



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: April 26, 2022

DATE: March 25, 2022

TO: Board of County Commissioners

FROM: Julee Olander, Planner, Planning and Building Division, Community Services Department, 328-3627, jolander@washoecounty.us

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

SUBJECT: Introduction and first reading of an ordinance pursuant to NRS 278.0201 through 278.0207 approving an "Amended and Restated Development Agreement (Sierra Reflections)" between Washoe County and World Properties, Inc. for Sierra Reflections, a residential subdivision originally approved in 2006 (Tentative Map TM06-001). The project is a 938-lot, single-family residential, common open space subdivision as authorized in Article 408 of the Washoe County Development Code. This agreement extends the deadline for filing the first final map from June 14, 2022 to June 14, 2024.

The project is bordered on the north by Pagni Lane, on the east by old US Highway 395, on the south and as far south as Little Washoe Lake in the Pleasant Valley area. The project encompasses 29 parcels that total approximately 759.6 acres. The parcels are located within the South Valleys Area Plan and Washoe County Commission District No. 2. (Assessor's Parcel Numbers: 046-080-40; 046-060-45, 47, & 55; 046-100-02, 03, 04, 07, & 10; 046-090-01, and 04 through 18, and 23 through 26).

And, if approved, schedule a public hearing, second reading and possible adoption of the ordinance for May 24, 2022 and authorization for the Chair to execute the Amended and Restated Development Agreement. (Commission District 2.)

SUMMARY

The Washoe County Commission is asked to introduce and conduct a first reading and possibly set the second reading and public hearing to adopt an ordinance approving an Amended and Restated Development Agreement for Sierra Reflections, a 938-lot, single-family residential, common open space subdivision. The Amended and Restated Development Agreement, included as part of the ordinance, is for the purpose of extending the time to record the first final map for an approved tentative subdivision map within the South Valleys Area Plan.

AGENDA ITEM # _____

Washoe County Strategic Objective supported by this item: Safe, secure and healthy communities.

PREVIOUS ACTION

On April 28, 2020, the Board of County Commissioners (Board) approved an amendment and restatement of the 2008 development agreement, thereby extending the deadline in NRS 278.360 for filing a final map until June 14, 2020. At that time, the Board also approved amended conditions of approval for Tentative Subdivision Map Case Number TM06-001 (Sierra Reflections). The filing deadline was further extended in accordance with that agreement by the Director of Planning and Building until June 14, 2022.

On March 5, 2020, the applicant presented an update to the South Truckee Meadows/Washoe Valley CAB regarding the applicant's desire to renew the development agreement to extend the deadline to record a final map until June 14, 2022, and to update the original conditions of approval. The CAB recommended approval of these proposals.

On May 13, 2014, the Board of County Commissioners (Board) approved an amendment and restatement of the 2008 development agreement, thereby extending the deadline in NRS 278.360 for filing a final map until June 14, 2018. The filing deadline was further extended in accordance with that agreement by the Director of Planning and Building until June 14, 2020.

On May 25, 2010, the Board approved an amendment and restatement of the 2008 development agreement, extending the deadline in NRS 278.360 for filing a final map until June 14, 2012. The filing deadline was further extended in accordance with that agreement by the Director of Planning and Building until June 14, 2014.

On March 18, 2008, the Board approved a development agreement extending the deadline in NRS 278.360 for filing a final map until June 14, 2009, the filing deadline was further extended in accordance with that agreement by the Director of Planning and Building until June 14, 2010.

On June 14, 2006, the project received final approval from the Truckee Meadows Regional Planning Commission, as a project of regional significance, due to the number of lots approved.

On May 2, 2006, the Washoe County Planning Commission unanimously approved the Tentative Subdivision Map for Sierra Reflections, Case Number TM06-001.

BACKGROUND

The approved subdivision is the end result of a process and a series of approvals that date back more than twenty years. In 1984, the applicant received approval for a project, also called Sierra Reflections, that included a 250-room hotel, a casino and a 550-unit condominium complex. The land use designation for the property at that time was Resort Hotel and later Tourist Commercial. Later, the project was amended to include a golf course with the resort. During the 2002 Truckee Meadows Regional Plan Update the City of Reno proposed to include the project within their Sphere of Influence (SOI). The City of Reno and Washoe County finally came to the agreement that if the property were "down-zoned" to a less intense residential use, then the city would agree to roll back the SOI from this property as well as from properties to the south within the South Valleys Area Plan.

