



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: October 14, 2025

DATE: September 12, 2025

TO: Board of County Commissioners

FROM: Tim Evans, Planner, Planning and Building Division, Community Services Department, 328-2314, tevens@washoecounty.gov

THROUGH: Kelly Mullin, AICP, Division Director, Planning & Building Division, Community Services Department, 328-3619, kmullin@washoecounty.gov

SUBJECT: Public Hearing: Second reading and possible adoption of an Ordinance pursuant to Nevada Revised Statutes 278.0201 through 278.0207 approving an amended development agreement between Washoe County and St. James's Village, Inc. for St. James's Village, a residential subdivision (Tentative Subdivision Map Case No. TM5-2-92, as amended by Amendment of Conditions Case Number WAC25-0010).

The purpose of the amended development agreement is to extend the deadline for recording the next final map from October 16, 2025, to October 16, 2027. The development agreement also provides that the Director of the Community Services Department may further extend the deadline for recording the next final map to October 16, 2029, in the event construction of the Reach IV Sanitary Sewer Interceptor Line has commenced construction with bonds in place, as required by Washoe County, but has not progressed to allow the next final map to be recorded. The project is located along the central portion (on both sides) of Joy Lake Road, west of the I-580 freeway.

The project encompasses a total of approximately 1,161 acres, and the total number of residential lots allowed by the approved tentative map is 450. The parcels are located within the Forest Planning Area and Washoe County Commission District No. 2. (APNs: 046-131-24; 046-132-06; 046-133-15 & 17; 046-180-12, 14 & 15; 154-011-07; 156-040-09, 10, 14 & 15; 156-111-23; 156-141-04).

If approved, authorize the Chair of the Board of County Commissioners to sign the amended development agreement. (Commission District 2.) FOR POSSIBLE ACTION

SUMMARY

The Washoe County Commission is asked to hold a second reading and possibly adopt an ordinance approving an amended development agreement for St. James's Village, a 450-lot, single-family residential, subdivision. The proposed amended development agreement, included as an attachment to the ordinance, is for the purpose of extending the deadline to record the next final map until October 16, 2027, for an approved tentative subdivision

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map (St. James's Village) within the Forest Planning Area. However, the applicant has also requested that the development agreement authorize the Director of the Community Services Department to further extend the deadline for recording the next final map from October 16, 2027, to October 16, 2029, in the event construction of the Reach IV Sanitary Sewer Interceptor Line has commenced construction with bonds in place, as required by Washoe County, but has not progressed to allow the next final map to be recorded, in the sole discretion of the Director of the Community Services Department.

Washoe County Strategic Objective supported by this item: Meets the Need of Our Growing Community and Support a Thriving Community.

PREVIOUS ACTION

On September 9, 2025, the Board of County Commissioners (Board) introduced and conducted a first reading of an ordinance approving the aforementioned development agreement between Washoe County and St. James's Village, Inc. for St. James's Village, a residential subdivision (Tentative Subdivision Map Case No. TM5-2-92, as amended by Amendment of Conditions Case Number WAC25-0010).

On January 23, 2024, the Washoe County Board of County Commissioners granted a 2-year extension to extend the deadline for recording the next final map from the October 16, 2023, expiration date of the tentative map until October 16, 2025. (Amendment of Conditions Case Number WAC23-0013).

On October 7, 2021, the Washoe County Planning Commission granted a 2-year extension to extend the October 16, 2021, expiration date of the tentative map until October 16, 2023.

On June 21, 2019, subdivision tract map #5331 for St. James's Village was recorded which extended the expiration date for approval of the next final map to October 16, 2021.

On May 26, 2016, the Director of the Planning and Building Division of the Washoe County Community Services Department approved an extension of Tentative Subdivision Map Case Number TM5-2-92 in accordance with Development Agreement Case Number DA12-001, extending the deadline to record the next final map until October 16, 2020.

On September 25, 2012, the Washoe County Board of County Commissioners (Board) approved Development Agreement Case Number DA12-001 for St. James's Village (Tentative Subdivision Map Case No. TM5-2-92). The purpose of the Development Agreement was to extend the deadline to record the next final map until October 16, 2016, with the possible extension of the expiration date until October 16, 2020, at the discretion of the Director of Community Development.

