THE CANYONS

PLANNED UNIT DEVELOPMENT

CHRISTY CORPORATION

Lewis Roca ROTHGERBER CHRISTIE

RENO CITY COUNCIL

FEBRUARY 10, 2021

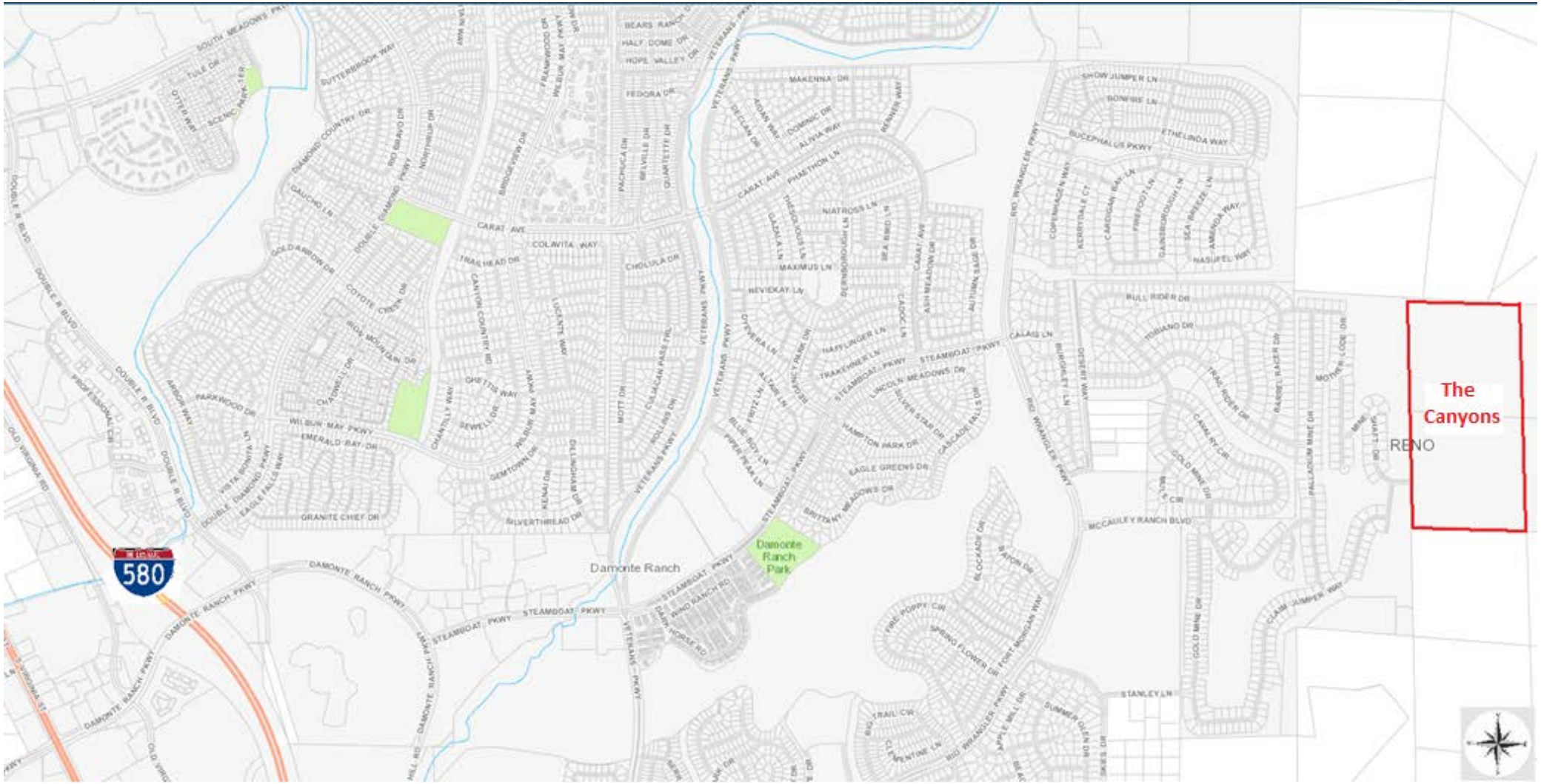
PLANNING COMMISSION REVIEW

APPROVED BY PLANNING COMMISSION ON JANUARY 6, 2021

- Applicant meet with Councilmember Duerr, Wildlife Connection, neighbors and staff before submittal to address all concerns
- City staff recommended approval
- PC approved the Tentative Map and Special Use Permits on January 6, 2021 (no appeals filed so final action on these applications)
- PC recommended approval of the rezoning to PUD and PUD Handbook, so we asking City Council for final action today
- **Since PC approvals, applicant's team has met or spoken with City Councilmember Duerr and/or the Wild Horse Connection on 10+ occasions regarding additional conditions (approximately 30+ hours discussing and negotiating additional conditions)**

