



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: November 10, 2020

DATE: August 25, 2020

TO: Board of County Commissioners

FROM: Dwayne Smith, P.E., Director, Engineering and Capital Projects Division, Community Services Department, 328-2043, desmith@washoecounty.us

THROUGH: Dave Solaro, Arch, P.E., Assistant County Manager, 328-3624, dsolaro@washoecounty.us

SUBJECT: Recommendation to reject an open offer of dedication for the possible future acceptance by Washoe County of two land parcels, APN 089-621-02 and APN 089-631-01 made by the developer Barker-Coleman Investments in August 2007 as part of the approval of Subdivision Tract Map #4821, thereby terminating any and all future rights of Washoe County to assume ownership of the land parcels, and authorize the Chairman to execute a Quitclaim Deed in favor of Barker-Coleman. (Commission District 2.)

SUMMARY

On September 6th, 2007, the Subdivision Tract Map #4821 for the Broken Hills Village 1A residential development was officially recorded by Barker-Coleman Investments with the Washoe County Recorder, File #3573072. The map identified two parcels, APN 089-621-02 and APN 089-631-01 for future water service infrastructure. Following the standard of practice and under the provisions of Nevada Revised Statutes (NRS) 278, the map included an open offer of dedication for the future ownership by Washoe County of the two subject properties where the necessary water service infrastructure was planned to be constructed.

Washoe County has not acted upon the open offer of dedication to accept the subject parcels and has no intent to accept these parcels for municipal utility infrastructure. This is due to the consolidation of the Washoe County Water Utility and the Truckee Meadows Water Authority (TMWA) water systems in 2012.

With these considerations, staff recommends that the Board of County Commissioners (Board) officially reject the open offer of dedication for the two subject parcels through the authorization and recordation of a quit-claim deed in favor of Barker-Coleman, effectively terminating all potential ownership rights granted with the approved tract map. This action does not change the ownership of the two subject parcels or any of the rights and benefits the owners have through their ownership.

AGENDA ITEM # _____

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

PREVIOUS ACTION

There has been no previous action on this item.

BACKGROUND

Subdivision Tract Map #4821 for the Broken Hills Village 1A residential development was officially recorded by Barker-Coleman with the Washoe County Recorder, File #3573072 in 2007. APN 089-621-02 and APN 089-631-01 were specifically set aside on the map for future water service infrastructure and following the NRS process for transfer of property to the County for utility infrastructure purposes, the map included language of an open offer of dedication per NRS 278. If needed by the County, the standard of practice is to present the Board with a recommendation for acceptance once the necessary infrastructure has been designed, constructed, and inspected, confirming it meets the minimum requirements of the development code.

No final map has been recorded for the associated development and Washoe County has not accepted dedication of the subject land parcels via any other action. With the consolidation of the Washoe County and the TMWA water systems in 2012, Washoe County has no interest in these parcels but understands that the developer intends to construct potable water infrastructure on the parcels and dedicate the parcels and infrastructure to TMWA. Currently, the two properties are owned by Barker-Coleman Investments who have been paying

Therefore, following NRS, staff recommends that the Board officially reject the open offer of dedication for the two subject parcels, terminating all potential ownership rights granted with the approved tract map. This action does not change the ownership of the two subject parcels or any of the rights and benefits the owners have through their ownership.

FISCAL IMPACT

There is no fiscal impact regarding the rejection of the offer of dedication for the two subject land parcels.

RECOMMENDATION

It is recommended that the Board of County Commissioners reject an open offer of dedication for the possible future acceptance by Washoe County of two land parcels, APN 089-621-02 and APN 089-631-01 that was made by the developer Barker-Coleman Investments in August 2007 as part of the approval of Subdivision Tract Map #4821, thereby terminating any and all future rights of Washoe County to assume ownership of the land parcels, and authorize the Chairman to execute a Quitclaim Deed in favor of Barker Coleman.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to reject an open offer of dedication for the possible future acceptance by Washoe

County of two land parcels, APN 089-621-02 and APN 089-631-01 that was made by the developer Barker-Coleman Investments in August 2007 as part of the approval of Subdivision Tract Map #4821, thereby terminating any and all future rights of Washoe County to assume ownership of the land parcels, and authorize the Chairman to execute a Quitclaim Deed in favor of Barker-Coleman Investments.”