



# WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE Meeting Minutes

## Parcel Map Review Committee Members

Thursday, February 9, 2017  
1:30 p.m.

James Barnes, Planning Commission  
James English, Health District  
Tim Simpson, Utility Services  
Mike Gump, Engineering  
Amy Ray, Truckee Meadows Fire Protection District  
Eric Young, Planning and Development

Washoe County Administration Complex  
Building A, Room 275  
Mt. Rose Conference Room  
1001 East Ninth Street  
Reno, NV

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The Washoe County Parcel Map Review Committee met in regular session on Thursday, February 9, 2017, at 1:30 p.m., in the Washoe County Mt. Rose Conference Room, 1001 East Ninth Street, Reno, Nevada.

### 1. Determination of Quorum

Eric Young called the meeting to order at 1:30 p.m. The following members and staff were present:

Departments represented:

- Community Services Department (CSD)  
Tim Simpson, Environmental Engineer  
Mike Gump, Engineering  
Eric Young, Planning and Development
- Health District  
James English
- Truckee Meadows Fire Protection District  
Amy Ray, Fire Marshal
- Planning Commission  
James Barnes

Staff present:

- Trevor Lloyd, Senior Planner, Planning and Development
- Kimble Corbridge, P.E., Project Manager, Engineering
- Wes Rubio, Health District
- Denise Reynolds, Truckee Meadows Fire Protection District
- Mojra Hauenstein, Director of Planning and Development
- Nathan Edwards, Deputy District Attorney, District Attorney's Office
- Donna Fagan, Recording Secretary

### 2. Ethics Law Announcement

Deputy District Attorney, Nathan Edwards, recited the Ethics Law standards.

\*\*1:33 p.m. – Amy Ray entered the meeting.

### 3. Appeal Procedure

Mr. Young recited the appeal procedure for items heard before the Parcel Map Review Committee.

### 4. Public Comment

Mr. Young welcomed Mojra Hauenstein.

Ms. Hauenstein introduced herself as the new Director of Planning and Development and noted on July 1, 2017, Planning and Development and Building and Safety will merge into one department called Planning and Building, which she is looking forward to.

With no further requests, public comment was closed.

### 5. Approval of Agenda

In accordance with the Open Meeting Law, James English moved to approve the agenda of February 9, 2017, as written. The motion, seconded by Mike Gump, passed unanimously.

### 6. Approval of January 19, 2017 Draft Minutes

Mike Gump moved to approve the January 19, 2017 draft minutes, as written. The motion was seconded by James English and passed unanimously.

### 7. Project Review Items

**A. Tentative Parcel Map Case Number WTPM16-0005 (RST Homes – Lemmon Valley) –** Hearing, discussion, and possible action to approve the merger and re-parceling of two parcels totaling 106.89 acres into three parcels of 40 acres, 40 acres and 26.89 acres.

- Owner/Applicant: Derek Larson
- Location: 1200 Estates Rd. at the intersection of Deodar Way and Lemmon Drive
- Assessor's Parcel Number: 080-730-18 & 19
- Parcel Size: 106.89
- Master Plan Category: Suburban Residential (SR) and Rural (R)
- Regulatory Zone: Medium Density Suburban (MDS) and General Rural (GR)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 606 (Parcel Maps)
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 35, T21N, R19E, MDM, Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775-328-3620
- Email: tlloyd@washoecounty.us

Eric Young opened the public hearing. Trevor Lloyd reviewed his staff report dated December 22, 2016. Mr. Lloyd submitted an additional condition of approval, 2(h), received by Engineering saying, "comply with the conditions of Washoe County technical check for this map".

Wes Rubio stated prior to the applicant being able to start moving the lot lines there are two existing wells and two existing structures with septic for each structure. At this time we don't know where any of them exist based on the plans provided. Their records don't match our records. Until some updated documents are provided, ie: surveyed lot lines with the location of existing wells and septic, we cannot approve the parcel map as is proposed until we know it's not separating someone from their septic system, they're not putting two wells on one property, they're not bisecting a well from the home it's serving. Those types of things need to be addressed.

Mr. Lloyd asked if Mr. Rubio could approve it conditionally upon the final map.

Mr. Rubio said he wouldn't sign the map until it was done.

Mr. Young asked if the applicant knew about the issues Mr. Rubio brought up. Mr. Lloyd said they had received a copy of the conditions of approval but they had not reached out.

Ms. Ray noted their standard requirements apply to the parcel map.

With no response to the call for public comment, the public comment period was closed.

Mike Gump moved that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM16-0005 for RST Homes Lemmon Valley, subject to the conditions of approval as listed in the staff report as well as the addition of condition 2(h) and Truckee Meadows Fire Protection District's Washoe County Code 60, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Development Code, Section 110.606.30. James English seconded the motion which carried unanimously.

The motion carried and considered the following criteria:

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
  - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
  - c) The availability and accessibility of utilities;
  - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
  - e) Conformity with the zoning ordinances and master plan;
  - f) General conformity with the governing body's master plan of streets and highways;
  - g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
  - h) Physical characteristics of the land such as floodplain, slope and soil;
  - i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
  - j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;
  - k) Community antenna television (CATV) conduit and pull wire; and
  - l) Recreation and trail easements.

## **8. \*Reports and Future Agenda Items**

### **A. \*Legal Information and Updates**

None

**9. \*Public Comment**

With no response to the call for public comment, the period was closed.

**10. Adjournment**

Mr. Gump made the motion to adjourn at 1:46 p.m.

Respectfully submitted,

  
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Donna Fagan, Recording Secretary

Approved by Committee in session on March 9, 2017

  
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Mojra Hauenstein  
Director of Planning and Development