

# ANX23-00002 & LDC23-00021

(Valley View Estates)

Reno City Council

*June 12, 2024*



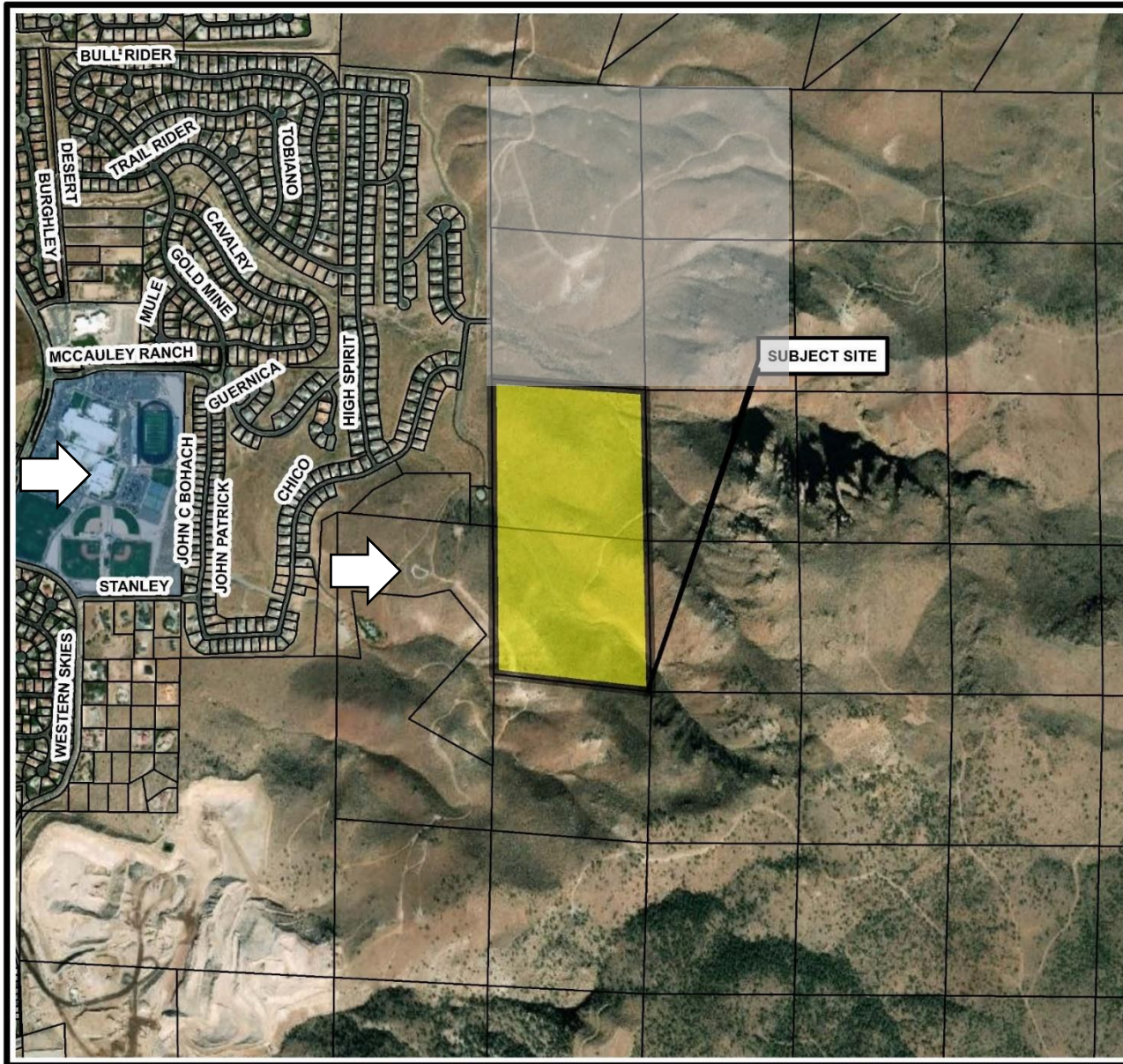


# Project Information

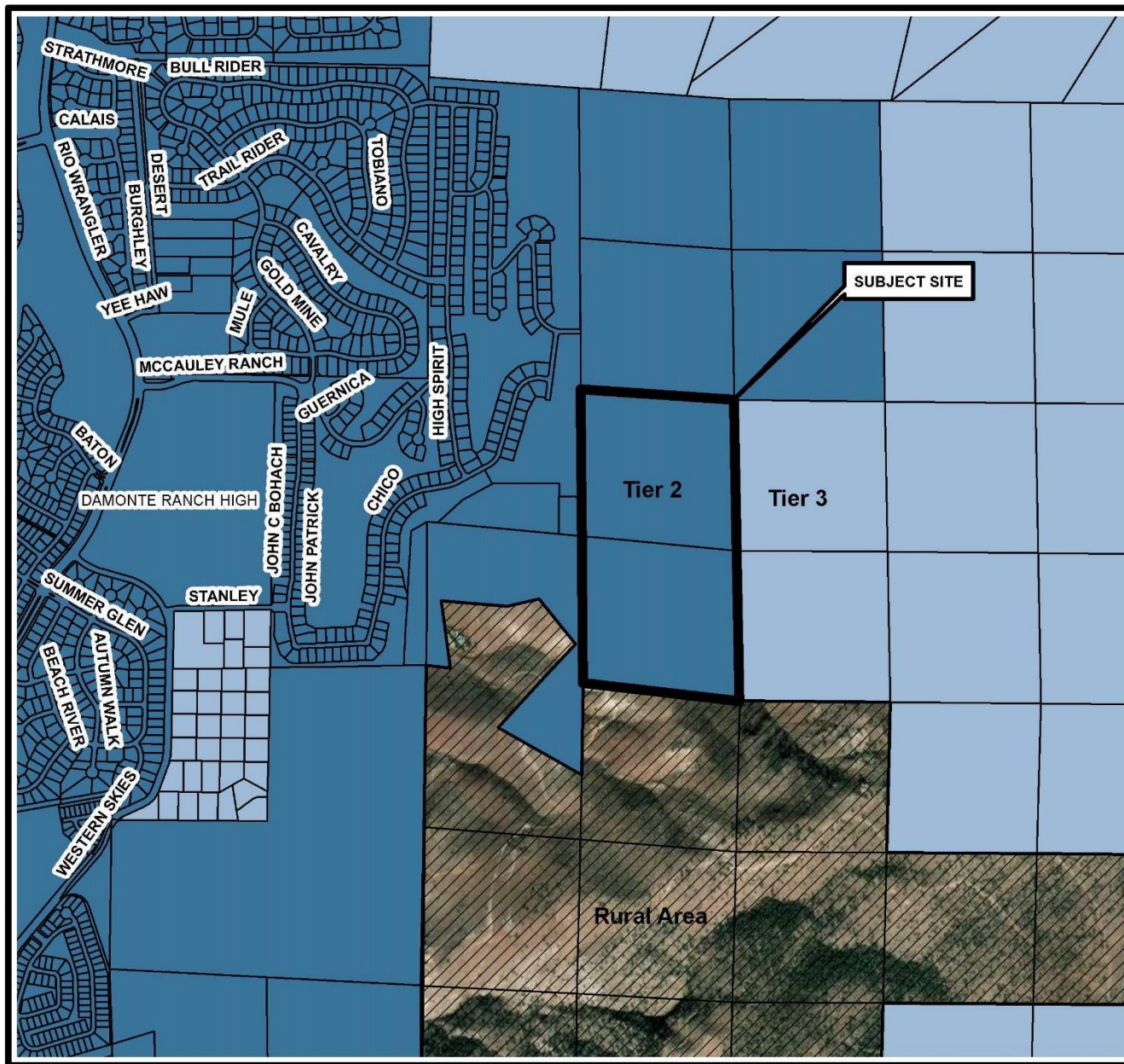
