



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: July 14, 2020

DATE: June 9, 2020

TO: Board of County Commissioners

FROM: Roger D. Pelham, MPA, Senior Planner, Planning and Building, Community Services Department, 328-3622, rpelham@washoecounty.us

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

SUBJECT: Introduction and first reading of an ordinance approving a Development Agreement between Washoe County and Ridges Development Inc / Ridges at Hunter Creek III LLC, regarding tentative subdivision map case number TM16-005 (Ridges at Hunter Creek) which approved (on July 5, 2016) development of a 53-lot, single-family residential, common open space subdivision. Lots range in size from ± 0.37 acres ($\pm 16,117$ square feet) to ± 2.3 acres ($\pm 100,188$ square feet). This agreement extends the deadline for filing the first in a series of final subdivision maps from July 5, 2020 to July 5, 2022. The subject site is located south of Woodchuck Circle and Hunters Peak Road and west of Hawken Drive. The subject site consists of four parcels totaling ± 155.01 acres in size. The master plan designations include Suburban Residential (SR), Rural Residential (RR) and Rural (R). The regulatory zones include General Rural (GR), Low Density Suburban (LDS) and High Density Rural (HDR). The parcel is located within the Southwest Truckee Meadows Area Plan, and is situated in portions of Sections 19 and 30, T19N, R19E, MDM, Washoe County, Nevada. (APNs: 041-650-07, 041-650-03, 041-671-02 & 041-662-12); and, if approved, schedule a public hearing for second reading and possible adoption of the ordinance for August 18, 2020. (Commission District 1.)

SUMMARY

Approve a development agreement for Ridges at Hunter Creek to extend the deadline to file the first in a series of final maps in the Ridges at Hunter Creek residential subdivision to July 5, 2022.

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

PREVIOUS ACTION

On July 5, 2016, Tentative Subdivision Map Case Number TM16-005 (Ridges at Hunter Creek) was approved by the Washoe County Planning Commission.

AGENDA ITEM # _____

BACKGROUND

When a tentative subdivision map is approved, Nevada law imposes a schedule for filing final maps or the tentative map will expire. See NRS 278.360. Unless the deadline is extended pursuant to a development agreement, a final map for the whole project, or if the project is being phased, the first in the series of phase final maps must be approved and recorded within four years of the approval of the tentative map. Thereafter phased final maps must be filed every two years.

The tentative subdivision map for Ridges at Hunter Creek was approved in 2016 and the first final map is required to be recorded in 2020. This Development Agreement seeks to extend that date for two additional years.

COMPLIANCE WITH MASTER PLAN

NRS 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 subdivision was approved, the Planning Commission determined that the development was consistent with the master plan. The development agreement does not seek to change any uses, standards or policies that would be inconsistent with the master plan. Only the time schedule for development is proposed to be changed.

WCC 110.814.30(d) also requires findings as follows:

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| (d) | <u>Findings.</u> The approval or denial of the development agreement shall be accompanied by the following findings: <ul style="list-style-type: none">(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. |
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Staff believes that maintenance of the current development approval is in the best interest of the County, as it promotes the public interest and welfare by maintaining a consistency in allowable development, there are no departures from development code regulations and that sufficient terms and 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 of County Commissioners hold the introduction and first reading of an ordinance approving a development agreement between Washoe County and Ridges Development Inc / Ridges at Hunter Creek III LLC, regarding Tentative Subdivision Map Case Number TM16-005 (Ridges at Hunter Creek) which was approved (on July 5, 2016) for the development of a 53-lot, single-family residential,

common open space subdivision. Lots range in size from ± 0.37 acres ($\pm 16,117$ square feet) to ± 2.3 acres ($\pm 100,188$ square feet). This agreement extends the deadline for filing the first in a series of final subdivision maps from July 5, 2020 to July 5, 2022; and, if approved, schedule a public hearing for second reading and possible adoption of the ordinance for August 18, 2020.

POSSIBLE MOTION

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

"Move to hold the introduction and first reading of an ordinance approving a development agreement between Washoe County and Ridges Development Inc / Ridges at Hunter Creek III LLC, regarding Tentative Subdivision Map Case Number TM16-005 (Ridges at Hunter Creek) which was approved (on July 5, 2016) for the development of a 53-lot, single-family residential, common open space subdivision. Lots range in size from ± 0.37 acres ($\pm 16,117$ square feet) to ± 2.3 acres ($\pm 100,188$ square feet). This agreement extends the deadline for filing the first in a series of final subdivision maps from July 5, 2020 to July 5, 2022;

I further move to schedule a public hearing for second reading and possible adoption of the ordinance for August 18, 2020."

Attachments: A: Proposed Ordinance approving development agreement (Ridges at Hunter Creek)
 B: Development Agreement (Ridges at Hunter Creek)
 C: Development Agreement Application

cc: Ridges Development Inc / Ridges at Hunter Creek III LLC, attn: Ranson Webster and Rebecca Dickson, 4345 Eagle Valley Circle, Reno, NV 89519

Wood Rodgers, Inc, attn: Steve Strickland and Stacie Huggins, 1361 Corporate Blvd, Reno, NV 89502