



WASHOE COUNTY

Integrity Communication Service

www.washoecounty.gov

STAFF REPORT

BOARD MEETING DATE: August 25, 2026

DATE: August 15, 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 WVC Commercial, LLC, for Woodland Village Town Center, a residential subdivision (Tentative Subdivision Map Case Number WTM20-005).

The purpose of the development agreement is to extend the deadline for recording the next final map from May 20, 2026, to May 20, 2028. The project is located at 18400 Village Center Drive. The project encompasses a total of approximately ± 9.8 acres, and the total number of residential lots allowed by the approved tentative map is 111 attached residential lots. The final map for 42 lots has been recorded, and additional time is sought for the presentation of subsequent final maps for the remaining 69 lots. The parcels (APNs: 556-390-05 & 556-721-01) are located within the Cold Springs Planning Area and Washoe County Commission District No. 5.

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 adopt an ordinance approving a development agreement for Woodland Village Town Center, a 111-lot, single-family attached 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 (WTM20-005 Woodland Village Town Center).

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

AGENDA ITEM # _____

PREVIOUS ACTION

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

May 7, 2024 – The Washoe County Planning Commission approved a two (2) year Extension of Time Request for the subdivision until May 20, 2026.

May 20, 2022 – Phase 1 (42 lots) of the tentative subdivision map was recorded as Tract Map #5490, Document No. 5304782.

March 9, 2021 – Tentative Subdivision Map WTM20-005 for Woodland Village Town Center was approved by the Washoe County Board of County Commissioners for 111 attached residential lots.

BACKGROUND

The Woodland Village Town Center tentative subdivision map was approved in 2021 and consists of approximately ±9.8 acres being subdivided into 111 attached residential lots.

WVC Commercial, LLC is requesting Washoe County approve a development agreement to grant an extension of time for the approved Tentative Map for the Woodland Village Town Center Subdivision (Case Number WTM20-005). Specifically, the development agreement provides an extension of the deadline to record the next final map from May 20, 2026, to May 20, 2028.

The first final map was recorded on May 20, 2022, for 42 lots. However, the applicant indicates that there have been several issues in moving the development forward. The issues include high construction costs and historically high interest rates. This situation has created an uncertain economic time and has made lending to potential buyers difficult. The request will allow the applicant more time to sell 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 May 20, 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 has completed Phase 1 and has invested in the development of the project. 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 the public interest and welfare by maintaining allowable development, 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 WVC Commercial, LLC for Woodland Village Town Center, a residential subdivision originally approved in 2021 (Tentative Subdivision Map Case Number WTM20-005). This agreement extends the deadline for recording the next final map from May 20, 2026, to May 20, 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 WVC Commercial, LLC for Woodland Village Town Center, a residential subdivision originally approved in 2021 (Tentative Subdivision Map Case Number WTM20-005). This agreement extends the deadline for recording the next final map from May 20, 2026, to May 20, 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- Woodland Village Town Center Development Agreement Legal
Description

Attachment C – Woodland Village Town Center Application for a Development
Agreement

Attachment D – WTM20-005 Clerk's Letter dated 3/11/21

cc:

Owner/Applicant:

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