**Site:** ±81.81-acre site

**Request:**

- Annexation
- Master Plan Amendment
- Zoning Map Amendment  
(Planned Unit Development)



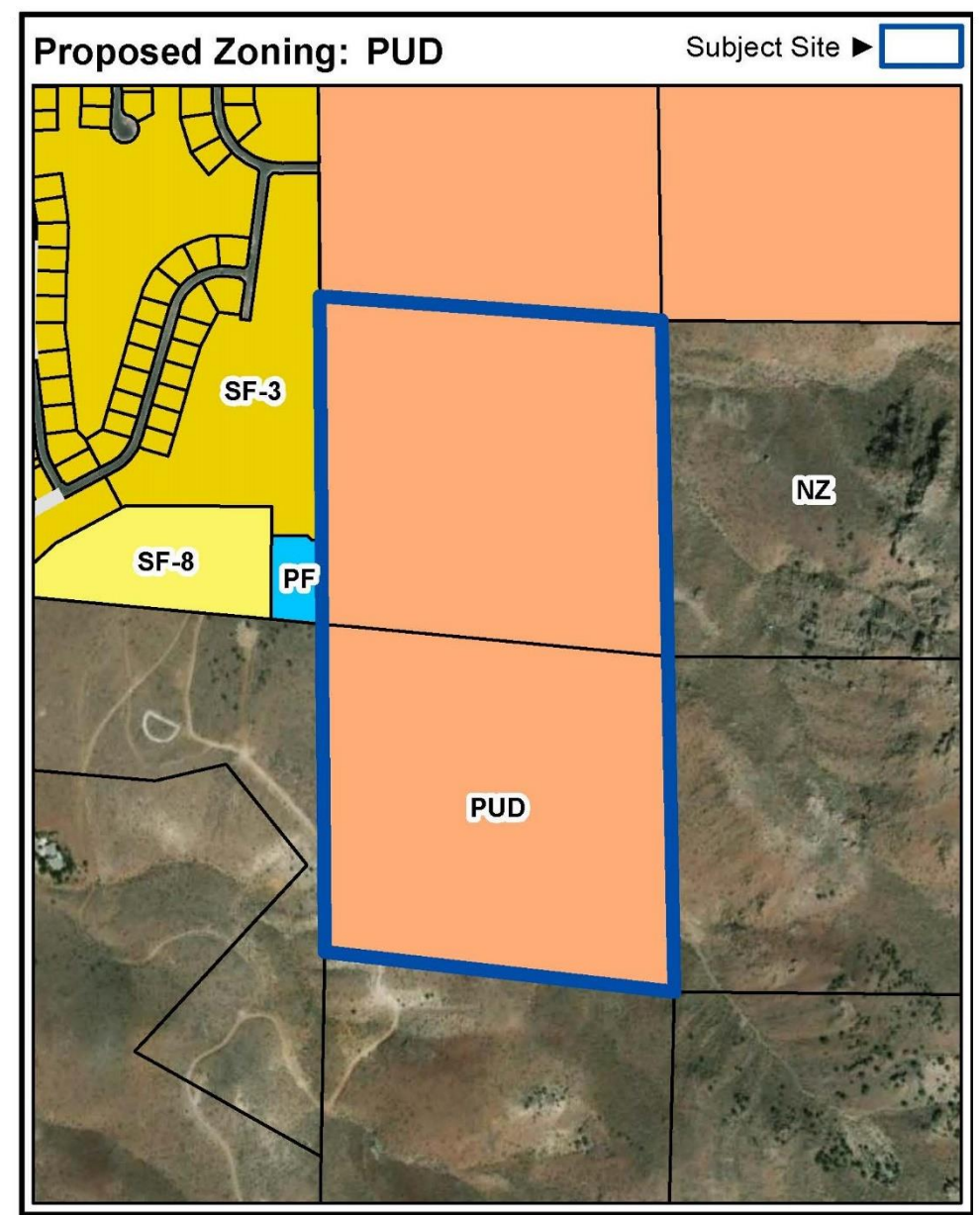
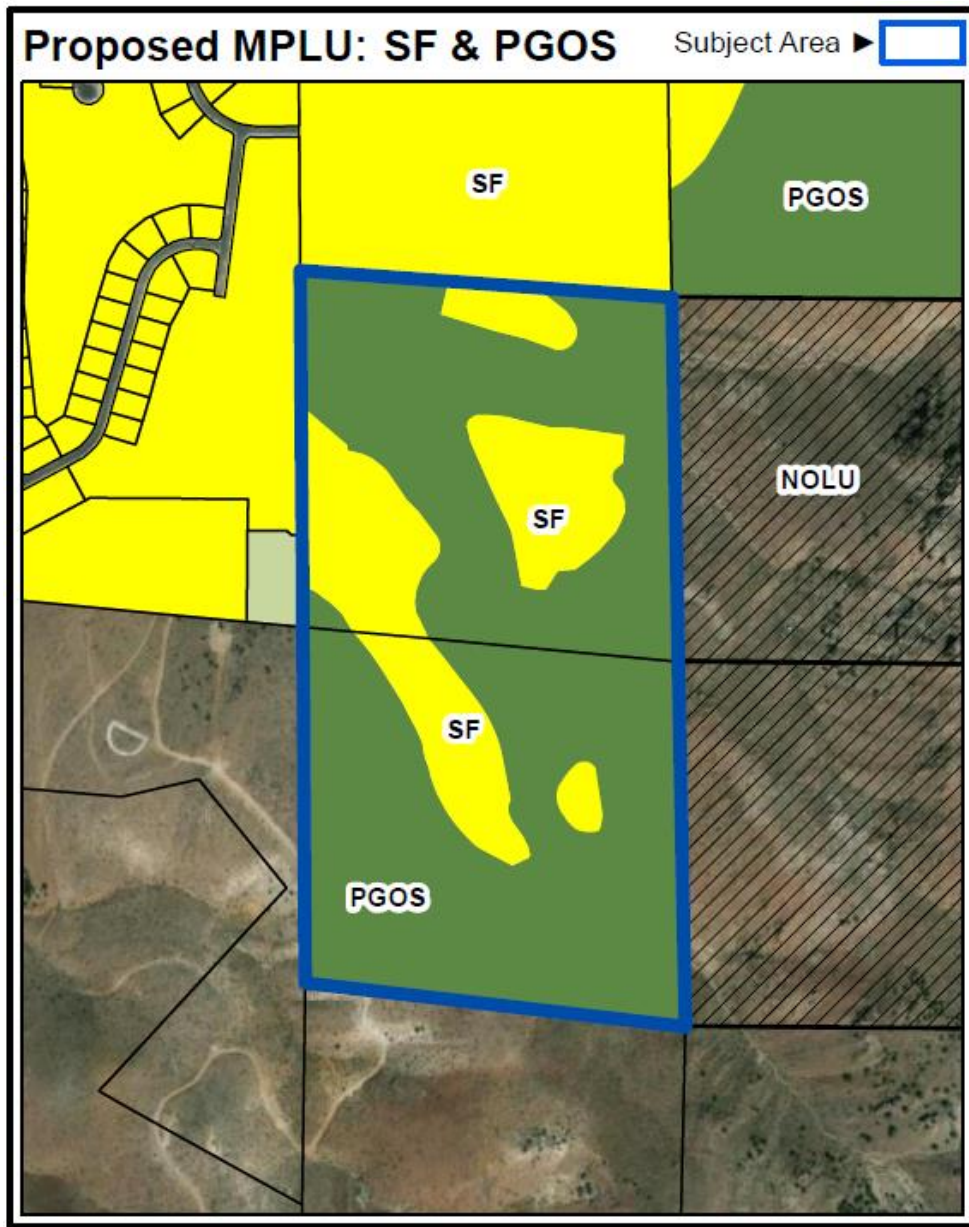