Lewis Roca ROTHGERBER CHRISTIE | CHRISTY CORPORATION

PROJECT LOCATION



Lewis Roca ROTHGERBER CHRISTIE

CHRISTY CORPORATION

EXISTING CONDITIONS

CURRENTLY VACANT

Lewis Roca ROTHGERBER CHRISTIE

CHRISTY CORPORATION

PROJECT SUMMARY

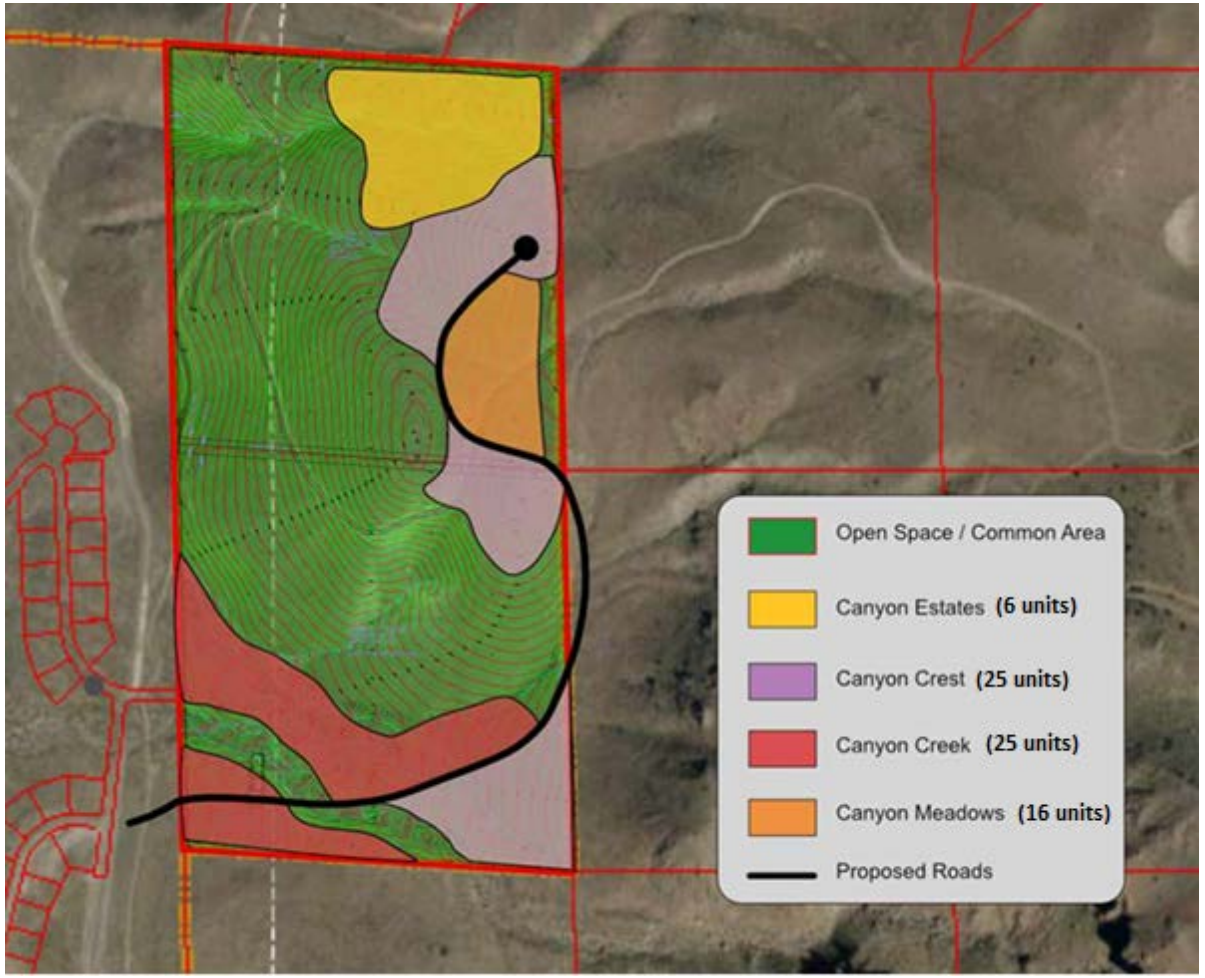
- PUD includes a comprehensive Development Standards Manual (per Councilmember Duerr)
- 71 total units.
- Allows for a mix of single-family options.
- PUD creates a unique project that will include a Desert Contemporary Theme.
- PUD mandates site adaptive architecture and grading.
- The onsite knoll is preserved and is not only a community amenity but also screens new development (per Councilmember Duerr)
- Tentative Map and PUD standards exceed the Hillside Ordinance and protect prominent site features.
- Numerous amenities are included in the PUD, including a comprehensive public trail system (public access easement per Councilmember Duerr)

Lewis Roca ROTHGERBER CHRISTIE

CHRISTY CORPORATION

THE CANYONS LAND PLAN

4 DISTINCT VILLAGES

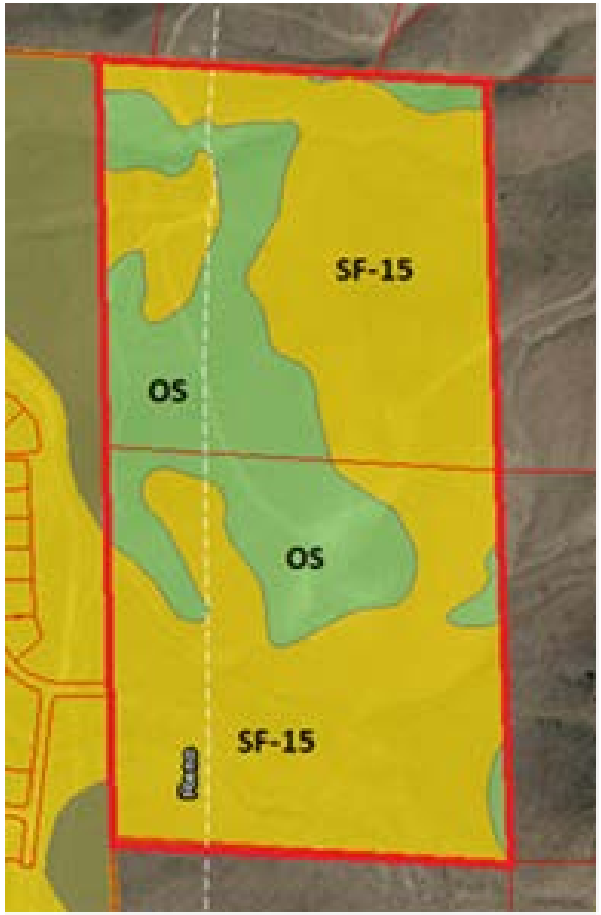


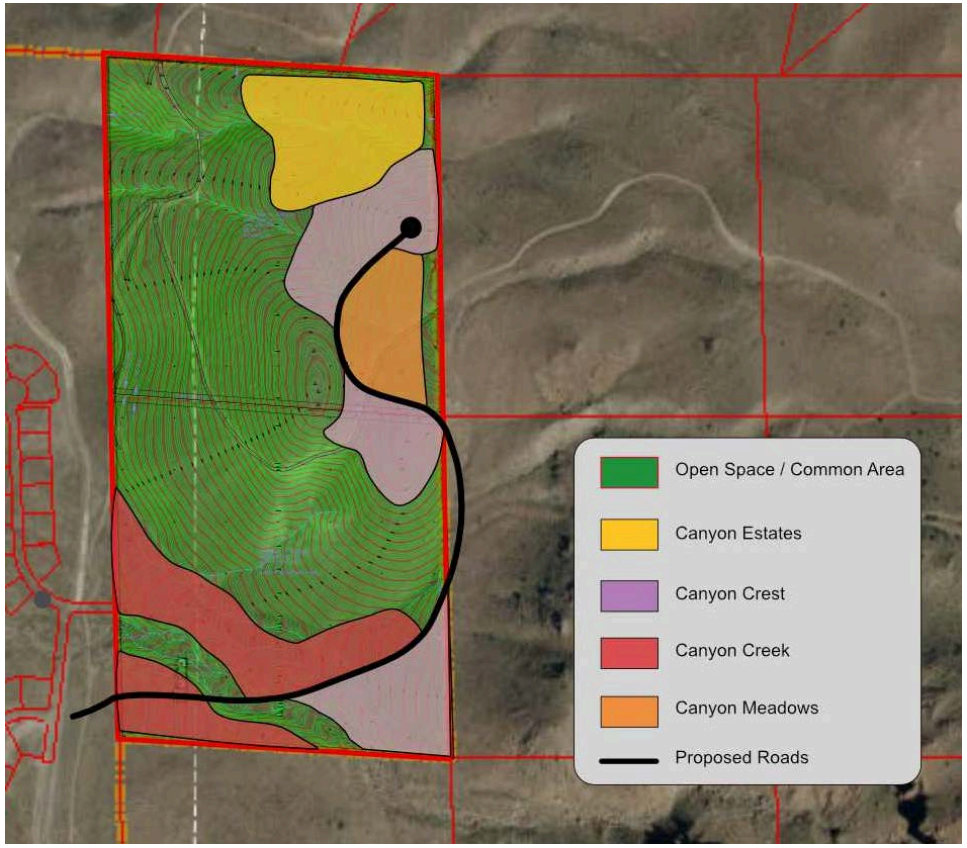
Lewis Roca ROTHGERBER CHRISTIE

CHRISTY CORPORATION

OPEN SPACE

64% OF SITE WILL BE PRESERVED AS OPEN SPACE (51.99± ACRES)
CURRENT ZONING INCLUDES 23.98± ACRES (46% INCREASE)