On July 10, 2007, the Board approved the appeal and overturned the Planning Commission's denial thereby approving the amended conditions of approval numbers 29 and 30 to require construction of Joy Lake Road, rather than St. James's Village Parkway, as a second access to the subdivision, prior to the issuance of a building permit for the 151st residential lot.

On May 1, 2007, the Washoe County Planning Commission denied Amendment of Conditions Case Number AC07-002 to amend conditions of approval numbers 29 and 30 requiring construction of Joy Lake Road, rather than St. James's Village Parkway.

On August 18, 1992, the Board approved Tentative Subdivision Map Case Number TM5-2-92 for St. James's Village. Since that time the applicant has recorded

multiple final subdivision maps for various phases of the development as well as received multiple time extensions as provided for in the Nevada Revised Statutes.

BACKGROUND

St. James's Village Inc. is asking Washoe County to approve an amended development agreement to grant an additional extension of time for the approved Tentative Subdivision Map for St. James's Village (Case Number TM 05-2-92, as amended in Amendment of Conditions Case Number WAC25-0010). Specifically, the amended development agreement provides an extension of the deadline to record the next in a series of final maps from October 16, 2025, to October 16, 2027. The development agreement also provides that the Director of the Community Services Department may, in the Director's discretion, further extend the deadline for recording the next final map to October 16, 2029, in the event construction of the Reach IV Sanitary Sewer Interceptor Line has commenced construction with bonds in place, as required by Washoe County, but has not progressed to allow the next final map to be recorded. Washoe County Planning and Engineering staff have reviewed the request to extend the deadline for recording the next final map from October 16, 2025, to October 16, 2027, and the request for a provision to allow for further extension by the Director of Community Services to October 16, 2029, and are supportive of the requests.

St. James's Village consists of approximately 1,161 acres, located south of Galena Forest, and was originally approved in 1992 for 530 residential lots. The original tentative map covered 1,626 acres. However, with construction of the 1-580 freeway, the applicants decided to reduce the acreage to approximately 1,161 acres, which allows 450 lots at full build out. On September 2, 2025, the Washoe County Planning Commission approved Amendment of Conditions Case Number WAC25-0010, which removed three parcels (APNs: 046-080-40, 046-060-45 and 046-060-47) consisting of 224.1 acres from the tentative map area which also resulted in a reduced total unit count from 530 units to 450 units. The approved (and now amended) subdivision is still active as a result of a series of final map recordings, time extension approvals by the Planning Commission and previously approved development agreements.

The applicant is asking for additional time in order to work through final engineering and construction issues related to the provision of public water and public sewer for the remaining phases of this development before filing and recording the next final map. The applicant represents that the applicant and the Truckee Meadows Water Authority (TMWA) are actively pursuing completion of a comprehensive water discovery prepared by TMWA that will allow for phased development of the remaining undeveloped portion of St. James's Village. The next phase of development will include "looping" and new or improved water wells to provide redundancy and improved water pressure within the St. James's Village development that was originally approved with a "tree" system. The applicant contends that with buildout of St. James's Village, the entire development will meet current Nevada Administrative Code requirements and TMWA requirements that will yield a robust water system that does not now exist due to the antiquated tree system. Regarding sanitary sewer, the applicant represents that they have completed a 30% design of the Reach IV Pleasant Valley Interceptor and plans to commence construction of the interceptor line by Fall of 2026. When originally approved, the project was able to use interim septic systems until public sewer became available to the project. All existing lots have a dry sewer line to the homes that will allow all St. James's Village homeowners to

hook up to public sewer once said public sewer extends west of the I-580 freeway into St. James's Village. The applicant contends that Northern Nevada Public Health policies and standards no longer allow septic systems on lots less than 5-acres, so the public sewer line is now required in order to record the next in a series of final maps.

