



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE Meeting Minutes

Parcel Map Review Committee Members

Thursday, December 14, 2017
2:00 p.m.

Larry Chesney, Planning Commission
James English, Health District
Tim Simpson, Environmental Engineer
Mike Gump, Engineering
Denise Reynolds, Truckee Meadows Fire Protection District
Eric Young, Planning and Building

Washoe County Administration Complex
Building A, Room 265
Mt. Rose Conference Room

1001 East Ninth Street
Reno, NV

The Washoe County Parcel Map Review Committee met in regular session on Thursday, December 14, 2017, at 2:00 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 2:00 p.m. The following members and staff were present:

Departments represented: Community Services Department (CSD)
Walt West, Engineering
Tim Simpson, Environmental Engineer
Eric Young, Planning and Building

Health District
Wes Rubio

Planning Commission
Larry Chesney

Members Absent: Truckee Meadows Fire Protection District
Denise Reynolds

Staff present: Eva Krause, AICP, Planner, Planning and Building
Vahid Behmaram, Water Rights Manager, Planning and Building
Donna Fagan, Recording Secretary
Nathan Edwards, Deputy District Attorney, District Attorney's Office

2. *Ethics Law Announcement

Deputy District Attorney Nathan Edwards recited the Ethics Law standards.

3. *Appeal Procedure

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

4. *General Public Comment

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

5. Possible action to approve Agenda

In accordance with the Open Meeting Law, Larry Chesney moved to approve the agenda of December 14, 2017, as written. The motion, seconded by Wes Rubio, passed unanimously.

6. Possible action to approve November 9, 2017 Draft Minutes

Tim Simpson moved to approve the November 9, 2017 draft minutes, as written. The motion was seconded by Wes Rubio and passed unanimously.

7. Project Review Items

A. Tentative Parcel Map Case Number WTMP17-0023 (Smith) – For possible action, hearing, and discussion to a tentative parcel map dividing a 4.02 acre parcel into two parcels of ± 2.62 acres and ±1.40 acres.

- Applicant: Blake Smith
- Property Owner: Smith Family Trust
- Location: 4005 Odile Ct.
- Assessor's Parcel Number: 041-190-15
- Parcel Size: 4.02 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606 Tentative Parcel Maps
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 11, T18N, R19E, MDM, Washoe County, NV
- Staff: Eva Krause, AICP, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3628
- Email: ekrause@washoecounty.us

Eric Young opened the public hearing. Eva Krause reviewed her staff report dated November 15, 2017.

Mr. Young invited the Committee to discuss the item. Mr. Young asked Ms. Krause to explain what the Code says about determining average lot width. Ms. Krause said that there is a minimum lot width requirement; there are several formulas in Code to determine lot width. This was not an average-shaped lot, so the applicant and Ms. Krause both performed various calculations. Mr. Young received confirmation from Ms. Krause that a person is allowed to pick and choose which calculations in Code work for their particular lot shape. This is not the same as frontage.

Tim Simpson mentioned a boundary line adjustment done in 2003. He asked if a boundary line adjustment is an alteration of the parcel or if it creates a new parcel. Ms. Krause said that a boundary line adjustment cannot create a new parcel. It was confirmed that a boundary line adjustment is not a parcel map.

Mr. Young invited the applicant to speak. Applicant Blake Smith said that this is their family home, and they have children graduating from college. The objective was to allow their returning daughter to have a home next to them. The creation of the parcel would be for a family event. Mr. Smith acknowledged some neighbor concerns, which he hoped to resolve. He also wanted to comply with everything technically.

Mr. Young called for public comment.

Cristina Welmerink, 7155 Lamay Lane, Reno, Nevada, 89511, has lived at her home since 1987 before the CC&Rs expired. She was concerned about access to the additional parcel.

Richard Warner, 4020 Odile Court, asked the minimum distance for frontage. Ms. Krause said that there is no minimum by planning standards, but it is 20 feet for fire and 30 feet for a flag lot. Mr. Warner asked Mr. Simpson about the boundary line adjustment. Mr. Simpson said that they altered the boundary line of two parcels in the subdivision. Mr. Warner was concerned with the septic systems and the proximity to his well. Wes Rubio with the Health District said that the existing septic system is on the opposite side of Steamboat from the house and was approved under a variance. There will be one condition of the final map with that variance number added to the Mylar that will go to the Recorder's Office. The variance was approved through the Health District in 1991. It is a variance for the crossing of Steamboat; it is not a variance for the construction of the septic system or for the functionality of the septic system. Mr. Rubio reviewed it and checked the boundary line adjustment. A septic system is allowed on a parcel that is a minimum of one acre. As long as the one-acre minimum is met, it will be up to the applicant to figure out how to build on the other parcel with the existing septic system. The applicant will design the structure and there will be a building permit, separate from the parcel map review. The proposal for the septic system is not taken into consideration for the parcel map. The applicant will have to go through the permitting and application process for the septic system. If the map is going to move forward, then the applicant will have to go through the process before the map is signed. A septic system cannot reside on another parcel. Mr. Warner received confirmation from Mr. Rubio that the applicant will need to install a new septic system for the existing house before the Health District will sign the map. The applicant can design a home on the other parcel that will be able to utilize the existing septic system, or they can abandon the existing septic system for a new one. All Health District requirements will have to be met. Each parcel will have one septic system.

