7.A
CR19-009 and CR19-010
Silver Hills MPA and PRS
Attachment 2: Neighborhood Map
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Amendment Site
- Washoe County TMSA
- City of Reno TMSA
- City of Reno Sphere of Influence
- DCA Slopes 30+
- DCA Public Lands/Deed Restricted

No warranty is made by the Truckee Meadows Regional Planning Agency as to the accuracy, reliability, or completeness of the data contained on this map.
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Agenda Item 7.A
CR19-009 and CR19-010
Silver Hills MPA and PRS
Attachment 3: Aerial Map
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No warranty is made by the Truckee Meadows Regional Planning Agency as to the accuracy, reliability, or completeness of the data contained on this map.
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Agenda Item 7.A

CR19-009 and CR19-010

Silver Hills MPA and PRS

Attachment 4: Conformance Review Evaluation Form
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### Conformance Review Evaluation Form

#### Case Information:

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<tr>
<th>Case Name:</th>
<th>Silver Hills</th>
<th>RPA Case No.:</th>
<th>CR19-009 and CR19-010</th>
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#### Location:

On both the east and west sides of Red Rock Road, north of its intersection with Silver Knolls Boulevard.

#### Important Dates:

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- 60-day conformance review deadline waived (received): 
- RPC Letter of Objection (received/scheduled): 
- RPGB Appeal (received/scheduled):

#### Proposal:

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... [Please refer to the full proposal description provided in the Regional Planning Commission meeting agenda]

#### Conformance Review Type: Check those below that apply

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<td>Project will result in loss or degradation of designated historic, archeological, cultural, or scenic resource</td>
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<tr>
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<td>Project creates significant new geothermal or mining operations</td>
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<tr>
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<td>Project is within a 100-yr floodzone and alters the stream channel or banks of the Truckee River or alters wetlands</td>
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<td>Project will have significant effect on natural resources, public services, public facilities, or the adopted regional form</td>
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<td></td>
<td>Project creates new or significantly expanded landfill, other land disposal facility, or facility that treats or disposes hazardous or infectious waste</td>
</tr>
</tbody>
</table>

- Project will affect region by increasing:
  - Employment ≥ 938 employees
  - Housing ≥ 625 units
  - Student population ≥ 325 students
  - Traffic ≥ 6,250 average daily trips
  - Water usage ≥ 625 acre feet per year
  - Hotel accommodations ≥ 625 rooms
  - Sewage ≥ 187,500 gallons per day
  - Other (specify):

- Projects of regional significance proposed by a utility:
  - Electric substation
  - Transmission line that carries ≥ 60 kilovolts
  - Facility generates electricity > 5 megawatts
  - Natural gas storage and peak shaving facilities
  - Gas regulator stations and mains that operate > 100 pounds per square inch
### Form: Check those below that apply

<table>
<thead>
<tr>
<th>TMSA</th>
<th>DCA:</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>RDA</td>
</tr>
<tr>
<td></td>
<td>X</td>
</tr>
<tr>
<td>FSA</td>
<td>Slopes ≥ 30%</td>
</tr>
<tr>
<td></td>
<td>FEMA Zone AE floodway</td>
</tr>
<tr>
<td></td>
<td>Playas or significant water bodies</td>
</tr>
<tr>
<td></td>
<td>Public open spaces or deed restricted lands</td>
</tr>
<tr>
<td></td>
<td>Jurisdictional water/wetland in accordance with Section 404 of the Clean Water Act</td>
</tr>
</tbody>
</table>

### Pattern: Check those below that apply and specify

- **Downtown Center:**
- **TOD Corridor:**
- **Regional Center:**
- **Station Area:**
- **Joint Planning Area:**
- **Emerging Employment Center:**
- **Cooperative Planning Area**
  - Sparks Expanded SOI (May 8, 2002- July 27, 2006)
  - Reno Area of Interest
  - Sparks Area of Interest

### Surrounding Land Use Designations:

- **North:** Open Space
- **South:** Suburban Residential; Parks, Greenways and Open Space (City of Reno)
- **East:** Parks, Greenways and Open Space (City of Reno); Unincorporated Transition (City of Reno)
- **West:** Suburban Residential

### Natural Resource Features: Check those below that apply

- **Is all or portions of the site located within the Development Constraints Area (DCA)?**
  - Yes
  - X
- **Does all or portions of the site have slopes from 15-30%?**
  - X
- **Are any federal 404 wetlands present on the site?**
  - X
- **Is the site located in or include an area of good potential aquifer recharge identified in the RWMP?**
  - X
- **Are any significant stream channels or drainage ways present on the site?**
  - X
- **Is all or portions of the site located within a 100-year FEMA flood zone?**
  - X
- **Is the site located in an area of significant habitat for sensitive plant or animal species?**
  - X
- **Change in potential open space (acreage)**
  - **Existing:** 0
  - **Proposed:** 0