The proposed development agreement was sent to reviewing agencies, which included the Nevada Division of Environmental Protection, Washoe County Parks and Open Space, Washoe County Sewer, Washoe County Water Rights, Washoe County Engineering, Northern Nevada Public Health, Truckee Meadows Fire Protection District, and Truckee Meadows Water Authority. No amended conditions were recommended by reviewing agencies and no concerns were provided regarding the additional extension provision to 2029.

PROCESS FOR ADOPTING A DEVELOPMENT AGREEMENT

Pursuant to NRS 278.0203(1) and Washoe County Code ("WCC") 110.814.25, a development agreement must be entered into via ordinance after special notice and a public hearing. Included as Attachment A is the proposed ordinance and included as Attachment A-1 is the proposed development agreement.

If the Board introduces and conducts a first reading of the ordinance, then 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.

Under WCC 110.814.25, notice of the public hearing and possible adoption of a development agreement must be sent to all property owners within three hundred (300) feet of the property which is the subject of the development agreement. Notice will also be provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

COMPLIANCE WITH MASTER PLAN

NRS 278.0203(1), 278.0205(2) and WCC Section 110.814.40(b) require that when development agreements are adopted or amended, there must be a finding that the agreement is consistent with the Master Plan.

When the Tentative Subdivision Map was approved and amended, the Planning Commission and/or Board of County Commissioners determined that the development was consistent with the Master Plan. The proposed 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.

WCC 110.814.30(d) also requires the Board to make findings as follows:

- (d) Findings. The approval or denial of the development agreement shall be accompanied by the following findings:
- (1) The reasons why the development agreement would or would not be in the best interests of the County.
 - (2) The reasons why the development agreement would or would not promote the public interest and welfare of the County.
 - (3) The reasons why departures from Development Code regulations are or are not deemed to be in the public interest.
 - (4) In the case of a development agreement which proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public, residents and owners of the land subject to the development agreement in the integrity of the plan.

Staff believes that continuation of the tentative subdivision map is in the best interest of the County, as it promotes the public interest and welfare by maintaining a consistency in allowable development, and that sufficient terms and amended conditions of approval are in place to protect the interests of the public and the developer.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Board conduct the second reading of an ordinance approving an amended development agreement between Washoe County and St. James's Village, Inc. for St. James's Village, a residential subdivision originally approved in 1992 (Tentative Subdivision Map Case Number TM5-2-92) and amended in 2025. This agreement extends the deadline for recording the next final map from October 16, 2025, to October 16, 2027, and also provides that the Director of the Community Services Department may, in the Director's discretion, further extend the deadline for recording the next final map to October 16, 2029, in the event construction of the Reach IV Sanitary Sewer Interceptor Line has commenced construction with bonds in place, as required by Washoe County, but has not progressed to allow the next final map to be recorded. Washoe County Planning and Engineering staff have reviewed the request to extend the deadline for recording the next final map from October 16, 2025, to October 16, 2027, and the request for a provision to allow for further extension by the Director of Community Services to October 16, 2029, and are supportive of the requests.

If approved, it is recommended that the Board authorize the Chair of the Board of County Commissioners to sign the Development Agreement.

POSSIBLE MOTION

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

“Move to adopt Ordinance Number [insert ordinance number as provided by the County Clerk] adopting an ordinance pursuant to NRS 278.0201 through 278.0207 approving a development agreement between Washoe County and St. James's Village, Inc. for St. James's Village, a residential subdivision (Tentative Subdivision Map Case No. TM5-2-92, as amended by Amendment of Conditions Case Number WAC25-0010). This amended development agreement extends the deadline for recording the next final map from October 16, 2025, to October 16, 2027, and provides that the Director of the Community Services Department may further extend the deadline for recording the next final map to October 16, 2029. And further move to authorize the Chair to sign the development agreement.

This approval is based on the Board's ability to make all the findings required by WCC 110.814.30(d), as well as the following finding:

That this development agreement is in the best interests of the County as it promotes the public interest and welfare by maintaining a consistency in allowable development, and that sufficient terms and amended conditions of approval are in place to protect the interests of the public and the developer.”

Attachments:

Attachments A & A-1 – Ordinance with Proposed Development Agreement and Exhibits
Attachment B – St. James's Village Application for a Development Agreement

cc:

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