# Annexation

(NRS 268.670)

- Contiguous
- Sphere of Influence
- Regional Tier Designation
- Associated MPA and ZMA
- Fiscal Analysis





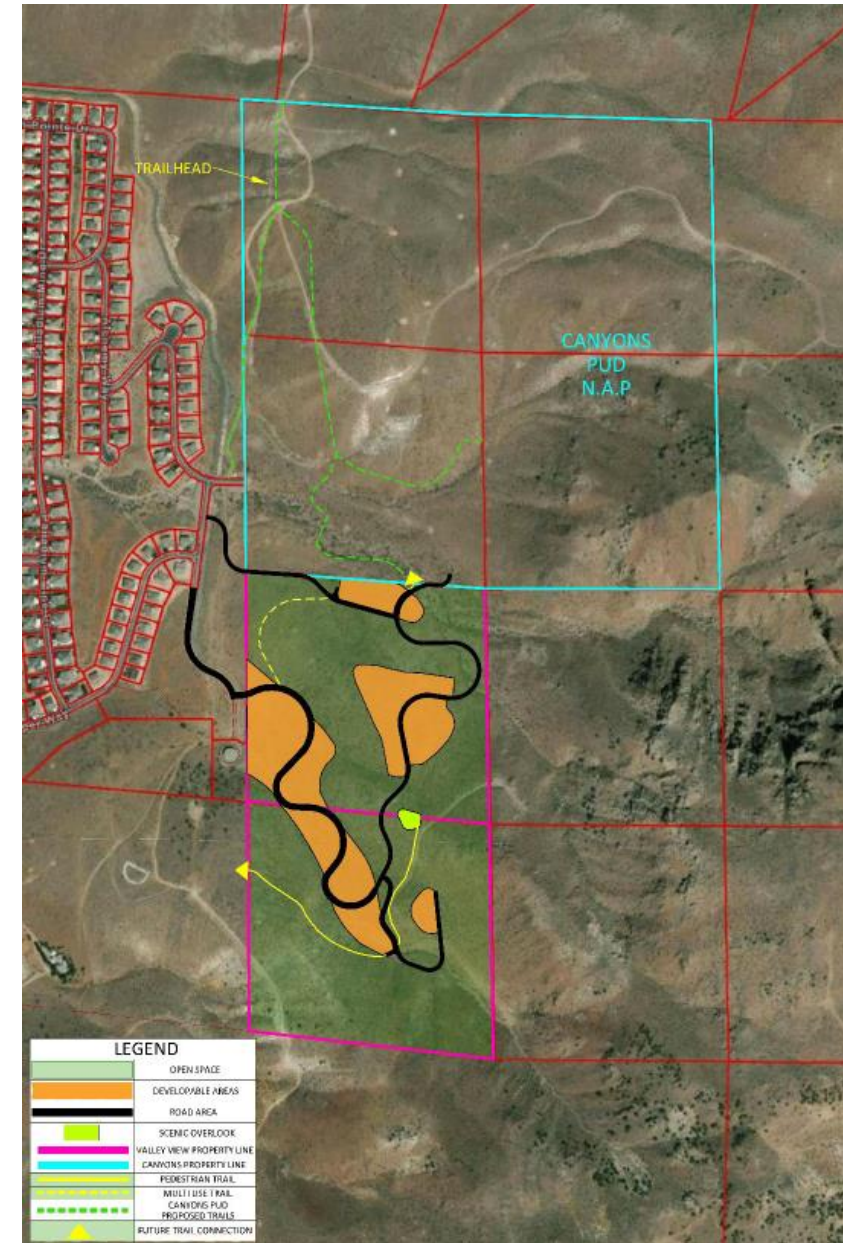
# Planned Unit Development

- Implement Master Plan
- Encourage flexibility
- Promote compatible uses
- Improve the design
- Services and utilities
- Preserve open space areas

## Valley View Estates

Responsible foothill development:

- Connectivity
- Recreation opportunities
- Context-sensitive architecture and housing types
- Wildland urban interface
- Wildlife
- Virginia Range



## 10/25/23 Council Summary

Council discussed annexation timing, need for proposed type of homes, comparisons to Canyons, **earthquakes, wildland urban interface (WUI), traffic, feral horses, special status species, steep slopes/how suitable development islands are accessed, trail and road network connectivity, drainage crossing to connect with Canyons for secondary access, and Master Plan conformance.**