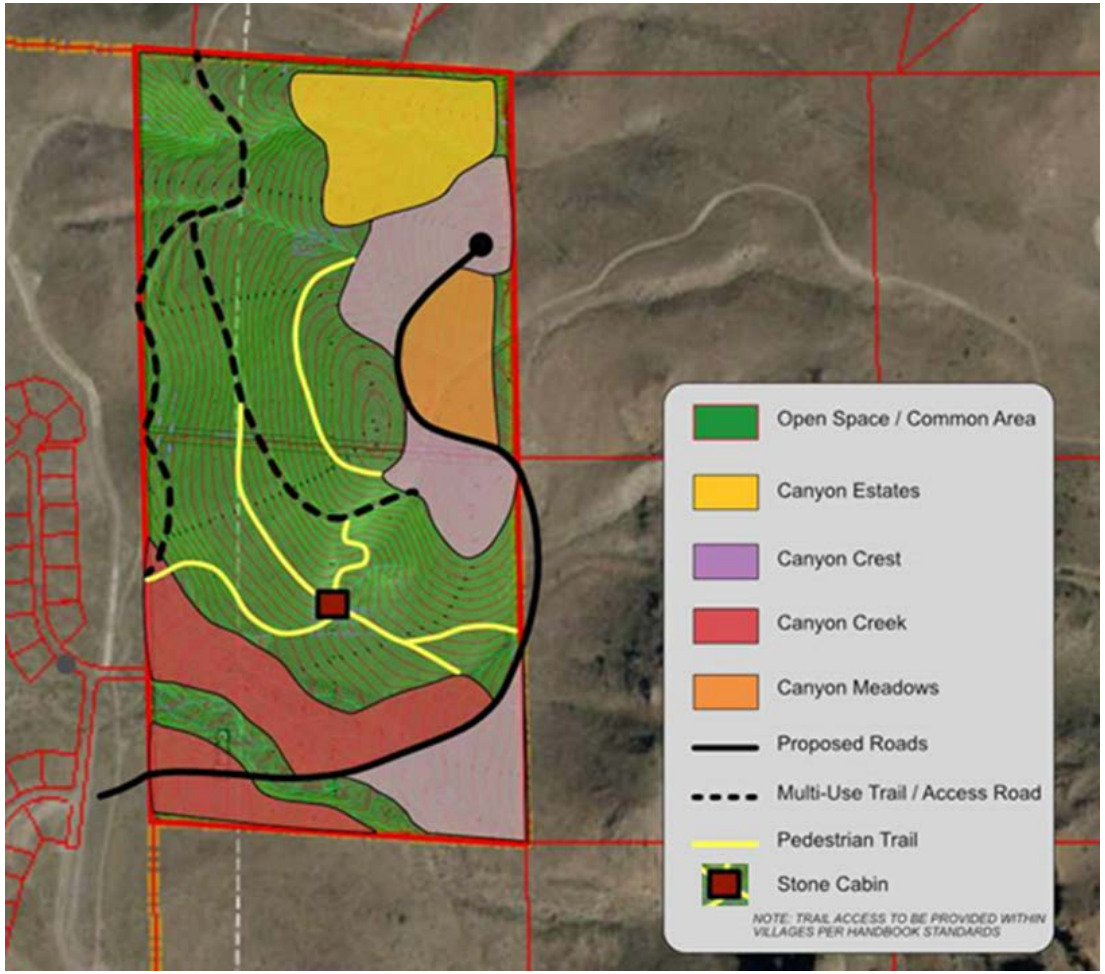


Lewis Roca ROTHGERBER CHRISTIE

CHRISTY CORPORATION

PROJECT CONCEPTS

TRAIL PLAN
(OPEN SPACE/ COMMON AREA OPEN TO PUBLIC)



Lewis Roca ROTHGERBER CHRISTIE

CHRISTY CORPORATION

WILD HORSE CONNECTION COLLABORATION BEFORE PLANNING COMMISSION

Gordon, Garrett

From: Jack Dolan <jack@dolanconsult.com>
Sent: Tuesday, January 5, 2021 11:00 AM
To: The Wilsons
Cc: Mike Railey; Brooklyn Oswald; Gordon, Garrett; Jessica Sferrazza
Subject: Re: FW: condition language for The Canyons

[EXTERNAL]

I think I speak for the whole group when I say that we appreciate the hard work you put in for such a great cause. The effort that you, Corenna, and the rest put in is very much appreciated.

On Tue, Jan 5, 2021 at 10:54 AM The Wilsons <tdkwilson@gmail.com> wrote:
Thank you all, much appreciated.

Tracy Wilson
775-292-0610 (cell)
tdkwilson@gmail.com

"A little spark of kindness can put a burst of sunshine into someone's day."

On Tue, Jan 5, 2021 at 10:30 AM Mike Railey <mike@christynv.com> wrote:

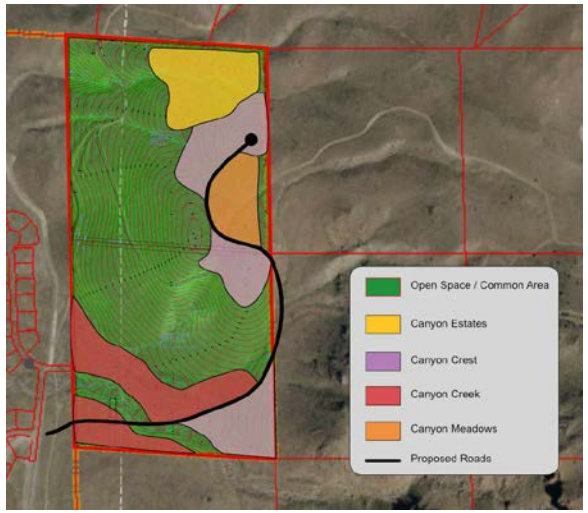
> Yes, it will be formalized as a written condition