### General Questions: Check those below that apply

- **Is all or portions of the site located within a utility corridor identified on Map 9 of the Regional Plan?**
  - Yes
- **Is all or portions of the site located within 3,000 feet of an existing military installation?**
  - X
### General Policies

#### Policy Summary

<table>
<thead>
<tr>
<th>Policy Applies</th>
<th>Policy Summary</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.1.1</td>
<td>Requires MPs, facilities plans, and other similar plans to utilize the Consensus Forecast as primary factor</td>
<td></td>
</tr>
<tr>
<td>1.1.2</td>
<td>Requires MPs of local governments and affected entities to be consistent with forecasts of population and employment growth</td>
<td></td>
</tr>
<tr>
<td>X 1.1.10</td>
<td>Requires local government MPs, facilities plans, and other plans of service providers to provide for municipal services as outlined in NRS 278.0274 and to conform with priorities in Goal 1.2</td>
<td>X</td>
</tr>
<tr>
<td>X 1.2.2</td>
<td>Requires that local government and affected entity MPs, facilities plans, and other similar plans not conflict with priorities in Policy 1.2.2; Defines priorities for regional development. <strong>Priority Area = 6</strong></td>
<td>X</td>
</tr>
<tr>
<td>1.2.4</td>
<td>Allows local government and affected entity MPs, facilities plans, and other plans to demonstrate a need to convert existing septic systems to community sewer systems</td>
<td></td>
</tr>
<tr>
<td>X 1.2.5</td>
<td>Requires local gov. and affected entity MPs, facilities plans, &amp; other plans to conform with 1.2.1 and 1.2.2; also requires CIP's to identify expenditures and timing in conformance with 1.2.1 and 1.2.2</td>
<td>X</td>
</tr>
<tr>
<td>1.2.7</td>
<td>Requires local government and affected entity MPs to ensure private investment in dedicated public infrastructure is identified in a CIP</td>
<td></td>
</tr>
<tr>
<td>1.2.13</td>
<td>Requires local government MPs to include infill development incentives</td>
<td></td>
</tr>
<tr>
<td>X 2.2.1</td>
<td>Requires MPs of local government and affected entities to place specific limits on development within DCA</td>
<td>X</td>
</tr>
<tr>
<td>X 1.1.9 &amp; 2.3.1</td>
<td>Requires MP management strategies for slopes of 15-30% to address four specific factors</td>
<td>X</td>
</tr>
<tr>
<td>X 1)</td>
<td>Development will not degrade the scenic, public safety, and environmental values of the area to be developed or the region as a whole</td>
<td>X</td>
</tr>
<tr>
<td>X 2)</td>
<td>Incorporate on-site and off-site mitigation measures for impacts to habitat and water quality, for fiscal effects due to higher cost infrastructure, public safety facilities, and public safety services</td>
<td>X</td>
</tr>
<tr>
<td>X 3)</td>
<td>Aquifer recharge is protected</td>
<td>X</td>
</tr>
<tr>
<td>X 4)</td>
<td>Activities comply with the terms of National Pollutant Discharge Elimination System (NPDES) permits</td>
<td>X</td>
</tr>
<tr>
<td>2.7.1</td>
<td>Requires local government MP's, facilities plans, and other similar plans to promote energy efficient building technology, use of alternative or renewable energy, and LID practices</td>
<td></td>
</tr>
<tr>
<td>3.1.3</td>
<td>Requires MP's to ensure that development within the TMSA that relies on septic systems meets three requirements</td>
<td></td>
</tr>
<tr>
<td>1)</td>
<td>Dry sewer mains be constructed in accordance with adopted CIP plans and facilities plans</td>
<td></td>
</tr>
<tr>
<td>2)</td>
<td>Conformance with water quality protection policies of the WCDHD</td>
<td></td>
</tr>
<tr>
<td>3)</td>
<td>Recorded waiver of protest to the formation and funding of a sewer improvement district</td>
<td></td>
</tr>
<tr>
<td>3.4.2</td>
<td>Requires local government and affected entity MP's, facilities plans, and other plans to anticipate necessary R-O-W’s and to develop strategies for future preservation</td>
<td></td>
</tr>
<tr>
<td>X 3.5.1</td>
<td>Requires MPs, facilities plans, and other similar plans to ensure necessary public facilities and services to support new development will be available at the time of the impacts</td>
<td>X</td>
</tr>
<tr>
<td>3.5.2</td>
<td>Requires local government and affected entity facilities plans use adopted master planned land use; establishes four elements that must be in facilities plans</td>
<td></td>
</tr>
<tr>
<td>1)</td>
<td>Details on funding and timelines for the provision of required facilities</td>
<td></td>
</tr>
</tbody>
</table>
2) A detailed description of all adopted levels of service