- **Earthquakes:** will be addressed with geotechnical studies and permitting requirements with tentative maps and building permits
- **WUI:** addressed in the PUD handbook; per Fire Marshal, proposed secondary access is good, homes will need to be sprinklered

# 10/25/23 Council

- **Traffic:** no significant impacts on roadway network (no mitigation required); most traffic will use McCauley Ranch Road/Rio Wrangler Pkwy intersection where RTC is planning a roundabout

## Conclusion

The City of Reno requirements for traffic studies, based on the anticipated number of trips are:

- ▶ A *Trip Generation Letter* for projects generating less than 100 peak hour trips
- ▶ An *Entry and Access Study* for projects generating between 100 and 200 peak hour trips
- ▶ A *Traffic Impact Study* for projects generating more than 200 peak hour trips

The trip generation for this project is well within the requirements for a *Trip Generation Letter*. At the stated low trip generation, the proposed project is not expected to have any significant impact on local traffic operations or on local roadways or intersections. The project will pay standard Regional Road Impact Fees (RRIF) as mitigation for its minor impacts on the roadway system.

Roundabouts are planned at the McCauley Ranch Boulevard/ Rio Wrangler Parkway and the Rio Wrangler Parkway/ Steamboat Parkway intersections by the Regional Transportation Commission and will address long-term traffic operations at those locations. Overall traffic conditions (existing and future conditions) in the project area are well documented in the following recent traffic studies:

- ▶ *Rio Rangler Parkway / McCauley Ranch Boulevard ICE Study* (Wood Rodgers)
- ▶ *LifeChurch School Traffic Impact Study* (Headway, 2024)
- ▶ *Canyons PUD Traffic Entry and Access Study* (Headway, 2024)

The Valley View PUD traffic generation was included as a background condition in the LifeChurch School and Canyons PUD studies, and therefore has been considered through other analyses.

No further traffic study for the Valley View PUD is recommended.

Please do not hesitate to contact us at (775) 322-4300 with any questions.

Sincerely,  
Headway Transportation, LLC

Lauren Picou, PE, PTOE  
Senior Associate

Attachment A: Conceptual Land Use Plan



Lauren T.  
Picou

Digitally signed by  
Lauren T. Picou  
Date: 2024.05.01  
14:24:48 -07'00'



# 10/25/23 Council

- **Feral horses:** feedback from American Wild Horse Conservation has been incorporated in PUD handbook, conforms with Title 18

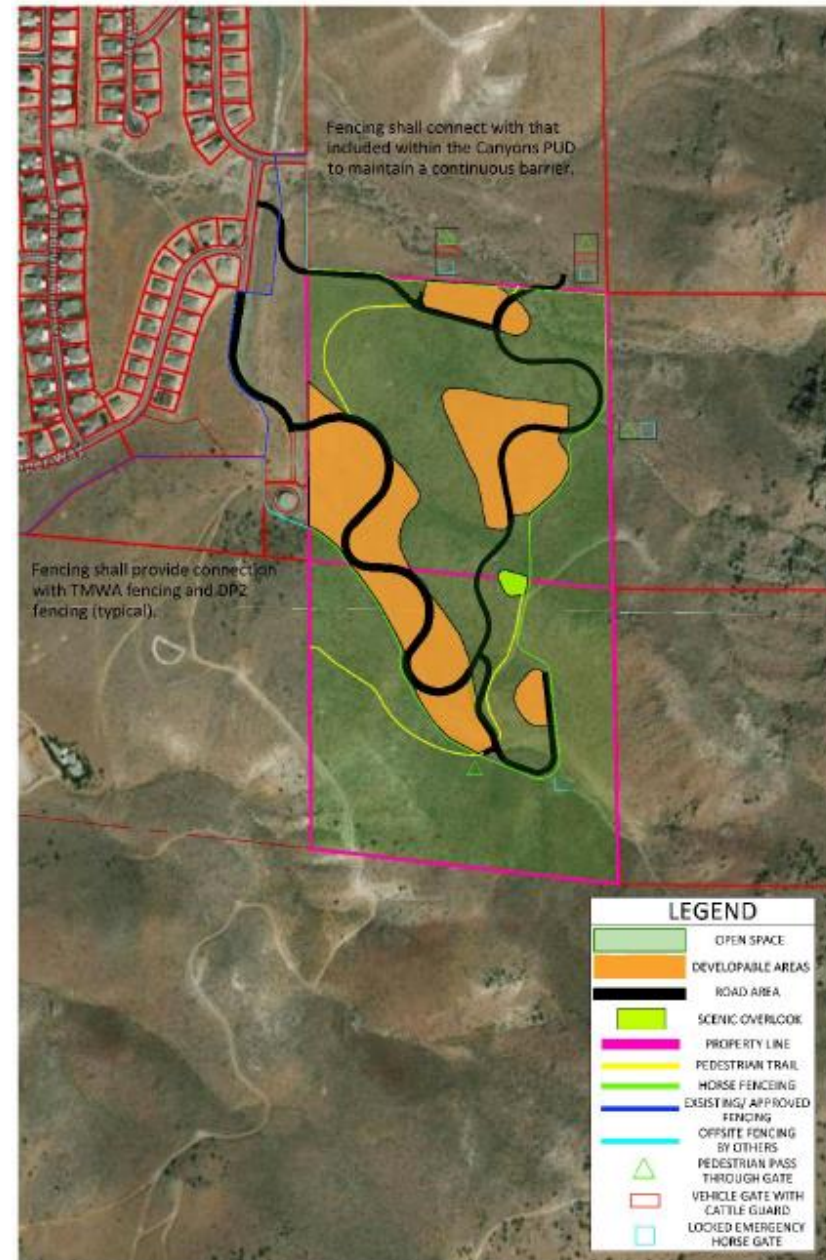


Figure 2-6 – Horse Fencing Plan (UPDATED)



# 10/25/23 Council

- **Special status species:** Nevada Department of Wildlife noted only mule deer distribution; Nevada Division of Natural Heritage research indicates no at-risk taxa recorded in the area (2 km radius)

Township 18N Range 20E

There are no at-risk taxa recorded within the given area. If *Aquila chrysaetos*, Nevada Bureau of Land Management (NDOW) manages, protects, and restores Nevada's wildlife



NEVADA  
DIVISION OF  
NATURAL HERITAGE

STATE OF NEVADA  
Department of Conservation & Natural Resources  
Joe Lombardo, Governor  
James A. Settelmeyer, Director  
Jamey McClinton, Administrator

21 May 2024

Adam Payne  
Venture Engineering and Consulting, Inc.  
530 E. Plumb Ln.  
Reno, NV 89502

RE: Data request received 20 May 2024

Dear Mr. Payne,

We are pleased to provide the information you requested on endangered, threatened, candidate, and/or at-risk plant and animal taxa recorded on or near the Valley View Estates Project Area in Washoe County. We searched our database and maps from the project map provided including a two-kilometer radius around:

Township 18N Range 20E Sections 13, 14, 23, and 24

There are no at-risk taxa recorded within the given area. However, habitat may be available for, the Golden Eagle *Aquila chrysaetos*, Nevada Bureau of Land Management Sensitive Species. The Nevada Department of Wildlife (NDOW) manages, protects, and restores Nevada's wildlife resources and associated habitat. Please contact NDOW at (775) 688-1500, or [NDOWdata@ndow.org](mailto:NDOWdata@ndow.org) to obtain further information regarding wildlife resources within and near your area of interest. Removal or destruction of state protected flora species (NAC 527.010) requires a special permit from Nevada Division of Forestry (NRS 527.270).

