



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: February 27, 2024

DATE: February 7, 2024

TO: Board of County Commissioners

FROM: Faye-Marie Pekar, Park Planner
Community Services Dept., 775-328-3623, fpekar@washoecounty.gov

THROUGH: Eric Crump, Operations Division Director,
Community Services Dept., 775-328-2182, ecrump@washoecounty.gov

SUBJECT: Recommendation to approve a Public Trail Easement Deed and Maintenance Agreement between Washoe County and DRP NV 2 LLC to allow public use of a future trail through the Ascente Subdivision, crossing Assessor's Parcel Numbers 045-252-18, 045-252-19 and 045-742-01. The Public Trail Easement Deed and Maintenance Agreement allows use of the trail within the \pm 10.3-acre easement area by Washoe County and the general public for recreational purposes with no cost to Washoe County. (Commission District 2.)

SUMMARY

The Tentative Subdivision Map (TM16-009) for the Ascente Subdivision was first approved by the Washoe County Planning Commission on June 6, 2017, with conditions to allow for the development of a 225 lot single family common open space subdivision located south of Fawn Lane and east of Shawna Lane within the Forest Area Plan. Washoe County Regional Parks and Open Space provided several conditions of approval, requiring the developer to show trail connections within pedestrian access easements and preserve access to surrounding existing trial easements located on adjacent property. The expiration date on the tentative map was extended and has a current expiration date of May 19, 2024.

The developer and Washoe County staff worked together to determine the most appropriate trail alignment through the subdivision that provides connectivity to surrounding existing trails. The Public Trail Easement Deed and Maintenance Agreement allows use of the trail within the \pm 10.3 acre easement area by Washoe County and the general public for recreational purposes. The developer and then subsequently the homeowner's association will be responsible for constructing and maintaining the trail in perpetuity. The developer is in the process of submitting the first final map which will include the new trail alignment and note the easement document number once recorded. This will bring the project into compliance with the park conditions of approval so the first final map can be recorded.

Washoe County Strategic Objective supported by this item: Economic Impacts:
Support a thriving community.

AGENDA ITEM # _____

PREVIOUS ACTION

May 19, 2022 – The Official Plat for Ascente Sierra Village Phase 1 was recorded as Tract Map 5489 which provided an extension of the final map of TM16-009 expiring on May 19, 2024.

August 8, 2017 – The Board of County Commission (Board) upheld the Planning Commission’s approval of Tentative Map Case Number TM16-009. The motion upheld the Planning Commission’s decision with the Planning Commission’s addition of Condition 1Z, to obtain an Army Corps of Engineers certification of potential wetlands.

June 6, 2017 – The Planning Commission held a public hearing on the proposed project and voted to approve Tentative Subdivision Map Case Number TM16-009 and Special Use Permit Case Number SW16-003 with conditions of approval as recommended by staff by a vote of five in favor and one opposed.

May 11, 2017 – The South Truckee Meadows/Washoe Valley Citizen Advisory Board (CAB) voted unanimously to deny the proposed tentative map and special use permit.

BACKGROUND

The Tentative Subdivision Map (TM16-009) for the Ascente Subdivision was first approved by the Washoe County Planning Commission on June 6, 2017 with conditions to allow for the development of a 225 lot single family common open space subdivision on approximately 225 acres as authorized in Articles 408 of the Washoe County Development Code. The project is located south of Fawn Lane and east of Shawna Lane within the Forest Area Plan.

On behalf of the Regional Parks and Open Space Program, staff required two conditions of approval. Condition of Approval 4a requires the final map to provide a 30-foot wide non-motorized, public access trail easement for all trails located within the development. These easements shall be identified on the final map and recorded concurrently. Condition of Approval 4b requires that the applicant provide a non-motorized, public access trail easement and trail connecting Shawna Lane to the south along the western property line connecting into the existing trail easements located on the adjacent property (formerly identified as Fuquay, APN 148-070-21). This alignment will provide a trail connector into existing trails easements that are in place connecting the O’Brien Trailhead to Callahan Park trail system. The trail shall be constructed to Washoe County Green Book standards and located outside of any drainage infrastructure. The final map for TM16-009 must be approved and accepted for recordation on or before the expiration date of May 19, 2024, or the applicant must request an additional extension.

The Public Trail Easement Deed and Maintenance Agreement allows use of the trail within the ± 10.3 acre easement area by Washoe County and the general public for recreational purposes. The developer and then subsequently the homeowner’s association will be responsible for constructing and maintaining the trail in perpetuity. The trail alignment will be shown on the final map submittal with a note identifying the document number for the Public Trail Easement Deed and Maintenance Agreement once recorded. This will bring the applicant into compliance with the Washoe County Regional Parks & Open Space conditions of approval for TM16-009.

FISCAL IMPACT

There is no fiscal impact.

RECOMMENDATION

It is recommended that the Board of County Commissioners approve a Public Trail Easement Deed and Maintenance Agreement between Washoe County and DRP NV 2 LLC to allow public use of a future trail through the Ascente Subdivision, crossing Assessor's Parcel Numbers 045-252-18, 045-252-19 and 045-742-01. The Public Trail Easement Deed and Maintenance Agreement allows use of the trail within the ± 10.3 acre easement area by Washoe County and the general public for recreational purposes with no cost to Washoe County.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a Public Trail Easement Deed and Maintenance Agreement between Washoe County and DRP NV 2 LLC to allow public use of a future trail through the Ascente Subdivision, crossing Assessor's Parcel Numbers 045-252-18, 045-252-19 and 045-742-01. The Public Trail Easement Deed and Maintenance Agreement allows use of the trail within the ± 10.3 acre easement area by Washoe County and the general public for recreational purposes with no cost to Washoe County."