

Washoe County Board of County Commissioners



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WDCA24-0007
(Article 610 - Final Subdivision Maps)

April 8, 2025

Overview of Draft Changes



- Minimum of 5 lots for each final map
- Add requirement for a water supplier certificate (GID)
- Increase from 60 to 120 days for final map submission
- Clarify timing requirements for presentation of final map
- Clean up and corrections to Article 610

5 Lot Minimum



- Currently no minimum number of lots required for a final subdivision map
- 5 Lot minimum is consistent with tentative map minimum
- Ancillary parcels (common areas, roadway, utility parcels, etc.) will not be counted toward the five-lot minimum

Water Supplier Certificate



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- Add water supplier certificate on final maps when that water supplier is a general improvement district
- Required by NRS



- Increase from 60 to 120 days for final maps submission
- 60 days is insufficient time for review and recordation
- Consistent with current practice

Clarify Timing for Final Map Presentation



- Define “presentation date” as the date the final map is presented to the Director for signature
- NRS establishes deadlines to “present” a final map.
- Draft changes will help avoid confusion regarding the term “present”

Cleanup and Additions to Article 610



- Correcting official titles, title of certain reports and agency names, etc.
- Remove requirement for a phasing plan
- Draft changes will avoid the confusion regarding the term “present”
- Financial assurance documents in lieu of performance bond

Community Workshop



- Workshop held on December 18, 2024 via zoom
- 31 attendees
- Concerns:
 - Change from 60 to 120 days for submission
 - Consistency with Articles 424 and 608
 - Removal of 10' setback from fault lines

Planning Commission Recommendation



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- Planning Commission unanimously recommended approval, having made all four findings.

Must make one of the following findings:

1. Consistency with Master Plan. The proposed Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
2. Promotes the Purpose of the Development Code. The proposed development code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
3. Response to Changed Conditions. The proposed development code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
4. No Adverse Affects. The proposed development code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

Recommended Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission initiate amendments to the Washoe County Development Code and recommend approval of WDCA24-0007, to amend Washoe County Code Chapter 110 (Development Code), Article 610 Final Subdivision Maps, as reflected within the proposed ordinance contained in Exhibit A-1. I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on the ability to make all of the four findings set forth in Washoe County Code Section 110.818.15(e):

Thank you

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