From: The Wilsons <tdkwilson@gmail.com>
Sent: Tuesday, January 5, 2021 10:12 AM
To: Mike Railey <mike@Christynv.com>
Cc: Jack Dolan <jack@dolanconsult.com>; Brooklyn Oswald <oswaldb@reno.gov>; Garrett Gordon <GGordon@lrrc.com>; Jessica Sferrazza <sferrazzajessica@yahoo.com>
Subject: Re: FW: condition language for The Canyons

> Thanks you, I understand hectic!
>
> When you say it will be volunteered, will it be added to the written conditions?
>
> This paragraph was in the Daybreak conditions but left off The Canyons conditions. I recognize that there was some confusion because we had to add a notation regarding a specific gate on theirs, but it applies to all gates.
>
> Thank you again,

TENTATIVE MAP

LOWER VILLAGES – CANYON CREEK AND CANYON CREST

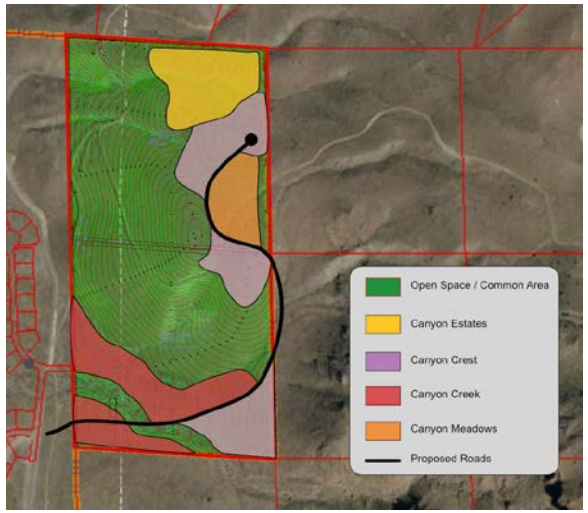


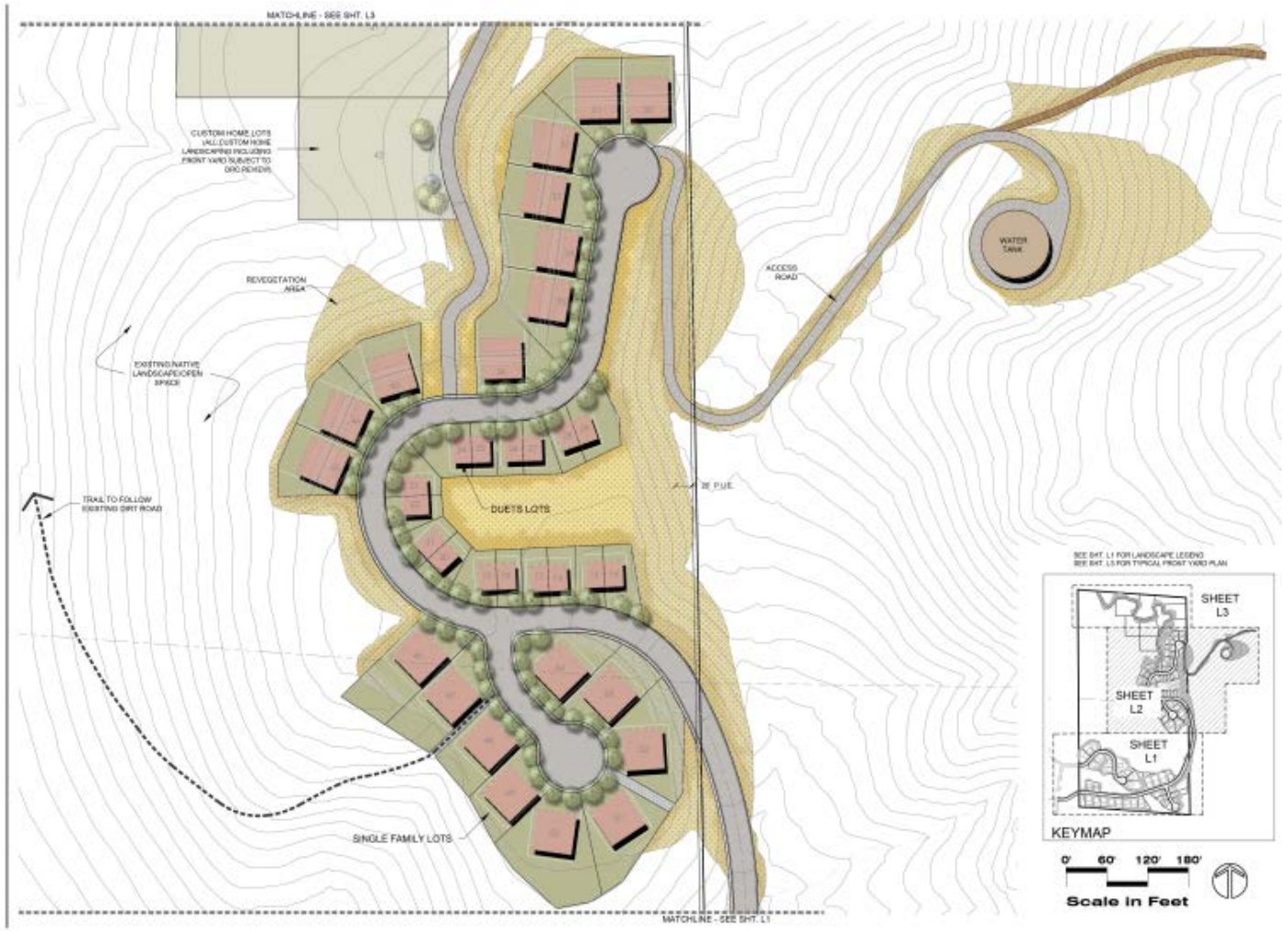
Lewis Roca ROTHGERBER CHRISTIE

CHRISTY CORPORATION

TENTATIVE MAP

CENTRAL (NORTHEAST) VILLAGES – CANYON CREST AND CANYON MEADOWS

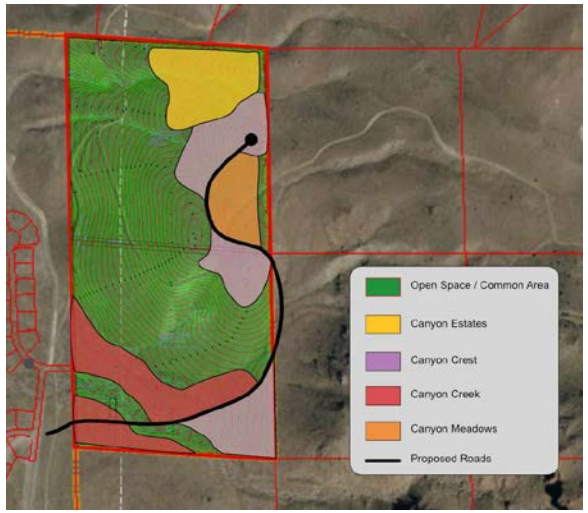




CHRISTY CORPORATION

TENTATIVE MAP

