



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: August 25, 2026

DATE: July 24, 2026

TO: Board of County Commissioners

FROM: Julee Olander, Planner, Planning and Building Division, Community Services Department, 775-328-3627, jolander@washoecounty.gov

THROUGH: Kelly Mullin, AICP, Division Director, Planning & Building Division, Community Services Department, 775-328-3619, kmullin@washoecounty.gov

SUBJECT: Public Hearing: Second reading and possible adoption of an ordinance pursuant to Nevada Revised Statutes 278.0201 through 278.0207 approving a development agreement between Washoe County and Hunter Creek Reno Owner, LLC, for Ridges at Hunter Creek, a residential subdivision (Tentative Subdivision Map Case Number TM16-005).

The purpose of the development agreement is to extend the deadline for recording the next final map from June 6, 2026, to June 6, 2028. The project is located off Hunter Falls Circle. The total number of residential lots allowed by the approved tentative map is 53 lots, with 21 lots recorded and 32 lots remaining to be recorded. The parcel (APN: 041-671-04) is located within the Southwest Truckee Meadows Planning Area and Washoe County Commission District No. 1.

If approved, authorize the Chair of the Board of County Commissioners to sign the Development Agreement. (Commission District 1.) 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 Ridges at Hunter Creek, a 53-lot, single-family residential subdivision. The proposed development agreement, included as an attachment to the ordinance, is for the purpose of extending the deadline for two (2) years to record the next final map for the approved tentative subdivision map (Ridges at Hunter Creek) within the Southwest Truckee Meadows Planning Area.

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

PREVIOUS ACTION

July 14, 2026 - The Board heard the introduction and first reading of the request.

AGENDA ITEM # _____

May 7, 2024 – The Washoe County Planning Commission approved a two (2) year Extension of Time Request for the subdivision until June 6, 2026.

November 8, 2007 – Phase 1 (21 lots) of the tentative subdivision map was recorded as Tract Map #4833, Document No. 5331867.

July 5, 2016 – Tentative Subdivision Map TM16-005 for Ridges at Hunter Creek was approved by the Washoe County Planning Commission for 53 lots.

BACKGROUND

The Ridges at Hunter Creek tentative subdivision map was approved in 2016 and consists of approximately ±91.06 acres being subdivided into 53 residential lots ranging in size from .37 acres to 2.3 acres.

Hunter Creek Reno Owner, LLC is requesting Washoe County approve a development agreement to grant an extension of time for the approved Tentative Map for the Ridges at Hunter Creek Subdivision (Case Number TM16-005). Specifically, the development agreement provides an extension of the deadline to record the final map from June 6, 2026, to June 6, 2028.

The first final map was recorded on June 28, 2022, for 21 lots, leaving 32 lots and ±91.06 acres remaining. The applicant indicates that there have been several issues in moving the development forward, including high interest rates and building cost. The requested time will allow the applicant more time to market the lots to potential buyers. The proposed development agreement was sent to reviewing agencies and no changes were requested from the reviewing agencies to the original approved conditions.

PROCESS FOR ADOPTING A DEVELOPMENT AGREEMENT

Pursuant to NRS 278.0203(1) and Washoe County Code (“WCC”) 110.814.25, a development agreement must be entered into via ordinance after 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 next final map until June 6, 2028, and provides that the tentative subdivision map will terminate if the final map is not recorded by that date.

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 also 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), 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 determined that the development was consistent with the Master Plan. The proposed development agreement does not change any uses, standards or policies that would be inconsistent with the Master Plan. Only the time schedule for development is being 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.

Staff Comment: The request for the development agreement would be in the best interests of the County. The applicant indicates that the high interest rates and building cost have impacted the sale of lots. The additional time will allow the applicant the opportunity to continue to work diligently with the sale to the existing lots, enabling time to complete the project.

- (2) The reasons why the development agreement would or would not promote the public interest and welfare of the County.

Staff Comment: The request for the development agreement promotes the public interest and welfare of the County. The development will increase the number of housing units in the area..

- (3) The reasons why departures from Development Code regulations are or are not deemed to be in the public interest.

Staff Comment: The request for the development agreement is deemed to be in the public interest. The development will provide more housing opportunities to the area.

- (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 Comment: The request for the development agreement would extend the requirement to submit the next final map for 2 years. The original terms and conditions are not proposed to be changed at this time. The development agreement continues to protect the interests of the public, residents and owners of the land.

Staff believes that continuation of the tentative map is in the best interest of the County, as it promotes and protects the interests of the public, residents and owners of the land, 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 conduct the second reading of an ordinance pursuant to NRS 278.0201 through 278.0207 and approve a development agreement between Washoe County and Hunter Creek Reno Owner, LLC for Ridges at Hunter Creek, a residential subdivision originally approved in 2016 (Tentative Subdivision Map Case Number TM16-005). This agreement extends the deadline for recording the next final map from June 6, 2026, to June 6, 2028.

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 as provided by the County Clerk] adopting an ordinance pursuant to NRS 278.0201 through 278.0207 approving a development agreement between Washoe County and Hunter Creek Reno Owner, LLC for Ridges at Hunter Creek, a residential subdivision originally approved in 2016 (Tentative Subdivision Map Case Number TM16-005). This agreement extends the deadline for recording the next final map from June 6, 2026, to June 6, 2028. And further move to authorize the Chair to sign the development agreement.

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 stated in the *Findings*, 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.

Attachments:

Attachments A & A-1 – Ordinance with Proposed Development Agreement and Exhibits
Attachment B- Ridges at Hunter Creek Development Agreement Legal Description
Attachment C – Ridges at Hunter Creek Application for a Development Agreement
Attachment D – TM16-005 Clerk's Letter dated 7/5/16

cc:

Owner/Applicant: Hunter Creek Reno Owner, LLC, AshleyMalone@lyonliving.com

Consultant: Wood Rodgers, Inc, shuggins@WoodRodgers.com