



# WASHOE COUNTY

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## STAFF REPORT

**BOARD MEETING DATE:** April 23, 2019

**DATE:** Friday, April 19, 2019

**TO:** Board of County Commissioners

**FROM:** Roger Pelham, MPA, Senior Planner, Planning and Building Division  
775.328.3622; rpelham@washoecounty.us

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

**SUBJECT:** Introduction and first reading of an ordinance pursuant to NRS 278.0201 through 278.0207 approving a Development Agreement as required by the Warm Springs Specific Plan (WSSP) at WSSP.8.1 to utilize the land use designation specified on the Warm Springs Specific Plan – Land Use Plan for:

Tentative Parcel Map Case Numbers WTPM17-0015, WTPM17-0017, WTPM17-0018, WTPM17-0019 and WTPM17-0020 (Palomino Ranch Estates #1, #2, #3, #4 & #5) – Which were a series of tentative parcel maps which approved the division of a 67.60 acre parcel into fifteen total lots ranging from 2.5 acres to 5 acres in size.

In order to develop any property in the WSSP more densely than General Rural (1 dwelling unit / 40 acres), the specific plan requires that these development agreements be approved. Among other things, the development agreements adopt the development standards handbook for the properties in question, which specifies the denser development potential available on affected properties, which in this case would result in individual residential parcels of 2.5 acres or 5 acres in size. Additionally, the agreements would specify other aspects of allowable development on the properties, including uses allowed, density and intensity of those uses, building sizes, setbacks, building heights, and other matters concerning the development of the land. The allowable density in the High Density Rural zone is one dwelling per 2.5 acres.

The applicant and property owner is LW Land Company, the subject site is approximately 67.6 acres in size and is located at the south end of Grass Valley Road, approximately ½ mile south of Whiskey Springs Road, the Assessor's Parcel Number is 077-130-23, the Master Plan Category is Rural Residential and the Regulatory Zone is High Density Rural. And,

Set the public hearing and second reading of the ordinance for May 28, 2019. (Commission District 5.)

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**AGENDA ITEM # \_\_\_\_\_**

## **SUMMARY**

On February 12, 2019, the BCC held a hearing on this development agreement. The BCC chose not to introduce and conduct a first reading, but rather, instructed staff to take this item to the Warm Springs / Rural Citizen Advisory Board (WS/R CAB) and bring the comments from that board back to the BCC.

Washoe County Strategic Objective supported by this item: Stewardship of our Community

## **PREVIOUS ACTION**

On February 8, 2018, the Washoe County Parcel Map Review Committee approved a series of five tentative parcel maps for Palomino Ranch Estates, subject to certain conditions of approval. Condition number 1 (Q) (viii) requires that the developer, “Shall obtain approval of a Development Agreement in accordance with WSSP.8.1 and WSSP Appendix G”.

On February 12, 2019, the BCC held a hearing on this development agreement. The BCC chose not to introduce and conduct a first reading, but rather, instructed staff to take this item to the Warm Springs / Rural Citizen Advisory Board (WS/R CAB) and bring the comments from that board back to the BCC.

## **BACKGROUND**

The overall background of the Development Agreement is included in the original staff report prepared for the BCC for their February 12 meeting (attached).

The WS/R CAB typically meets on the second Tuesday of a month. That meeting was scheduled and held on March 12. The CAB meeting was well-attended and there was extensive discussion regarding the applicability of certain development standards and the nature of the development under consideration at this time. Please see the attached (draft) minutes from that meeting.

The WS/R CAB took action to recommend approval of the requested development agreement, with the understanding that conditions of approval, appropriate for a subdivision, have been placed on the development by the Parcel Map Review Committee, and that compliance with those conditions would be required by County staff.

## **FISCAL IMPACT**

No fiscal impact.

## **RECOMMENDATION**

It is recommended that the Board of County Commissioners introduce and conduct a first reading of an ordinance pursuant to NRS 278.0201 through 278.0207 approving a Development Agreement as required by the Warm Springs Specific Plan at WSSP.8.1 to utilize the land use designation specified on the Warm Springs Specific Plan – Land Use Plan for:

Tentative Parcel Map Case Numbers WTPM17-0015, WTPM17-0017, WTPM17-0018, WTPM17-0019 and WTPM17-0020 (Palomino Ranch Estates #1, #2, #3, #4 & #5) –

Which were a series of tentative parcel maps which approved the division of a 67.60 acre parcel into fifteen total lots ranging from 2.5 acres to 5 acres in size.

In order to develop any property in the WSSP more densely than General Rural (1 dwelling unit / 40 acres), the specific plan requires that these development agreements be approved. Among other things, the development agreements adopt the development standards handbook for the properties in question, which specifies the denser development potential available on affected properties, which in this case would result in individual residential parcels of 2.5 acres or 5 acres in size. Additionally, the agreements would specify other aspects of allowable development on the properties, including uses allowed, density and intensity of those uses, building sizes, setbacks, building heights, and other matters concerning the development of the land.

The applicant and property owner is LW Land Company, the subject site is approximately 67.6 acres in size and is located at the south end of Grass Valley Road, approximately ½ mile south of Whiskey Springs Road, the Assessor's Parcel Number is 077-130-23, the Master Plan Category is Rural Residential and the Regulatory Zone is High Density Rural. And,

Require the applicant to submit amended and corrected documents addressing each of the bulleted items on pages 4 and 5 of the attached staff report, prior to the second reading of the ordinance. And,

Set the public hearing and second reading of the ordinance for May 28, 2019.

**POSSIBLE MOTION**

“Move to introduce Bill Number (*insert bill number as provided by the County Clerk*) and conduct a first reading of an ordinance pursuant to NRS 278.0201 through 278.0207 approving a Development Agreement as required by the Warm Springs Specific Plan at WSSP.8.1 to utilize the land use designation specified on the Warm Springs Specific Plan – Land Use Plan for Palomino Ranch Estates, and require the applicant to submit amended and corrected documents addressing each of the bulleted items on pages 4 and 5 of the attached staff report, prior to the second reading of the ordinance, and to set the public hearing and second reading of the Ordinance for possible adoption during the County Commission meeting of May 28, 2019.”

- Attachments: A. Draft Ordinance  
B. WS/R CAB Draft Minutes of 3/12/2019  
C. BCC staff report dated 1/11/2019 for the 2/12/2019 meeting.

cc: Brian Murphy, LW Land LLC  
John Munson, Venture Engineering  
Mike Talonen, MST Surveying