Washoe County initiated a Comprehensive (Master) Plan Amendment to re-designate the area as residential. That Comprehensive Plan Amendment was reviewed and unanimously recommended for approval by the Galena/Steamboat Citizen Advisory Board in May of 2004. The Comprehensive Plan Amendment was approved by the Washoe County Planning Commission in July of 2004, with the total number of 1,090 dwelling units over the entire property. The Washoe County Commission held a public hearing in August of 2004, and a subsequent hearing in September of 2004, which resulted in an approval of land use designations allowing 938 dwelling units. That Comprehensive Plan Amendment was then reviewed by the Truckee Meadows Regional Planning Agency and was found to be in conformance with the Regional Plan. In August of 2005, the Planning Commission held a public hearing on a request for a Special Use Permit to construct a sanitary sewer line to serve this project. That Special Use Permit was again heard by the Planning Commission in September of 2005 and was approved.

The approved Tentative Subdivision Map allows a 938-lot, single-family residential, common open space subdivision as authorized in Article 408, Common Open Space Development, of the Washoe County Code Chapter 110 (Development Code). Lot sizes range from 8,000 square feet to 43,445 square feet, with an average of 13,722 square feet for detached homes. Included in the 938 lots are 147 townhouses with a footprint of 1,102 square feet.

The applicant has applied for the original 2008 Development Agreement and three extensions. This has resulted in approval of four development agreements which were entered into on March 18 2008, May 25, 2010, May 13, 2014 and April 28, 2020. The most recent Development Agreement is currently valid until June 14, 2022.

The applicant is now seeking an approval of an amended and restated development agreement to extend the statutory deadline for filing and recording the first final map to June 14, 2024. The applicant requests the extension for the following reasons:

- Need for construction of the Reach 3 and 4 sanitary sewer lines through Pleasant Valley and South Meadows and connection of these lines;
- Need for initial design of Truckee Meadows Water Authority (TMWA) water facilities and system.

The applicant indicates that significant work has been completed, however, there are still key issues that need to be resolved. The length of time to complete Reach 3 and 4 sewer lines was not anticipated. According to the applicant the “completion will solve a large public sewer issue that has long been outstanding in the South Valley's area.” The submitted application further explains and details these issues. See Attachment B. Although the development is reliant on the completion of the sewer line, the tentative map was approved nearly 16 years ago. The County Commission shall determine if an additional extension is appropriate or if a new review is warranted.

PROCESS TO AMEND THE DEVELOPMENT AGREEMENT

Pursuant to NRS 278.0205 and Washoe County Code (WCC) Section 110.814.40, an amendment to a development agreement must be made by ordinance after special notice and a public hearing. Included as Attachment A is the proposed Ordinance and included as Attachment A-1 is the Amended and Restated Development Agreement which extends the potential date for recording the first final map until June 14, 2024 and provides that the tentative map will terminate if the final map is not recorded by that date.

If the Board introduces and conducts a first reading, the County Clerk will publish the title of the ordinance and the required notice of intent to adopt the ordinance, and schedule a public hearing for the second reading and possible adoption in accordance with NRS 244.100 and Washoe County Code.

PERIODIC REVIEW OF DEVELOPER'S COMPLIANCE

As required by WCC Section 110.814.35, the Director of Planning and Building has reviewed the current Development Agreement and the status of the project and believes that the developer is in good faith compliance with the terms of that agreement.

COMPLIANCE WITH MASTER PLAN

NRS 278.0205(2) and WCC Section 110.814.40(b) require that when Development Agreements are amended, there must be a finding that the agreement is consistent with the Master Plan.

When the Tentative Subdivision Map was approved, the Planning Commission determined that the development was consistent with the Master Plan. The Amended and Restated Development Agreement does not change any uses, standards or policies that would be inconsistent with the Master Plan. Only the time schedule for development is being changed.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Board introduce and conduct the first reading of an ordinance approving an Amended and Restated Development Agreement between Washoe County and World Properties, Inc. for Sierra Reflections, a residential subdivision originally approved in 2006 (Tentative Map TM06-001). This agreement extends the deadline for filing the first final map to June 14, 2024.

And if approved, schedule a public hearing, second reading and possible adoption of the ordinance for May 24, 2022.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:

“Move to introduce Bill Number (insert bill number as provided by the County Clerk) and set the public hearing and second reading of the Ordinance for possible adoption during the meeting of May 24, 2022.”

Attachments:

Attachments A & A-1 – Ordinance with Proposed Amended and Restated Development Agreement
Attachment B – Application

cc:

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