

Sierra Reflections – Development Agreement

1. Request

- a. A development agreement to provide an additional two years to record a final map. This time frame will ensure 1) that the Reach 3 and 4 sanitary sewer lines can be completed to serve the project, 2) work out a satisfactory water system plan with TMWA (TMWA's initial position is completely different and a far more extensive system than the Design Build approved by Washoe County Water Resources staff), and 3) ensure the final plan minimizes the impacts to area residents by minimizing earthwork and associated need for blasting and obtaining agreement with NDOT for a Roundabout at Eastlake Boulevard with Old Highway 395 in lieu of a traffic signal to improve intersection safety and reduce vehicle crashes (a roundabout is supported by Chief Moore of the TMFPD).

2. Neighborhood Outreach

- a. We presented our project to the South Truckee Meadows/Washoe Valley Citizen Advisory Board at their March 5th, 2020 meeting. We provided a detailed presentation on all aspects of the project including project history, existing entitlements, overall design, utilities, amenities, and fire issues. We explained that this project will provide significant additional property tax revenue to the county to help support additional services in the area. Approximately 40 people were in attendance at the meeting held at the South Valley's library and only one member of the audience asked a question on the project. Chief Moore spoke about the project and stated that impacts to fire service would be minimal and that the project would provide many benefits with improved access and connectivity. Chief Moore further stated that all of the additional fire hydrants in the neighborhood would also be very beneficial to the community. After answering several questions from the CAB board, the board approved the project unanimously.

3. Thus, we respectfully request the Board of County Commissioners approve our Request. We want to thank staff for their continued help to move this project forward and are in full agreement with the staff report and accompanying conditions of approval. I am available for questions.

Ken Krater

BCC 4-14-20 #19
Ken Krater Sierra Reflections