



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: November 18, 2025

DATE: October 17, 2025

TO: Board of County Commissioners

FROM: Courtney Weiche, Senior Planner, Planning and Building Division,
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THROUGH: Kelly Mullin, AICP, Division Director, Planning & Building Division,
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SUBJECT: Public Hearing: Second reading and possible adoption of an ordinance pursuant to Nevada Revised Statutes 278.0201 through 278.0207 to adopt a development agreement between Washoe County and Lifestyle Homes TND, LLC, to extend the deadline for recording the initial final map for Silver Hills, a residential subdivision (Tentative Subdivision Map Case No. WTM21-006), to August 24, 2029. The project is located on the east side of Red Rock Road, north of Longhorn Drive. The project encompasses a total of approximately 308.6 acres, and the total number of residential lots allowed by the approved tentative map is 358 lots. The parcel is located within the North Valleys Planning Area and Washoe County Commission District No. 5. (APN: 087-390-10).

If approved, authorize the Chair of the Board of County Commissioners to sign the Development Agreement. (Commission District 5.) FOR POSSIBLE ACTION

SUMMARY

The Washoe County Commission is asked to conduct the second reading and public hearing to adopt an ordinance approving a development agreement for Lifestyle Homes TND, LLC, to extend the time for an approved tentative subdivision map (Tentative Subdivision Map Case No. WTM21-006). The previous deadline to present the initial final map for signature by the Director of Planning and Building in accordance with NRS 278.360 was August 24, 2025. This development agreement extends the time to record the initial final map to August 24, 2029. The Silver Hills tentative subdivision map was approved for 358 detached single family dwelling units in a common open space development on one (1) parcel totaling 308.6 acres in the North Valleys Planning Area. The proposed development agreement is included as an attachment to the ordinance. If the proposed development agreement is approved, the deadline to record the first final map will be August 24, 2029.

Washoe County Strategic Objective supported by this item: Meets the Need of Our Growing Community and Support a Thriving Community.

AGENDA ITEM # _____

PREVIOUS ACTION

October 21, 2025 – The Board of County Commissioners (Board) introduced and conducted a first reading of an ordinance approving the aforementioned development agreement between Washoe County and Lifestyle Homes TND LLC, for Silver Hills, a residential, common open space subdivision (Tentative Subdivision Map Case No. WTM21-006).

August 24, 2021- The Board reversed the decision of the Planning Commission and approved Tentative Subdivision Map Case No. WTM21-006 for Silver Hills.

July 19, 2021- The applicant filed an appeal of the Planning Commission’s decision.

July 6, 2021- The Washoe County Planning Commission denied Tentative Subdivision Map Case No. WTM21-006 for Silver Hills.

BACKGROUND

The applicant, Lifestyle Homes TND, LLC, is requesting that Washoe County adopt a development agreement to extend the approved tentative subdivision map for Silver Hills for four additional years. If approved, the deadline for recording the initial final map for Silver Hills Village I will be extended to August 24, 2029. According to the applicant, the development agreement is necessary to provide adequate time to finalize the redesign of necessary utility infrastructure and request possible amendments to both the Silver Hills Specific Plan Handbook and the tentative map’s conditions of approval.

The Landowner states that the booster pump station is part of the proposed water infrastructure system and is used to ensure reliable water delivery across varying elevations and long distances. The water main alignment goes through Reno-Tahoe Airport Authority (RTAA) property and directly impacts the design of the booster pump station. The Landowner contends that final approval of the revised alignment is required from TMWA, RTAA, and “Dermody Properties”, and that current easement language is under review. The Landowner states that until consensus is reached, redesign of the utility infrastructure and booster pump station remains on hold. The Landowner avers that these delays have directly impacted the timeline for recording the final map. The parties believe it is in the public interest to enter into this Agreement to provide additional time for the Landowner to address infrastructure requirements and record the final map.

The applicant also intends to submit a regulatory zone amendment for the Silver Hills Specific Plan Handbook and an amendment of conditions for the tentative map’s conditions of approval.

According to the Landowner, the delay in finalizing the alignment is the direct and primary reason for requesting the time extension. Due to potential lengthy negotiations to find consensus among all vested stakeholders, the applicant is requesting a 4-year time extension. The applicant states they are *“actively engaged in ongoing coordination with all stakeholders and remains confident that the initial Final Map can be recorded within the proposed four-year extension period, should the Board of County Commissioners approve the request.”*

PROCESS FOR ADOPTING A DEVELOPMENT AGREEMENT

Pursuant to NRS 278.0203(1) and Washoe County Code (WCC) Section 110.814.25, a development agreement must be entered into via ordinance after special notice and a public hearing. Included as Attachment A is the proposed ordinance and included as Attachment A-1 is the proposed development agreement which extends the deadline for recording the initial final map until August 24, 2029, and provides that the tentative subdivision map will terminate if the first map is not recorded by that date.

Even though the Board is conducting the second reading on November 18, 2025, the applicants submitted their revised application for development agreement (Amendment of Conditions Case No. WAC25-0009) on July 21, 2025. Washoe County policy allows applicants to have their item heard after the required deadline for presenting the final map so long as the required application is submitted prior to that date; and thus, this request is timely.

Under WCC 110.814.25 notice of the public hearing and possible adoption of a development agreement must be sent to all property owners within three hundred (300) feet of the property which is the subject of the development agreement. Notice will be provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

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 tentative subdivision map was approved, the Board of County Commissioners 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 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 conduct the second reading and adopt an ordinance pursuant to NRS 278.0201 through 278.0207 approving the proposed development agreement between Washoe County and Lifestyle Homes TND, LLC for Silver Hills, a residential subdivision originally approved in 2021 (Tentative Subdivision Map Case Number WTM21-006). This agreement extends the deadline for recording the initial final map to August 24, 2029.

If approved, it is recommended that the Board authorize the Chair of the Board of County Commissioners to sign the Development Agreement.

POSSIBLE MOTION

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

“Move to adopt Ordinance Number [insert ordinance number provided by the County Clerk] adopting an ordinance pursuant to NRS 278.0201 through 278.0207 approving a development agreement between Washoe County and Lifestyle Homes TND, LLC, to extend the deadline for recording the initial final map for Silver Hills, a residential subdivision (Tentative Subdivision Map Case No. WTM21-006) to August 24, 2029. This approval is based on the Board's ability to make all the findings required by WCC 110.814.30(d), as well as the following finding:

That this development agreement is in the best interests of the County as it promotes the public interest and welfare by maintaining a consistency in allowable development, and that sufficient terms and amended conditions of approval are in place to protect the interests of the public and the developer.

And further move to authorize the Chair to sign the development agreement.”

Attachments:

Attachments A & A-1 – Ordinance with Proposed Development Agreement and Exhibits
Attachment B – Application and Supplemental Narrative

cc: Owner/Applicant: Lifestyle Homes TND LLC