



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: May 11, 2021

DATE: April 7, 2021

TO: Board of County Commissioners

FROM: Julee Olander Planner, Planning and Building, Community Services Department, 328-3627, jolaner@washoecounty.us

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

SUBJECT: Public Hearing: Second reading and possible adoption of an Ordinance pursuant to Nevada Revised Statutes 278.0201 through 278.0207 adopting a Development Agreement between Washoe County and Moonlight Hills Estates LLC, regarding tentative subdivision map case number WTM16-002 (Golden Mesa North), a subdivision of two parcels totaling 119.76 acres into a 115 lot subdivision which was approved on March 7, 2017. This agreement extends the deadline for filing the first in a series of final subdivision maps from March 7, 2021 to March 7, 2023.

The subject site is located north of Golden Valley Road and east of Estates Drive. The parcels are located within the North Valleys Area Plan, the North Valleys Citizen Advisory Board and Washoe County Commission District No.5 (APNs: 552-092-22 & 552-050-01). (Commission District 5.)

SUMMARY

Approve a development agreement for Golden Mesa North to extend the deadline to file the first in a series of final maps for the Golden Mesa North residential subdivision from March 7, 2021 to March 7, 2023.

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

PREVIOUS ACTION

On April 13, 2021, the Board of County Commissioners introduced and conducted a first reading of an ordinance approving a development agreement regarding Tentative Subdivision Case Number WTM16-002 (Golden Mesa North) to extend the deadline for filing the first in a series of final subdivision maps from March 7, 2021 to March 7, 2023.

AGENDA ITEM # _____

On March 7, 2017, Tentative Subdivision Map Case Number WTM16-002 (Golden Mesa North) was approved by the Washoe County Planning Commission.

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, then a final map for the whole project, or if the project is being phased, the first in the series of phased 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 Golden Mesa North was approved in 2017 and the first final map is required to be recorded in 2021. This Development Agreement seeks to extend that date for two additional years. The developer is in the process of submitting a first final map application in the next few months.

COMPLIANCE WITH MASTER PLAN

NRS 278.0203(1), 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 the Board to make findings as follows:

- (d) Findings. The approval or denial of the development agreement shall be accompanied by the following findings:
- (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.

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 conduct a second reading and adopt an ordinance approving a development agreement between Washoe County and Moonlight Hills Estates LLC, regarding tentative subdivision map case number WTM16-002 (Golden Mesa North), a subdivision of two parcels totaling 119.76 acres into a 115 lot subdivision which was approved on March 7, 2017. This agreement extends the deadline for filing the first in a series of final subdivision maps from March 7, 2021 to March 7, 2023.

POSSIBLE MOTION

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

“Having found the agreement consistent with the Master Plan, that maintenance of the current development approval is in the best interest of the County, that the Development Agreement promotes the public interest and welfare by maintaining a consistency in allowable development, that 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, move to adopt Ordinance Number (insert ordinance number as provided by the County Clerk).”

Attachments:

Attachment A– Clean Ordinance with Development Agreement

Attachment B – Application

Attachment C– Draft Ordinance with Proposed Development Agreement

cc: Moonlight Hills Estates LLC, 5390 Bellazza Ct., Reno, NV 89519, Attn: Richard Nevis

Mark Hermann, P. O. Box 8817, Reno, NV, 89511, Email: mvonherman@sbcglobal.net