UPPER VILLAGE– CANYON ESTATES

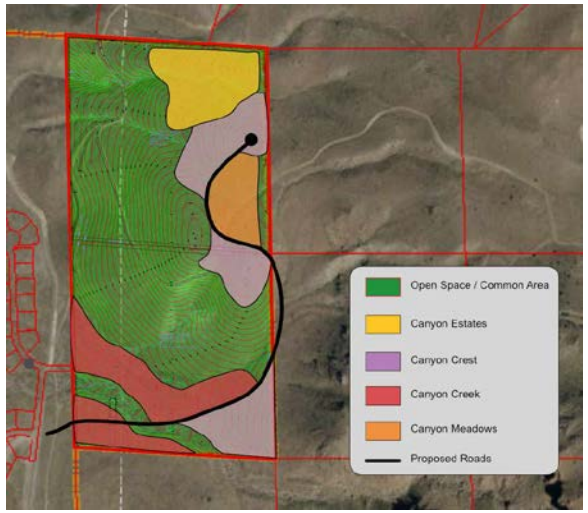


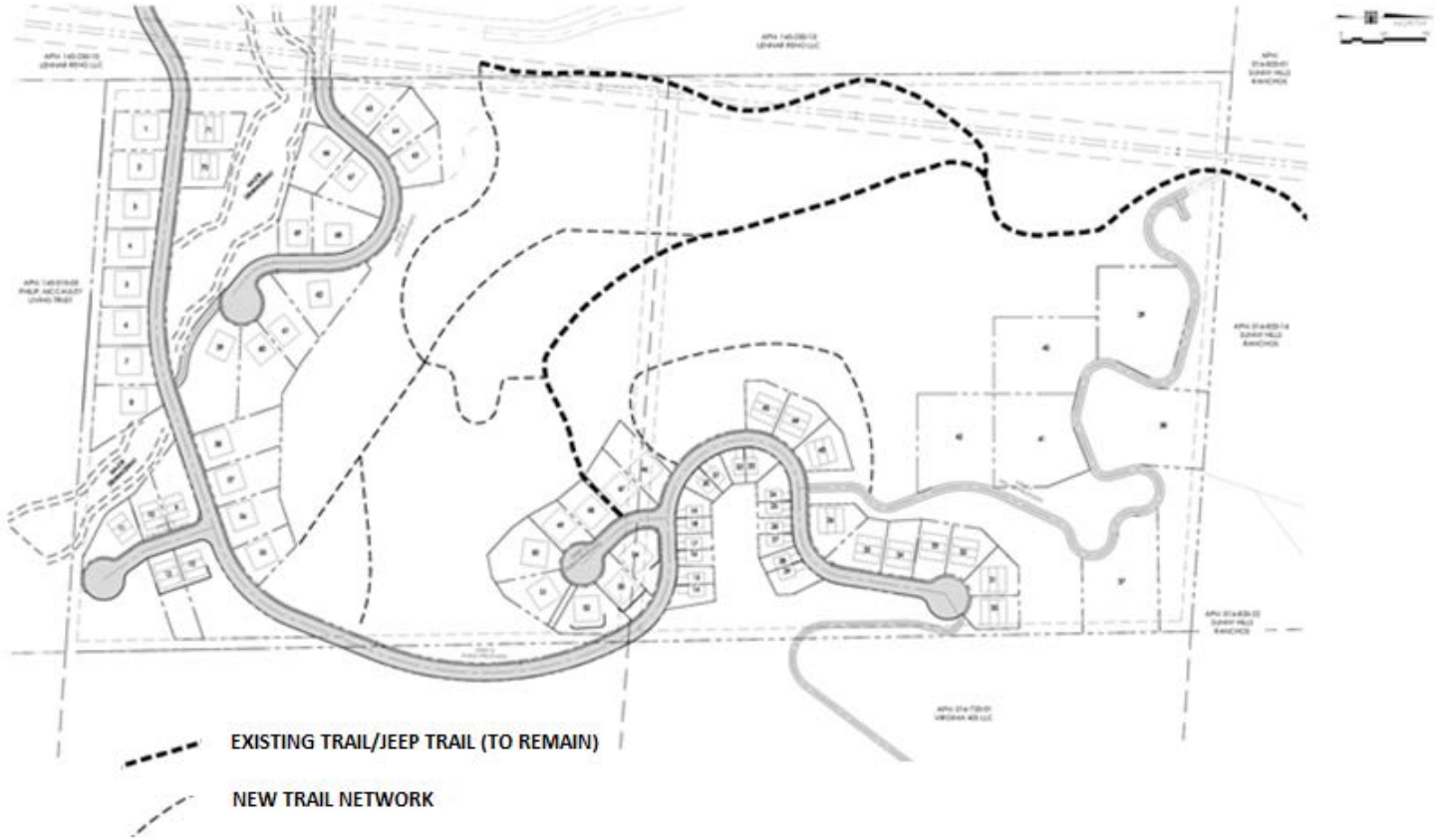
Lewis Roca ROTHGERBER CHRISTIE

CHRISTY CORPORATION

TENTATIVE MAP

OVERALL SITE PLAN





Lewis Roca ROTHGERBER CHRISTIE

CHRISTY CORPORATION

REVISIONS FROM WESTVIEW PROJECT

- Councilmember's Duerr and City staff requests based on prior plan:
  - Rezoning to Planned Unit Development (PUD)
  - The natural knoll is preserved
  - 7.35 acres (20% less disturbance)
  - Cut and fills greatly reduced with split building pads (walk-ups and walk-outs)
  - Removed retaining walls at the entry area and on lower lots (only two lots have small retaining walls)
  - Used hillside adaptive techniques such as custom lots and split-level foundations
  - No disturbance to the drainageway, except the crossing (allowed by Code)
  - Dedicated a secondary access to lands to the north of the site
  - Previous plan had ALL flat lots, this new plan has 17 split pads and custom lots are mandated to comply with hillside adaptive architecture

