



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE DRAFT Meeting Minutes

Parcel Map Review Committee Members

Thursday, April 12, 2018
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, April 12, 2018, 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: Planning Commission
Larry Chesney

Community Services Department (CSD)
Eric Young, Planning and Building
Mike Gump, Engineering
Tim Simpson, Environmental Engineer

Health District
Wes Rubio (alternate)

Members Absent: Truckee Meadows Fire Protection District
Denise Reynolds

Staff present: 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.

3. *Appeal Procedure

Eric 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, Tim Simpson moved to approve the agenda of April 12, 2018, as written. The motion, seconded by Larry Chesney, passed unanimously.

6. Possible action to approve March 8, 2018 Draft Minutes

Larry Chesney moved to approve the March 8, 2018 draft minutes, as written. The motion was seconded by Tim Simpson and passed unanimously.

7. Project Review Items

A. Tentative Parcel Map Review Case Number WTPM18-0004 (Nichols) – For possible action, hearing, and discussion to approve a tentative parcel map to allow the parceling of a ±20.20 acre parcel into three parcels. One parcel will be ±10.20 acres and the two other parcels will be ±5.0 acres. The regulatory zoning for the proposed parcels will be Medium Density Rural (MDR) and General Rural (GR). The parcel proposed to be divided is located half a mile south of the intersection of Schellbourne Street and Brunswick Mill Road.

- Applicant/Property Owner: Tom Nichols 2008 Trust
- Location: ½ mile from intersection of Shellbourne St. and Brunswick Rd.
- APN: 041-140-22
- Parcel Size: ±20.20 acres
- Master Plan: Rural Residential (RR)
- Regulatory Zone: ±15.11 acres Medium Density Rural (MDR - 1 unit per 2 acres) & ±5.59 acres General Rural (GR-1 unit per 40 acres)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 11, T18N, R19E, MDM, Washoe County, NV
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3627
- Email: jolander@washoecounty.us

Eric Young opened the public hearing. Julee Olander reviewed her staff report dated March 26, 2018.

Mr. Young opened public comment.

Dan Kelsoe, Robinson Engineering, the applicant's representative, noted the applicant would have liked to split the parcel into four parcels instead of three. He is hoping for a future Master Plan Amendment (MPA) so the 10.20 acre parcel can be split into to 5 acre parcels. Ms. Olander noted, because the dry creek is on the east side of the parcel and is a sensitive stream zone creating a challenge for that parcel along with a hillside on the other side. Mr. Young stated the applicant could submit an application for an MPA, which are accepted four times a year. Ms. Olander said the applicant may want to look into submitting an application to have the 10.20 acre parcel rezoned. Mr. Young suggested the applicant speak with staff on the best course of action.

Mr. Young closed public comment.

Wes Rubio 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 WTPM18-0004 for Tom Nichols 2008 Trust, 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 Code, Section 110.606.30. Tim Simpson 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.

B. Tentative Parcel Map Case Number WTPM18-0002 (Jauron) – For possible action, hearing, and discussion to approve a tentative parcel map dividing a 1.51 acre parcel into 4 parcels ranging in size from 13,756 square feet to 19,860 square feet and to establish a cul-de-sac off of Sun Valley Blvd to provide access to the new parcels.

- Applicant: Star West Homes
- Property Owner: Mike Jauron
- Location: 5880 Sun Valley Blvd
- APN: 506-043-15
- Parcel Size: 1.51 acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS – 3 dwelling units per acre)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 606
- Commission District: 5 – Commissioner Herman

- Section/Township/Range: Section 18, T20N, R20E MDM
Washoe County NV
- Staff: Chad Giesinger, AICP, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3626
- Email: cgiesinger@washoecounty.us

Eric Young opened the public hearing. Chad Giesinger reviewed his staff report dated March 22, 2018.

Mr. Young asked Mr. Giesinger if he knew of any potential development standards NDOT may have that would have to do with the property, even though there are no comments from them. Mr. Gump noted NDOT's jurisdiction ends at 7th Avenue and Washoe County takes over going north. Mr. Giesinger said the county will require an encroachment permit on any work in the right-of-way when connecting the cul-de-sac to Sun Valley Blvd.

Mr. Young opened public comment.

Kevin Ward, Star West Homes, the applicant's representative, noted their plan is to put three manufactured homes on the proposed parcels to sell.

Mr. Young closed public comment.

Tim Simpson 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 WTPM18-0002 for Jauron, 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 Code, Section 110.606.30. Mike Gump 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.

- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Washoe County Code, Section 110.606.30(d) and which are in addition to the criteria listed above.

8. *Reports and Future Agenda Items

A. *Legal Information and Updates

None

9. *General Public Comment

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

10. Adjournment

Larry Chesney made the motion to adjourn at 2:15 p.m.

Respectfully submitted,

Donna Fagan, Recording Secretary

Approved by Committee in session on May 10, 2018

Eric Young, Chair
Senior Planner