



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE Notice of Meeting and Agenda

Parcel Map Review Committee Members

Larry Chesney, Planning Commission
James English, Health District
Timothy Simpson, Environmental Engineer
Wayne Handrock, Engineering
Dale Way, Truckee Meadows Fire Protection District
Eric Young, Planning and Building

Wednesday, May 13, 2020
2:00 p.m.

Washoe County Administration Complex
Building A
Commission Chambers
1001 East Ninth Street
Reno, NV

No members of the public will be allowed in the BCC Chambers due to concerns for public safety resulting from the COVID-19 emergency and pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 1 which suspends the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate. This meeting will be held by teleconference only.

The meeting will be televised live and replayed on Washoe Channel at:
<https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> also on YouTube at:
<https://www.youtube.com/user/WashoeCountyTV>

PUBLIC HEARING ITEMS

(Complete case descriptions are provided beginning on page two of this agenda)

- **Tentative Parcel Map Case Number WTPM20-0003 (Braninberg/Sappenfield Parcel Map)**
- **Tentative Parcel Map Case Number WTPM20-0002 (Ingenuity Industrial Center)**

Items for Possible Action. All numbered or lettered items on this agenda are hereby designated for possible action as if the words "for possible action" were written next to each item (NRS 241.020), except for items marked with an asterisk (*). Those items marked with an asterisk (*) may be discussed but action will not be taken on them.

Possible Changes to Agenda Order and Timing. Discussion may be delayed on any item on this agenda, and items on this agenda may be taken out of order, combined with other items and discussed or voted on as a block, removed from the agenda, moved to the agenda of another later meeting or moved to or from the consent section. Items designated for a specified time will not be heard before that time, but may be delayed beyond the specified time.

Public Comment. Public comment, whether on action items or general public comment, is limited to three (3) minutes per person. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item on which action may be taken.

As required by the Governor's Declaration of Emergency Directive 006 Section 2, members of the public may submit public comment by logging into the ZOOM webinar by accessing the following link: <https://us02web.zoom.us/j/86973781830>. NOTE: This option will require a computer with audio and video capabilities. Additionally, public comment can be submitted via email to washoe311@washoecounty.us or by leaving a voice message at: (775) 954-4664. Voice messages received will either be broadcast into the Commission Chamber during the meeting or transcribed for entry into the record. The County will make reasonable efforts to include all comments received for public comment by email and voice-mail into the record. Please try to provide comments by 4:00 p.m. on May 12, 2020.

Posting of Agenda; Location of Website. Pursuant to NRS 241.020, the Agenda for the Parcel Map Review Committee has been electronically posted at https://www.washoecounty.us/csd/planning_and_development/board_commission/parcel_map_review_committee/index.php and <https://notice.nv.gov>. Pursuant to Section 3 of the Declaration of Emergency Directive 006 ("Directive 006"), the requirement contained in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and further, the requirement that notice agendas be physically posted within the State of Nevada has been suspended.

How to Get Copies of Agenda and Support Material. Copies of this agenda and supporting materials may be obtained on the Planning and Building Division website https://www.washoecounty.us/csd/planning_and_development/board_commission/parcel_map_review_committee/index.php or at the Planning and Building Division Office (contact Donna Fagan, 1001 E. Ninth Street, Building A, Room A275, phone 775.328.3616, or e-mail dfagan@washoecounty.us). If you make a request, we can provide you with a link to a website, send you the material by email or prepare paper copies for you at no charge. Support material is available to the public at the same time it is distributed to Committee members. If material is distributed at a meeting, it is available within one business day after the meeting.

Appeal Procedure. Most decisions rendered by the Parcel Map Review Committee are appealable to the Board of County Commissioners. If you disagree with the decision of the Parcel Map Review Committee and you want to appeal its action, call the Planning staff immediately, at 775.328.6100. You will be informed of the appeal procedure and application fee. Appeals must be in writing and must be delivered to the Planning and Building Division within 10 calendar days from the date the decision being appealed is signed by the Secretary of the Parcel Map Review Committee and mailed to the original applicant in the proceeding being appealed.

Tentative Parcel Map may appeal the decision to the Board of County Commissioners in accordance with Section 110.912.20 of the Development Code.

Final Parcel Map may be appeal the decision to the Board of Adjustment in accordance with Section 110.912.10 of the Development Code.

2:00 p.m.

AGENDA

1. *Determination of Quorum
2. *Ethics Law Announcement
3. *Appeal Procedure
4. *General Public Comment and Discussion Thereof

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

5. Possible action to approve Agenda
6. Possible action to approve [April 9, 2020](#) Draft Minutes
7. Project Review Items

The Parcel Map Review Committee may take action to approve, conditionally approve, or deny an application.

- A. [Tentative Parcel Map Case Number WTPM20-0003 \(Braninberg/Sappenfield Parcel Map\)](#) – For possible action, hearing, and discussion to approve a tentative parcel map to merge and re-subdivide two parcels of land (±62,319 and ±26,838 square feet) to create four parcels of land (±21,781, ±21,782, ±21,783 and ±23,811 square feet). This is a subsequent parcel map filed within 5 years of the creation of the previous parcel and thus results in imposition of subdivision standards.

- Applicant: Joe Braninberg
- Property Owner: Joe Braninberg / Pete and Shannon L. Sappenfield
- Location: 15370 Sylvester Road, approximately 700 feet north of its intersection with Hot Springs Road
- APN: 017-110-84 and 017-110-89
- Parcel Size: ±62,319 and ±26,838 square feet
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows / Washoe Valley
- Development Code: Article 606, Parcel Maps
- Commission District: 2 – Commissioner Lucey
- Staff: Roger Pelham, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

B. Tentative Parcel Map Case Number WTPM20-0002 (Ingenuity Industrial Center) – For possible action, hearing, and discussion to approve a tentative parcel map dividing ±39.53 acres into three parcels of ±20.67 acres, ±11.03 acres, and ±8.33 acres.

- Applicant: Avenue 55
- Property Owner: Ingenuity Industrial Center
- Location: Approximately 0.5 miles west of the intersection of Pyramid Way and Ingenuity Ave
- APN: 538-010-11
- Parcel Size: 39.53 acres
- Master Plan: Industrial
- Regulatory Zone: Industrial
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 806, Parcel Maps
- Commission District: 4 – Commissioner Hartung
- Staff: Dan Cahalane, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3628
- Email: dcahalane@washoecounty.us

8. *Reports and Future Agenda Items

A. *Legal Information and Updates

9. *General Public Comment and Discussion Thereof

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

10. Adjournment