Lewis Roca ROTHGERBER CHRISTIE

CHRISTY CORPORATION

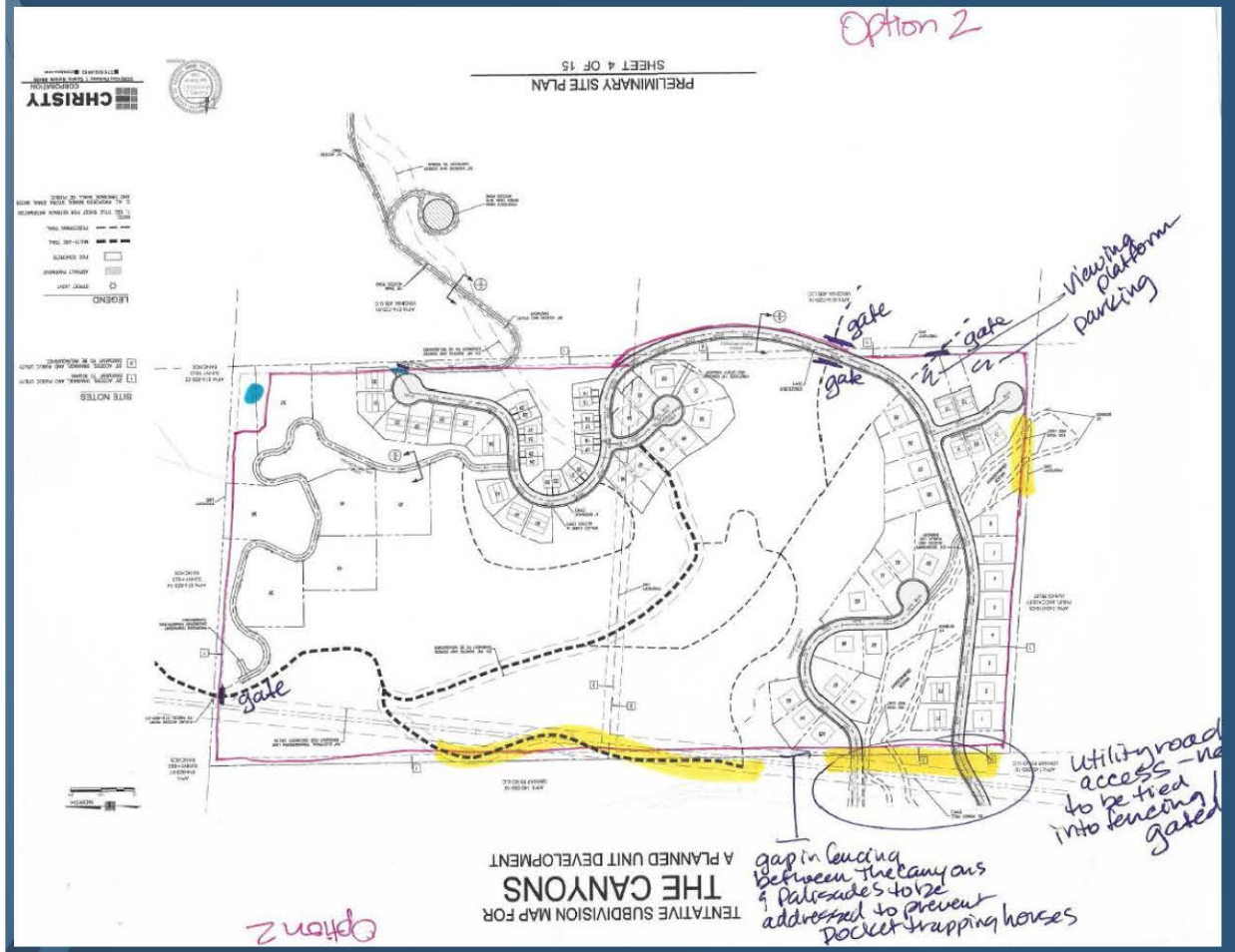
Option 2 -

- Fence entire property so that horses cannot enter the open space "pocket" created by the design of the project. This is due to the narrowed opening at the north end created by the additional road and custom lots.
- Resolution of gap in fencing between The Canyons and Pallisades north of culdesac road in southwest corner of project so that horses do not enter that "pocket" looking for a way across or out.
- Resolution/explanation of how utility road access will be handled where it crosses from The Canyons to Pallisades so that no horses can access the roads or neighborhoods.
- Resolution of how "multi-use trail" will be handled where it crosses west border of property once fenced.
- Stock tank in northeast corner of project, an easement on neighboring property, or easement on TMWA property. Recommend giantrubberwatertanks.com which helps both with freezing and vandalism which is a known problem in this area. New water source will require temporary diversionary feeding to help the horses discover.
- All gates conforming to included conditions (open away from community development and self closing). Where a gate is placed over a cattle guard, a second six foot pedestrian gate needs to be placed which can double as an emergency exit for horses should they find their way onto the property.
- Daisy chain lock accessible to any locked gate to allow WHC and their partners to access the range for emergencies such as rescue and range management activities.

Note: Option 2 eliminates horses in the "open space". Horses eat young cheat grass before it dries. Without that you will need to address the increased fire hazard.

HIGHILIGHTED areas on both attached maps have questions that need to be addressed.

Tracy Wilson
Wild Horse Connection, Liaison, Volunteer
LRTC Technical Large Animal Rescue Assistant Supervisor, Volunteer
LRTC Board Secretary
AWHC Virginia Range Fertility Control Program Documentation, Volunteer
775-292-0610 (cell)
tdkwilson@gmail.com



Lewis Roca ROTHGERBER CHRISTIE

CHRISTY CORPORATION

Office of the City Manager

MEMORANDUM

DATE: October 14, 2019
TO: Mayor & Council
THRU: Sabra Newby, City Manager
FROM: Dylan Shaver, Director of Policy & Strategy
SUBJECT: Estray and Feral Horses on the Virginia Range

In response to Council concerns about feral horses and development along the interface of the Virginia Range, this office has been in consultation with the Nevada Department of Agriculture (NDA) to determine the best venues for collaboration between our two entities as growth continues in Southeast Reno. Members of the public have passionately expressed many divergent opinions on how best to manage the interface between these animals, the public, and our built environment. Staff requested the Department's guidance on this matter, the response to which is included with this memo. Also included is a Department publication on the Virginia Range feral and estray population generally.

Staff has also requested that the City be included in the development and, where appropriate, implementation of any plans the Department may have to move forward with its responsibility to manage this population in the future.

NDA's guidance reminds the City of the following provisions:

1) It is illegal for the City (or any party) to feed, corral, collect, or retain feral or estray livestock they do not own. Only the Nevada Department of Agriculture can award ownership of these animals, and the Department may only do so after publicly noticing they intend to do so.

2) While there is no such prohibition against watering feral and estray animals incidentally, providing regular water sources for livestock -- stray or otherwise -- requires a water right and permits issued by the State Engineer. Nevada law prohibits the State Engineer from issuing any such permit unless the person seeking such a permit a) is legally entitled to put the livestock on the land in question; and b) owns, leases or otherwise legally possesses said livestock.

The NDA has indicated an interest in working cooperatively with the City as our population continues to grow in the region, and has sought the City's assistance in communicating the regulations and laws around this complicated issue to interested parties.