Please note that our data are dependent on the research and observations of many individuals and organizations, and in most cases, are not the result of comprehensive or site-specific field surveys. Natural Heritage reports should never be regarded as final statements on the taxa or areas being considered, nor should they be substituted for on-site surveys required for environmental assessments.

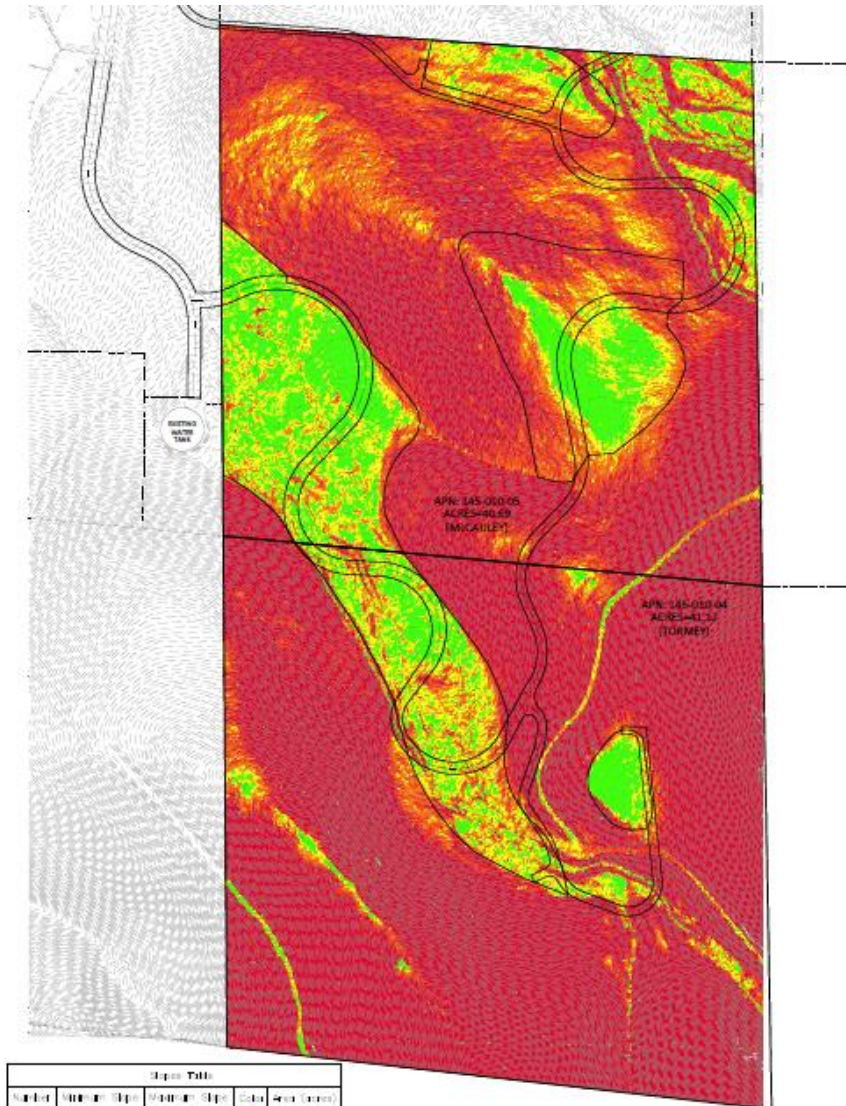
Thank you for checking with our program. Please contact us for additional information or further assistance.

Sincerely,

Eric S. Miskow  
Aquatic Biologist/Data Manager

# 10/25/23 Council

- **Steep slopes/road network/trails:** slope analysis in PUD handbook shows where development is appropriate; connecting roads will be properly designed with tentative maps and building permits; trails network integrated with Canyons



| Slope Data |             |              |          |              |
|------------|-------------|--------------|----------|--------------|
| Number     | Slope Range | Area (acres) | Color    | Area (acres) |
| 1          | 0-15%       | 8.01         | Green    | 8.01         |
| 2          | 15-25%      | 6.81         | Yellow   | 6.81         |
| 3          | 25-30%      | 7.09         | Orange   | 7.09         |
| 4          | 30-35%      | 8.38         | Red      | 8.38         |
| 5          | 35-40%      | 91.52        | Dark Red | 91.52        |
| Total      |             |              |          |              |
|            |             | 111.81       |          | 111.81       |

| Slope Range<br>(2' Contours)      | Density Reduction<br>Factor | Total Area<br>(acres) | Density Reduction<br>Area (acres) | Dwelling Unit Allocation<br>(SF-3, 3.0 du/ac) | OS<br>Factor | Minimum Open<br>Space (acres) |
|-----------------------------------|-----------------------------|-----------------------|-----------------------------------|---|--------------|-------------------------------|
| 0 - 15%                           | 1                           | 8.01                  | 8.01                              | 24.03   | 0.00         | 0.00                          |
| 15.1 - 20%                        | 0.6                         | 6.81                  | 4.09                              | 12.25   | 0.25         | 1.70                          |
| 20.1 - 25%                        | 0.2                         | 7.09                  | 1.42                              | 4.25  | 0.50         | 3.55                          |
| 25.1 - 30%                        | 0.1                         | 8.38                  | 0.84                              | 2.51  | 0.75         | 6.29                          |
| >30%                              | 0                           | 91.52                 | 0.00                              | 0.00  | 1.00         | 91.52                         |
| Total Acres and Density (Units) = |                             | 111.81                | 14.35                             | 43.05   |              | 93.05                         |



