



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

BOARD MEETING DATE: December 9, 2025

**DATE:** November 12, 2025

**TO:** Board of County Commissioners

**FROM:** Dwayne Smith, Division Director, Engineering & Capital Projects  
Community Services, 775-328-2043, [desmith@washoecounty.gov](mailto:desmith@washoecounty.gov)

**THROUGH:** Eric Crump, Director,  
Community Services Dept., 775-328-3625, [ecrump@washoecounty.gov](mailto:ecrump@washoecounty.gov)

**SUBJECT:** Recommendation to approve a Regional Road Impact Fee (RRIF) Offset Agreement #0513014 between the Regional Transportation Commission of Washoe County (RTC), Touchstone Living, Inc., and Washoe County for eligible improvements to be made to the intersection of Highland Ranch Parkway and Midnight Drive for the Highland Village 1 Project. Under the RRIF Program, offset agreements are allowed to provide waivers of Regional Road Impact Fees in exchange for contributions of Offered Improvements, which may then be used to offset Regional Road Impact Fees. The RRIF Offset Agreement being authorized by this action will result in an estimated \$1,150,233.76 in RRIF Waivers being issued to Touchstone Living, Inc. in exchange for roadway infrastructure designed, built, and dedicated by Touchstone Living, Inc. at the intersection of Highland Ranch Parkway and Midnight Drive within the Sun Valley area of Washoe County. (Commission District 3 and 5.) FOR POSSIBLE ACTION

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### **SUMMARY**

Under the Regional Road Impact Fee (RRIF) Program, developers who construct or dedicate improvements contained within the RRIF Capital Improvement Plan (CIP) may be credited for these contributions in RRIF Offset Agreements. The purpose of the RRIF Offset Agreement is to provide for waivers of Regional Road Impact Fees ("RRIF Waiver") in exchange for contributions of Offered Improvements (which may include right-of-way dedication), which may then be used to offset Regional Road Impact Fees which would otherwise be charged to the Developer of Record. RRIF Offset agreements must be approved by both the Regional Transportation Commission of Washoe County (RTC), the Developer of Record for the associated project and in this case, Washoe County, as required by the General Administrative Manual (GAM). The GAM is reviewed and approved by the RTC, Cities of Reno, and Sparks and Washoe County on a three-year cycle.

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

The RRIF Offset Agreement between RTC, Touchstone Living, Inc, and Washoe County is for eligible improvements to be made to the intersection of Highland Ranch Parkway and Midnight Drive. The RRIF Offset Agreement being authorized by this action will result in an estimated \$1,150,233.76 in RRIF Waivers being issued to Touchstone Living, Inc. In exchange, the developer pays for the required design and constructs the associated roadway infrastructure and subsequently dedicates the work to the local agency where it is located. The improvements then become part of the capital replacement programs funded by RTC. This project is referred to as Highland Village 1.

**Washoe County Strategic Objective supported by this item:** Fiscal Sustainability: Long-term sustainability.

### **PREVIOUS ACTION**

The Regional Transportation Commission of Washoe governing board approved the RIFF Waiver offset agreement on October 17, 2025.

On July 16, 2024, the Board of County Commissioners approved Ordinance No. 1727 pursuant to Nevada Revised Statutes 278.0201 through 278.0207 approving a development agreement between Washoe County and LC Highland, LLC for Highland Village. The purpose of the development agreement was to extend the deadline for recording the first final map from November 16, 2024, to November 16, 2026 and to adopt amended conditions of approval WAC24-0004.

On November 16, 2020, the tentative map WTM20-004 was approved by the Washoe County Planning Commission (PC) for 215 lots.

### **BACKGROUND**

The Highland Village tentative subdivision map was approved in 2020 which consisted of approximately 54.6 acres being subdivided into 215 residential lots.

The signalization of the Highland Ranch Parkway/Midnight Drive intersection is included in the RTC's 2050 *Regional Transportation Plan (RTP) 2025 Update* in the RTP Project List. The signalization improvements are a programmed regional capacity improvement eligible for an RRIF Offset Agreement.

### **FISCAL IMPACT**

No fiscal impact to Washoe County will result from this action. The amount of RRIF waivers to the developer will be based on Offset-Eligible Costs equal to, or less than, impact fees owed for all, or a portion of the land uses within the Development of Record.

### **RECOMMENDATION**

It is recommended the Board of County Commissioners approve a Regional Road Impact Fee (RRIF) Offset Agreement between the Regional Transportation Commission of Washoe County (RTC), Touchstone Living, Inc., and Washoe County for eligible improvements to be made to the intersection of Highland Ranch Parkway and Midnight Drive for the Highland Village 1 Project. Under the RRIF Program, offset agreements are allowed to provide waivers of Regional Road Impact Fees in exchange for contributions

of Offered Improvements, which may then be used to offset Regional Road Impact Fees. The RRIF Offset Agreement being authorized by this action will result in an estimated \$1,150,233.76 in RRIF Waivers being issued to Touchstone Living, Inc. in exchange for roadway infrastructure designed, built, and dedicated by Touchstone Living, Inc. at the intersection of Highland Ranch Parkway and Midnight Drive within the Sun Valley area of Washoe County.

### **POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a Regional Road Impact Fee (RRIF) Offset Agreement between the Regional Transportation Commission of Washoe County (RTC), Touchstone Living, Inc., and Washoe County for eligible improvements to be made to the intersection of Highland Ranch Parkway and Midnight Drive for the Highland Village 1 Project. Under the RRIF Program, offset agreements are allowed to provide waivers of Regional Road Impact Fees in exchange for contributions of Offered Improvements, which may then be used to offset Regional Road Impact Fees. The RRIF Offset Agreement being authorized by this action will result in an estimated \$1,150,233.76 in RRIF Waivers being issued to Touchstone Living, Inc. in exchange for roadway infrastructure designed, built, and dedicated by Touchstone Living, Inc. at the intersection of Highland Ranch Parkway and Midnight Drive within the Sun Valley area of Washoe County."