Attachments (3): Nevada Dept. of Agriculture letter to City of Reno dated Oct. 4, 2014
Nevada Dept. of Agriculture factsheet, "Virginia Range Feral Horses"
Nevada Dept. of Agriculture Publication "Virginia Range Feral/Estray Information"

STEVE SISOLAK
Governor

Las Vegas Office:
2300 East St. Louis Ave.
Las Vegas, NV 89104
Telephone (702) 668-4590
Fax (702) 668-4567

JENNIFER OTT
Director

Elko Office:
4780 East Idaho St.
Elko, NV 89801-4672
Telephone (775) 738-8076
Fax (775) 738-2693

STATE OF NEVADA
DEPARTMENT OF AGRICULTURE
405 South 21st St.
Sparks, Nevada 89431-5557
Telephone (775) 353-3601 Fax (775) 353-3661
agri.nv.gov

October 4, 2019

Dylan Shaver
Director, Office of Policy and Strategy
City of Reno

To whom it may concern:

As the city of Reno continues to expand into the land that the Virginia Range estray and feral horses (VRE) use for grazing, public interactions with horses will likely become more frequent. In the interest of working collaboratively, we would like to inform the city of existing state regulations in place that regulate the management of the VREs with the goal of keeping the public safe.

NRS 569 outlines several regulations regarding estray and feral livestock. Of note are two in particular that we would like to call your attention to now. First, please note that per NRS 569.040, in order to discourage horses from entering roadways and communities, it is unlawful to feed feral or estray horses:

NRS 569.040 Unlawful to take up or feed estray or feral livestock.

1. Except as otherwise provided in subsection 2, NRS 569.040 to 569.130, inclusive, or pursuant to a cooperative agreement established pursuant to NRS 569.031 for the management, control, placement or disposition of estrays and feral livestock, it is unlawful for any person or the person's employees or agents, other than an authorized agent of the Department, to:
   (a) Take up any estray or feral livestock and retain possession of it; or
   (b) Feed any estray or feral livestock.
2. For a first violation of paragraph (b) of subsection 1, a person must not be cited or charged criminally but must be informed that it is unlawful to feed an estray or feral livestock.
3. For a second or subsequent violation of paragraph (b) of subsection 1, a person is guilty of a gross misdemeanor.

In addition to restrictions surrounding feeding the horses, water rights can also pose an issue. Because water rights do not fall under the purview of the NDA and are regulated by the Nevada Division of Water Resources (NDWR), we recommend contacting NDWR for a full explanation of water rights regarding livestock. For the purposes of this notice, please see NRS 533.503 below, explaining that an applicant for a water permit to water livestock must be the owner of said livestock (note that NRS 533 and 534 cover water rights more in depth, and this is one example):

NRS 533.503 Restrictions on issuance of permit or certificate regarding appropriation to water livestock.

1. The State Engineer shall not issue a permit to appropriate water for the purpose of watering livestock unless:
   (a) The applicant for the permit is legally entitled to place the livestock on the lands for which the permit is sought, and:
      (1) Owns, leases or otherwise possesses a legal or proprietary interest in the livestock on or to be placed on the lands for which the permit is sought; or
      (2) Has received from a person described in subparagraph (1), authorization to have physical custody of the livestock on or to be placed on the lands for which the permit is sought, and authorization to care for, control and maintain such livestock;
   (b) The forage serving the beneficial use of the water to be appropriated is not encumbered by an adjudicated grazing preference recognized pursuant to law for the benefit of a person other than the applicant for the permit; and
   (c) The lack of encumbrance required by paragraph (b) is demonstrated by reasonable means, including, without limitation, evidence of a valid grazing permit, other than a temporary grazing permit, that is issued by the appropriate governmental entity to the applicant for the permit.

While the NDA is working diligently to explore humane and sustainable ways to manage the horse population long term, there are things that we and our partners can do now to keep the public and the horses safe. We ask that the city of Reno join us in maintaining the safety of the public on the roadways and in public spaces by adhering to existing NRS surrounding feral and estray livestock, and by communicating these regulations with Reno constituents.

Regards,

Jennifer Ott

RISTY
CORPORATION

SINCE PLANNING COMMISSION…

- Meetings with Councilmember Duerr and Wild Horse Connection:
  - Additional horse related conditions and clarifications:
    - Fence the entire property
    - Gates located at all utility roads and trail access points into property (gates designed per the staff report and WHC email)
    - Daisy lock on all gates per WHC email
    - Cattle/Horse guards located on two entrance points into the project and along the easterly roadway per WHC email
    - Viewing platform
    - A sign that identifies the laws regarding the feeding and a short history of the horses

Lewis Roca ROTHGERBER CHRISTIE

CHRISTY CORPORATION

ADDITIONAL CONDITIONS FROM COUNCILMEMBER DUERR

- NO white colored houses
- Enter into a “Park Agreement” to retain the Residential Construction Tax payments and reinvest them on the property
- Additional 2-3 signs that provide information to drivers and pedestrian and horse safety
- Include low water consuming native trees and other vegetation to not overdue use of typical urban trees

Lewis Roca ROTHGERBER CHRISTIE

CHRISTY CORPORATION

PUD BENEFITS

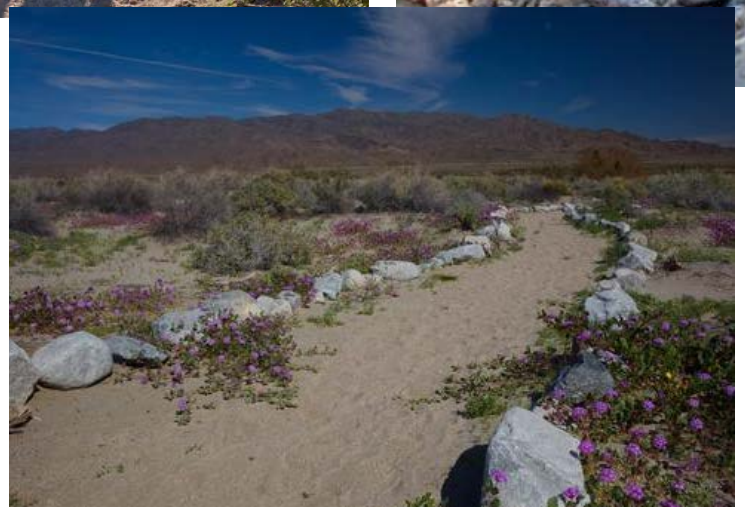
- Ensures strict grading standards and protects prominent site features.
- Includes stringent architectural design guidelines.
- Promotes the use of native materials and vegetation.
- Protects open space and creates public trail system.
- Protects wild horses by adopting identical standards to that included with Daybreak, plus additional conditions
- Allows for a mix of single-family unit types and price points.
- Requires a sensitive approach to site development above and beyond code.