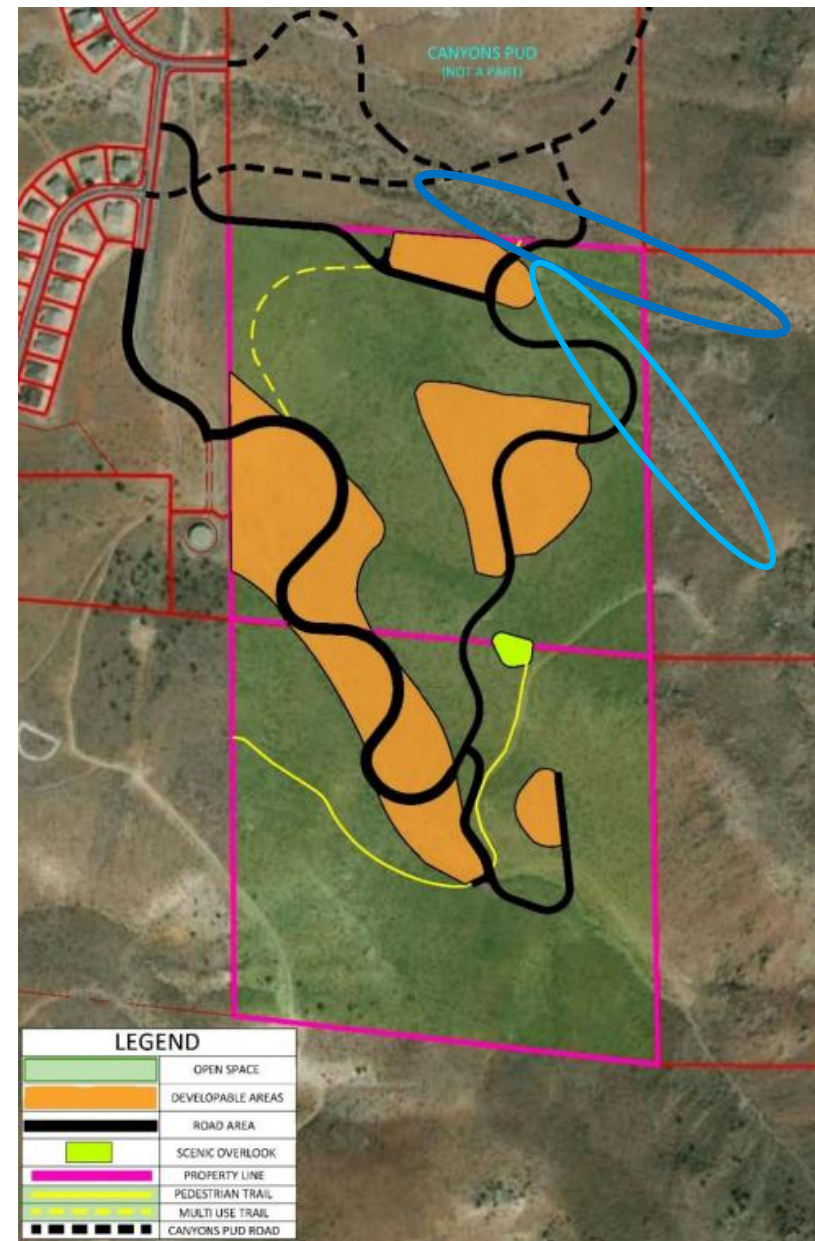
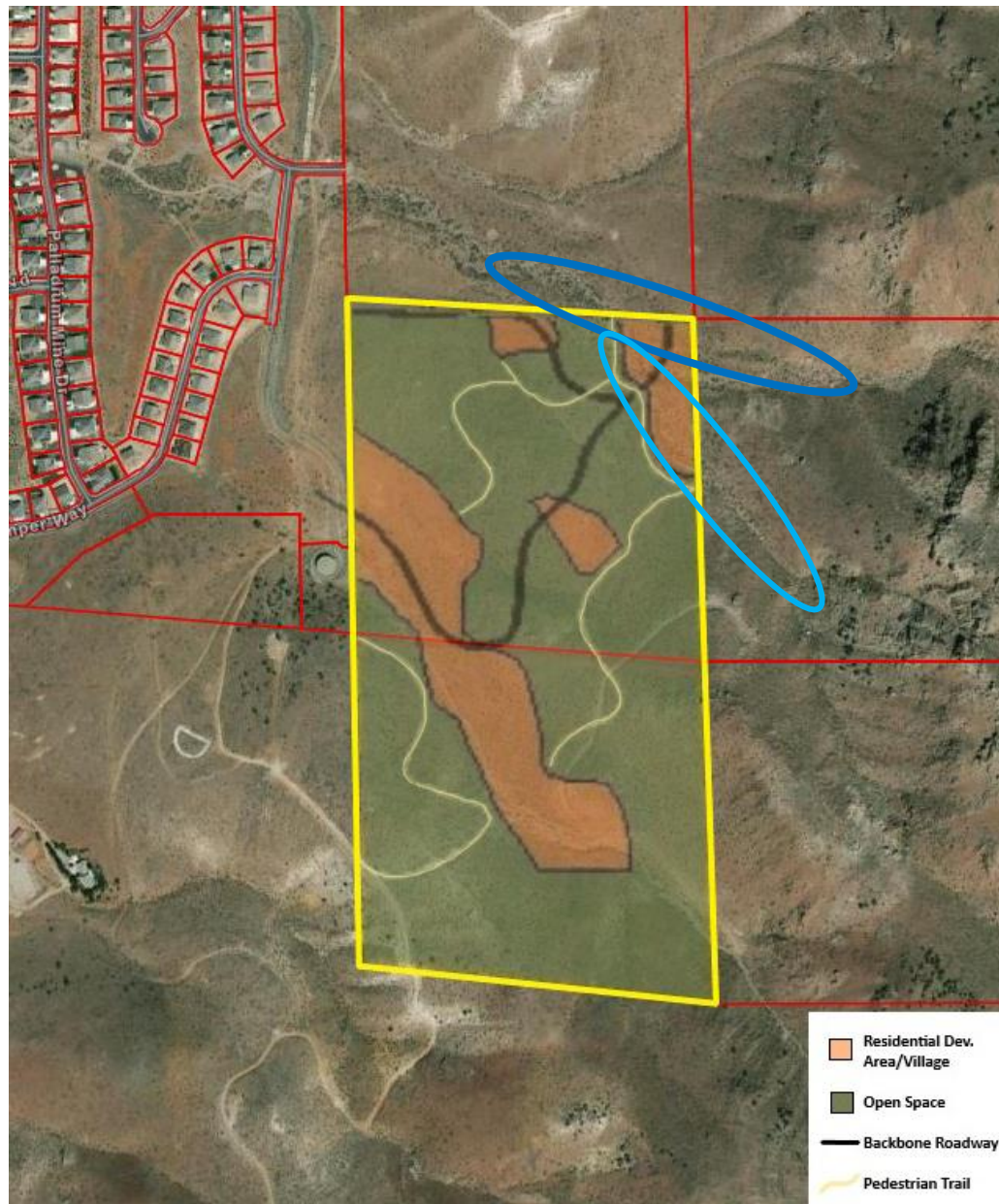


# 10/25/23 Council

- **Secondary access/drainage crossing:** proposed secondary access connection to Canyons was re-routed to address drainage crossing issue in NE corner; alternative secondary access









# 10/25/23 Council

- **Master Plan conformance:** as discussed in annexation staff report:
- 1.1B: Community Development
- 2.1A: Growth Tiers
- 2.1B: Concurrency Management System
- 2.1D: Annexation

## Hazard Mitigation

### N-FN.12: VEGETATION MANAGEMENT

Encourage property owners and neighborhood organizations to create defensible spaces surrounding homes or other structures (typically a buffer of 200 feet) and take other steps to mitigate wildfire risk through landscaping, vegetation management, and other techniques and best practices.

