

Washoe County Board of County Commissioners



# 1st reading for Sierra Reflections Development Agreement

April 26, 2022

# Request



This is a request for a first reading of an ordinance to adopt a development agreement regarding Sierra Reflections (TM06-001), a residential subdivision originally approved in 2018, to extend the recording of the first final map from June 14, 2022 to June 14, 2024

# Background



- Tentative Subdivision Map (TM06-001 – Sierra Reflections) was for:
  - A 938-lot, single-family residential, common open space subdivision
  - 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.

# Background



- On April 28, 2020, the Board of County Commissioners (Board) approved an amendment and restatement of the 2008 development agreement, extending the deadline until June 14, 2020. The filing deadline was further extended in accordance with that agreement by the Director of Planning and Development until June 14, 2022, and the conditions of approval were amended for TM06-001 (Sierra Reflections) to update and remove outdated language.
- 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.

# Background



- On May 13, 2014, the Board approved an amendment and restatement of the 2008 development agreement, thereby extending the deadline until June 14, 2018. The filing deadline was further extended in accordance with that agreement by the Director of Planning and Development until June 14, 2020.
- On May 25, 2010, the Board approved an amendment and restatement of the 2008 development agreement, extending the deadline until June 14, 2012. The filing deadline was further extended in accordance with that agreement by the Director of Planning and Development until June 14, 2014.

# Background



- On March 18, 2008, the Board approved a development agreement extending the deadline until June 14, 2009, the filing deadline was further extended in accordance with that agreement by the Director of Planning and Development 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.

# Analysis



- The applicant is asking for a 2-year extension from June 14, 2022 to June 14, 2024 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.

# Possible Motion



A Motion can be found in the staff report



# Thank you

