



1st reading for Sierra Reflections Development Agreement & Update of Conditions of Approval

Board of County Commissioners

April 14, 2020



Request

This is a request for a first reading of an ordinance to amend and restate a development agreement originally approved in 2008 (DA08-003) regarding Sierra Reflections Subdivision (approved in 2006 as Tentative Map TM06-001). This agreement extends the deadline for filing the next in a series of final maps to June 14, 2022. And to approve amending the conditions of approval as stated in the staff report.



Background

Tentative Subdivision Map for Sierra Reflections, Case Number TM06-001 was for:

- **a 938-lot, single-family residential, common open space subdivision**
- **Lot sizes range from 8,000 square feet to 43,445 square feet, with an average of 13,722 square feet for detached homes**
- **Included in the 938 lots are 147 townhouses on a footprint of 1,102 square feet.**



Background

- On May 5, 2006, the Planning Commission unanimously approved the Tentative Subdivision Map for Sierra Reflections, Case Number TM06-001.
- In May 2008, the Board of County Commissioners (Board) approved extending the deadline of the development agreement (DA08-003) to June 14, 2009, with further extension by the approval of the Director to 2010.
- In May, 2010, the Board approved extending the agreement, to June 14, 2012, with further extension to June 14, 2014.
- In May 2014, the Board extended the agreement to 2018, with further extension to June 14, 2020.



Analysis

- Staff took this opportunity to review the originally approved 2006 conditions of approval to confirm that the conditions met current standards and requirements.
- Agencies and departments with conditions were asked to confirm that each condition needed to remain, be updated or removed.
- Numerous changes were made which are listed in the staff report.



CAB

- **The development agreement and updated the original conditions of approval were presented to the South Truckee Meadows CAB on June 14, 2022.**
- **The CAB unanimously recommended approval of extension for the development agreement and updated conditions of approval.**



Motion

A motion is found in the staff report.