3) An assessment of alternatives

4) Both existing deficiencies and new development

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>X 3.6.1</td>
<td>Requires MPs, facilities plans, and other similar plans to support densities in Table 1.2.1 and address services and facilities based on the priorities in Policy 3.6.1</td>
<td>X</td>
</tr>
<tr>
<td>3.7.1</td>
<td>Requires MPs, WCSD facilities plans and other similar plans to prohibit the location of schools south of T26N with a projected population of at least 300 full-time students outside of the TMSA</td>
<td></td>
</tr>
</tbody>
</table>

**Other Policies** (PRS, RSA, Unincorporated TMSA, & Military Installations)

<table>
<thead>
<tr>
<th>Policy Applies</th>
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</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Requires local government MPs to provide for coordination and compatibility of land uses with military installations in the region</td>
<td></td>
</tr>
</tbody>
</table>

If the review is for a Project of Regional Significance check those below that apply.

<table>
<thead>
<tr>
<th>Policy</th>
<th>Policy Summary</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>X 4.1.5</td>
<td>Requires RPC to review all PRSs pursuant to Policy 4.1.3</td>
<td>X</td>
</tr>
<tr>
<td>X 1) Consistency with regional form and pattern, and with regional projections of population growth</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>X 2) Compatibility with goals and policies regarding development constraints</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>X 3) Compatibility with goals and policies regarding infill development, housing, and jobs/housing balance</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>X 4) Compatibility with existing and planned public service areas, policies, and priorities; availability, timing and phasing of infrastructure; and, fiscal analysis of service provision</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>X 5) Compatibility of the proposed plan with existing military installations, including their location, purpose and stated mission</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>X 6) Cumulative and indirect effects</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

If the site is located in an unincorporated area of Washoe County check those below that apply.

<table>
<thead>
<tr>
<th>Policy</th>
<th>Policy Summary</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1.5</td>
<td>Requires MPs to limit development within RDA; allows the designation of RSA's in RDA under certain conditions</td>
<td></td>
</tr>
<tr>
<td>X 1.3.2</td>
<td>Limits residential development in the unincorporated areas to no more than five units per acre (with certain exceptions); limits use of density transfers in unincorporated areas</td>
<td>X</td>
</tr>
<tr>
<td>X 1.3.3</td>
<td>Limits non-residential development in the unincorporated areas to serve the surrounding community</td>
<td>X</td>
</tr>
<tr>
<td>2.5.3</td>
<td>Requires local government MPs to prohibit the division of parcels to less than 5 acres in size within RDA</td>
<td></td>
</tr>
</tbody>
</table>
Agenda Item 7.A
CR19-009 and CR19-010
Silver Hills MPA and PRS
Attachment 5: Self-imposed Mitigation Criteria
The following information was taken from the video of the Washoe Board of County Commissioners (BCC) October 22, 2019 hearing on WMPA17-0010, Silver Hills as presented by the applicant, Lifestyle Home TND, LLC. This self-imposed mitigation criteria is included as a part of the BCC motion of approval for this case.

**Self-imposed Mitigation Criteria**

1. Prior to the approval of any Silver Hills tentative map, the applicant shall prepare a facilities plan, to the satisfaction of Washoe County Engineering and Capital Projects, that ensures the concurrency of infrastructure, facilities and services with the proposed development, including:
   - Evaluate the need for a new sewer treatment facility or improvements to existing facilities
   - Determine what critical storm water improvements are necessary on the east side of Red Rock
   - Review all emergency access alternatives
   - Confirmation that storm water retention is 1:1.5, and
   - Extend water infrastructure to the Washoe County Park in Silver Knolls

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

3. $300 per unit fire assessment fee to be paid at the time of final map or building permit as determined by Washoe County Planning and Development and installation of fire hydrants/system along path of the required water infrastructure as required by the Fire Chief

4. $300 per unit sheriff assessment fee to be paid at the time of final map or building permit as determined by Washoe County

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

6. The project shall include at least one dog park
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