Guy Johnson, 4045 Odile Court, a neighbor of the applicant since 2011, voiced his support and said that he has no objections.

Kavi Lorestani, 3365 Quilici Lane, lives in the neighborhood and said there was a lot of surprise that this was happening and was okay to happen. The neighborhood has peacocks, llamas, and sheep, and they are concerned by the possibility of all of the four-acre lots turning into one-acre lots. He felt as though the applicant was opening Pandora's Box. They spoke with Mr. Blake's daughter. He wanted to express his feelings and felt it was devastating that the neighborhood could be sliced up.

Cristina Welmerink said that a lot of one-acre parcels have been there for decades. She is abutted by one-acre parcels. She does not see a big problem. The CC&Rs expired.

Vahid Behmaram, Water Rights Manager for Washoe County, said that sanding problems from a domestic well are not associated with declining water levels. A letter from Mr. Loring suggests that there is a cause and effect, but there is not. Sanding from a domestic well can happen if the well's integrity or construction is failing, if it was not developed properly in the beginning, or earthquakes or geology. Mr. Loring's property is about 1,000 feet away from the subject parcel. It is highly unlikely that there will be a negative impact on his domestic well from a parcel 1,000 feet away. In this area, there are a lot of irrigated acreages. There are streams. Steamboat Ditch receives a lot of secondary recharge. One additional domestic well increasing the water level decline is highly unlikely.

Mr. Young mentioned that Mr. Smith indicated an interest in working out any issues. Mr. Young did not believe that they had found any issues that needed to be worked out. Mr. Young invited Mr. Warner to ask an additional question. Mr. Warner remained concerned about the sewer, the leach lines, and the distance to his well. He wanted to make sure that when they put it in it would not create a problem. Related to the distance from his well, he had questions about how deep the septic tank has to be and how the three wells relatively close to each other may or may not drain some of the wells to below the minimum standard and affect the water.

Mr. Rubio said that the minimum requirement for a septic tank and any of the components is distance from a well. The minimum is 100 feet from any domestic well. Mr. Warner asked how deep a shallow leach line has to be. Mr. Rubio said it will be a function of design and capabilities based on the soil, perc test, and ground water. It is not deep versus shallow. It is 100 feet horizontal distance from any well. The standard well seal is 50 feet in the State of Nevada. In this area a new well within one-quarter mile of the Steamboat Ditch is required to have a minimum of a 100 foot seal. A 100-foot seal is from the surface of the ground to 100 feet below grade. It is a solid concrete core around the well casing. It is a seal to the ground surface that will prevent any type of surface infiltration that would then affect the aquifer down below. Three domestic wells in close proximity should not have any adverse effect on the draw down. He could point to entire subdivisions with wells within 20 feet of each other or even 10 feet of each other on four corners of lots with no adverse effects. Wells are all aiming for the same zone. If water is depleted in the entire zone, then that is a different story, but a single well pulling from that area will not impact that. You would need a major production well there to affect the zone in its entirety.

Mr. Behmaram added that the area is close to the mountain, with a lot of recharge occurring. There are much higher concentrations of domestic wells in other parts of the County. It cannot be guaranteed, but it is unlikely that there would be an adverse effect. The seal to which Mr. Rubio referred is often called a sanitary seal. It protects the aquifer and in doing that protects the well.

Mr. Smith said that their current septic system, which they will abandon if they do this, is in the new parcel area next to Mr. Warner's home. It would be their intent to leave that septic system in place, which has been in place for 25 to 30 years, and attach back to it if they ever built another house. They would go 750 feet away from Mr. Warner's parcel and build a new one for their existing home. The existing system is in place and should not change effectively. If they build a new house, they could connect to the existing septic or abandon it and build a new one in that same new parcel.

Mr. Young closed the public hearing and brought it back to the Committee.

Mr. Rubio had one condition to add and wanted it noted on the Mylar that the existing septic system, which was previously approved by the Washoe County Health District Board of Health under Variance 13-91S, is located on that parcel and noted with that variance number on it.

Larry Chesney 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 WTPM17-0023 for Blake Smith, subject to the conditions of approval included as Exhibit A with the staff report, 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, with the added condition of the note to the Mylar, as required by the Health District. Wes Rubio 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

DDA Edwards had no updates.

Mr. Young brought copies of the letter that appointed members to the Committee.

9. *General Public Comment

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

10. Adjournment

Eric Young made the motion to adjourn at 2:45 p.m.

Respectfully submitted,



 Donna Fagan, Recording Secretary

Approved by Committee in session on January 11, 2018



 Eric Young, Chair
 Senior Planner