Lewis Roca ROTHGERBER CHRISTIE

CHRISTY CORPORATION

PROJECT CONCEPTS

TRAIL CONCEPTS

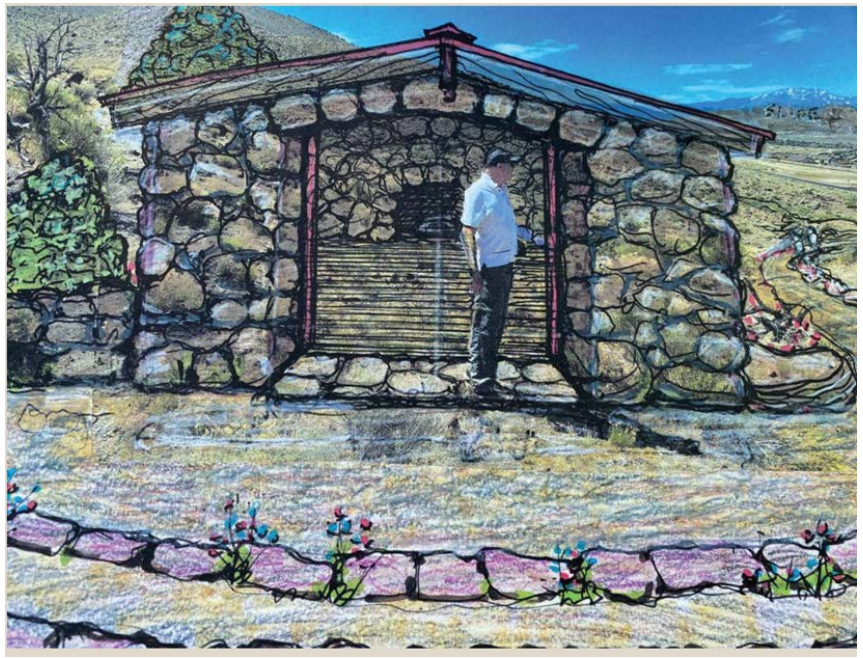


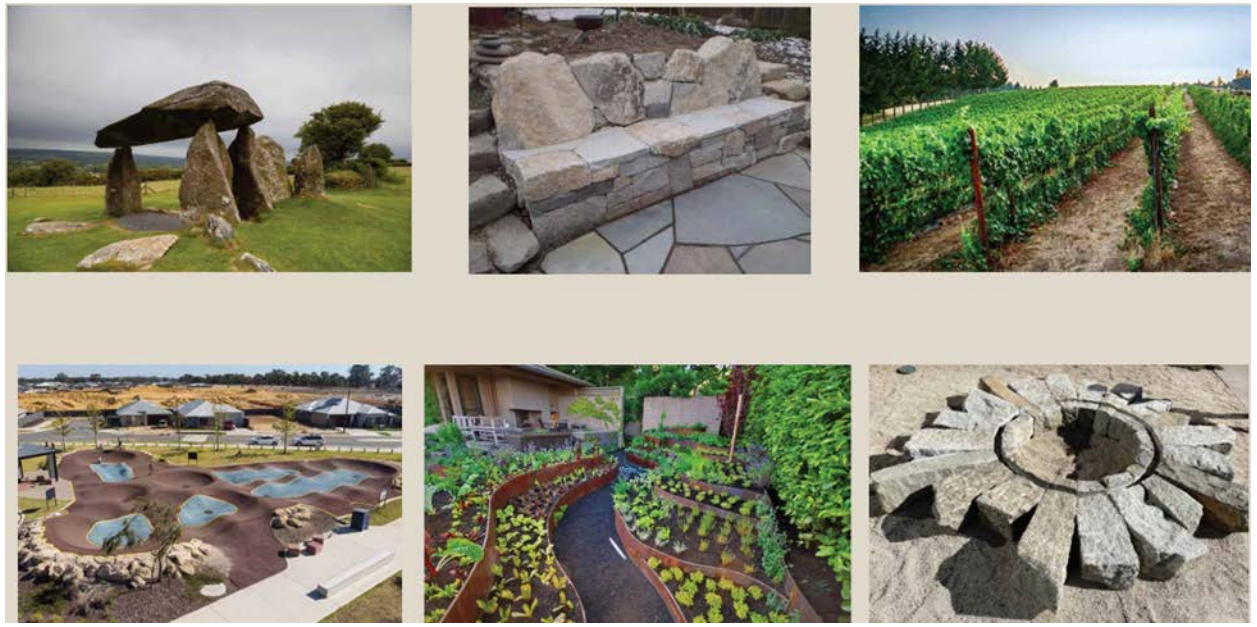
Lewis Roca ROTHGERBER CHRISTIE

CHRISTY CORPORATION

PROJECT CONCEPTS

OPEN SPACE AMENITIES





PROJECT CONCEPTS

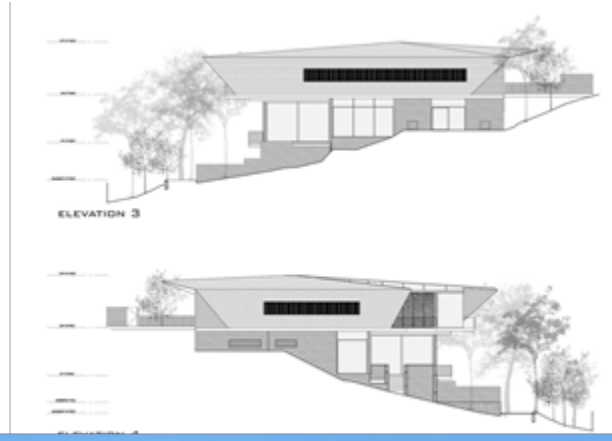
PROJECT ENTRY

Lewis Roca ROTHGERBER CHRISTIE

CHRISTY CORPORATION

PROJECT CONCEPTS

ARCHITECTURE



PROJECT CONCEPTS

ARCHITECTURE

PROJECT CONCEPTS

USE OF NATIVE MATERIALS

Lewis Roca ROTHGERBER CHRISTIE

CHRISTY CORPORATION

URBAN /WILDLAND INTERFACE

PUD INCLUDES FIRE SAFETY STANDARDS

- Project is within acceptable response time of the Damonte Ranch Station.
- All new development abutting open space and/or common area shall have a minimum of 30’ of defensible space with a 100’ buffer zone per RFD standards.
- HOA to maintain an additional 20’ buffer.
- Project design enhances access to wildland areas.

Lewis Roca ROTHGERBER CHRISTIE | CHRISTY CORPORATION

PLANNING COMMISSION REVIEW

APPROVED BY PLANNING COMMISSION ON JANUARY 6, 2021

- City staff recommended approval
- PC approved the Tentative Map and Special Use Permits on January 6, 2021 (no appeals filed so final action on these applications)
- PC recommended approval of the rezoning to PUD and PUD Handbook, so we asking City Council for final action today
- **Since PC approvals, applicant's team has met or spoken with City Councilmember Duerr and/or the Wild Horse Connection on 10+ occasions regarding additional conditions (approximately 30+ hours discussing and negotiating additional conditions)**

Lewis Roca ROTHGERBER CHRISTIE | CHRISTY CORPORATION

Garrett Gordon
Lewis Roca Rothgerber Christie

Mike Railey
Christy Corporation, LTD