### N-FN.13: FIRE RESISTANT LANDSCAPING

For landscaping, select plants and other landscaping features or materials (such as mulch) that are known to be difficult to ignite, and if ignited, do not produce heat sufficient to ignite the house or other adjacent structures. Such plants include those that have high moisture content, are low-growing, and/or do not contain flammable oils, resins, waxes, or other chemicals. Plants and other landscaping elements should be separated vertically and horizontally with non-flammable buffers.

### N-FN.14: FIRE RESISTANT BUILDING MATERIALS

Buildings should be constructed with fire-resistant materials, particularly roofs, decks, and exterior walls.



Example: Fire resistant building materials

### N-FN.15: FUEL BREAKS

Fuel breaks should be incorporated into the overall design of foothill neighborhoods (see also N-FN.12) to prevent or retard the spread of wildfires between a neighborhood and adjacent open space or public lands, as well as within the neighborhood.

### N-FN.16: EMERGENCY SECONDARY ACCESS

At a minimum, secondary street access should be provided in all hillside neighborhoods to allow access by firefighters and other first responders, as well as to ensure multiple evacuations routes are available to neighborhood residents.



Example: Emergency secondary access

| <b>Annexation Findings</b>  | <b>Review and Analysis</b> |
|---|----------------------------|
| Concurrent MPA, ZMA and fiscal analysis                           | ✓ Yes                      |
| Logical extension, contiguous and located in SOI                  | ✓ Yes                      |
| Supports the expansion of infrastructure, facilities and services | ✓ Yes                      |



| <b>Master Plan Amendment Findings</b>   | <b>Review and Analysis</b> |
|---|----------------------------|
| Substantial conformance with Master Plan policies   | ✓ Yes                      |
| Activities and development compatible with nearby land uses                                     | ✓ Yes                      |
| Availability of public services and facilities in accordance with Concurrency Management System | ✓ Yes                      |

| <b>Zoning Map Amendment (PUD) Findings</b>     | <b>Review and Analysis</b> |
|--|----------------------------|
| Conforms with State law NRS Section 278.250(2) | ✓ Yes                      |
| Conforms with Master Plan                      | ✓ Yes                      |
| Consistent with objectives of a PUD            | ✓ Yes                      |

# Recommended Motions

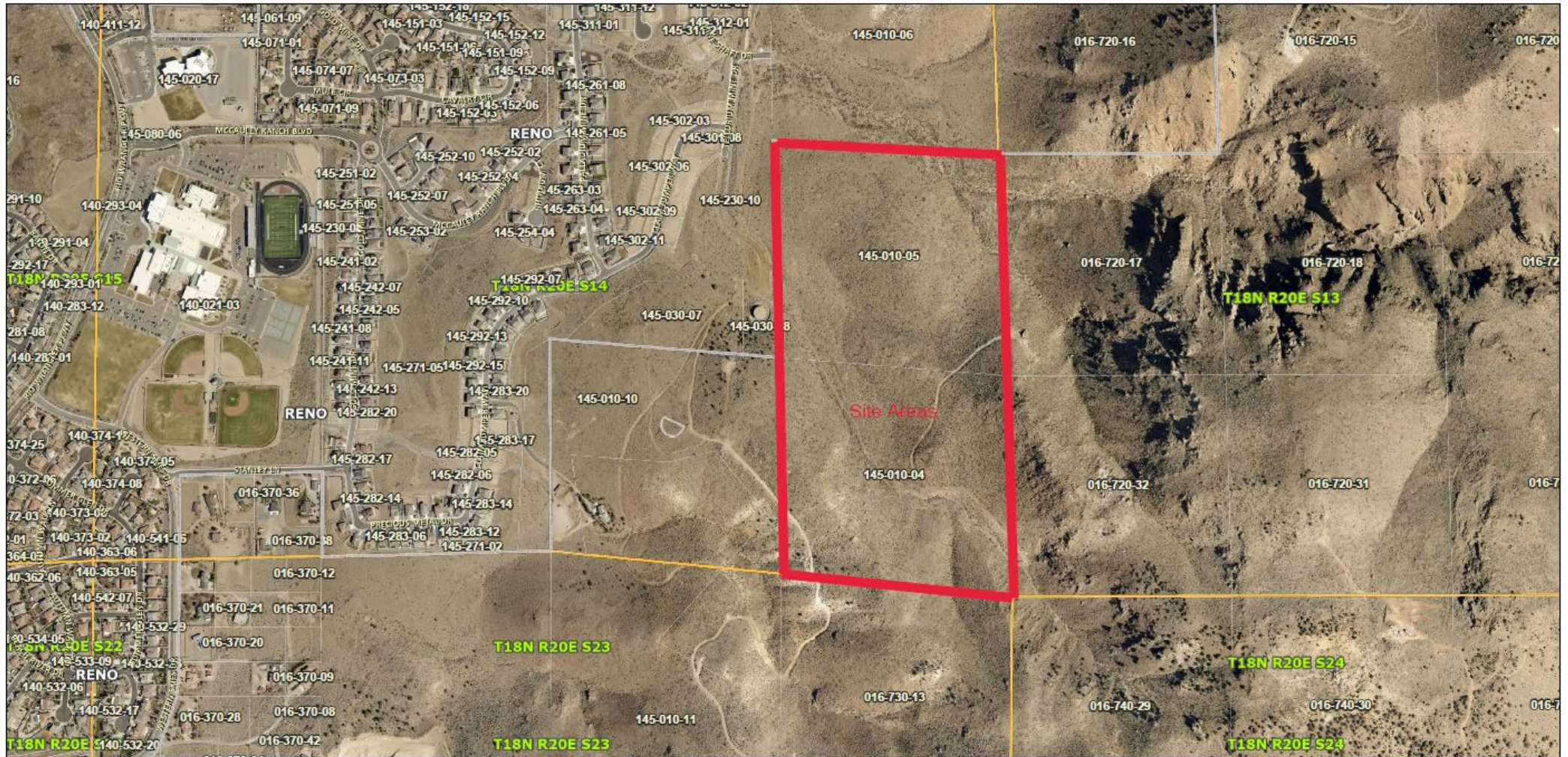
Based on compliance with the applicable findings:

***Annexation:*** I move to refer the bill for a second reading and adoption.

***Master Plan Amendment:*** I move to adopt the resolution subject to a conformance review by the Truckee Meadows Regional Planning Commission.

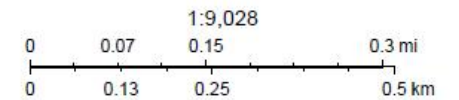
***Zoning Map Amendment:*** I move to refer the bill for a second reading and adoption.





May 22, 2024

- Township Range
- Section



Washoe County, Washoe County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



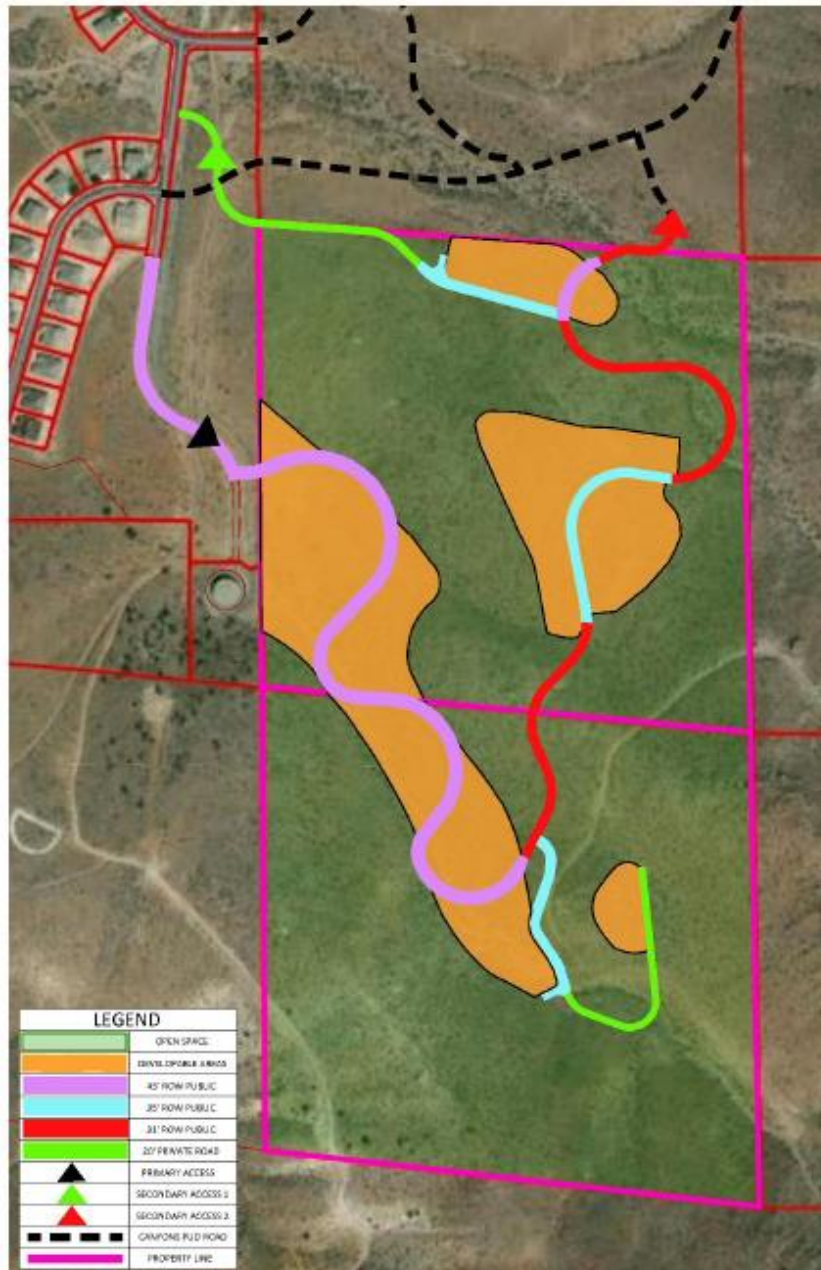


Figure 2-1B – Roadway Plan (NEW)



March 20, 2024

Mr. John F. Krmpotic  
KLS Planning & Design  
201 W. Liberty Street, Suite 300  
Reno, NV 89501

**Re: Fiscal Impact Analysis of Valley View Estates/The Canyons PUD**

John,

I conducted a fiscal impact analysis of the proposed Valley View Estates development in October 2022. The original analysis assumed 44 single family detached units constructed over one year. The analysis also assumed 130,000 square feet of new roads added to the City's inventory for maintenance.

Per your request, I have updated my original analysis to revise the road square footage from 130,000 to 195,000 square feet. No other changes to buildout assumptions or fiscal impact methodology have been made to the October 2022 report. The fiscal impact findings of the revised analysis, reflecting the higher road square footage, is as follows:

- The project's revenue generation over the 20-year analysis period for the General and Street Funds remains unchanged at \$1.8 million and \$536,000 respectively.
- General Fund costs over the 20-year analysis period remain unchanged at \$697,000. Street Fund costs are estimated to increase from \$1.0 million to \$1.5 million over the 20-year analysis period, reflecting the higher road square footage.
- The resulting revenue surplus for the City's General Fund remains unchanged at \$1.1 million. However, the deficit in the Road Fund will increase to \$985,000 (from \$478,000). Table 1 at the end of this report shows the summary of annual fiscal impacts for the Street Fund.

The Project's revenue surplus for the General Fund will continue to exceed revenue deficit for the Street Fund, resulting in a net positive fiscal impact of the project for the City.

# Review Considerations

- 1. Location:** Location of the property to be considered for annexation
- 2. Logical Extension:** The logical extension or boundaries of city limits
- 3. Regional Growth:** The need for the expansion to accommodate planned regional growth
- 4. Utilities:** The location of existing and planned water and sewer service
- 5. Community Goals:** Community goals that would be met by the proposed annexation
- 6. Efficient Service Areas:** The efficient and cost-effective provision of service areas and capital facilities
- 7. Fiscal Analysis:** Fiscal analysis regarding the proposed annexation
- 8. Community Management Plan:** Whether Washoe County has adopted a community management plan for the proposed annexation area
- 9. Islands:** Whether the annexation creates any islands
- 10. Other Factors:** Any other factors concerning the proposed annexation deemed appropriate for consideration by the City Council