



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE Meeting Minutes

Parcel Map Review Committee Members

Thursday, November 12, 2020
2:00 p.m.

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

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

Due to COVID-19: No members of the public were 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 suspended 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 would be permitted to attend and participate. This meeting was held by teleconference only.

The meeting was televised live and can be 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 comment was allowed as follows: As required by the Governor's Declaration of Emergency Directive 006 Section 2, members of the public were able to submit public comment by logging into the ZOOM webinar by accessing the following link: <https://us02web.zoom.us/j/81482280822>. NOTE: This option would require a computer with audio and video capabilities. Additionally, public comment could be submitted via email to washoe311@washoecounty.us or by leaving a voice message at: (775) 954-4664. Voice messages received were either broadcast into the Commission Chamber during the meeting or transcribed for entry into the record. The County made reasonable efforts to include all comments received for public comment by email and voicemail into the record.

The Washoe County Parcel Map Review Committee met in regular session on Thursday, November 12, 2020, at 2:00 p.m., in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

1. *Determination of Quorum

Julee Olander called the meeting to order at 2:09 p.m. The following members and staff were present:

Departments represented: Community Services Department (CSD)
Wayne Handrock, Engineering
Tim Simpson, Environmental Engineer
Julee Olander (alternate), Planning and Building
Health District
Wes Rubio (alternate)
Planning Commission
Larry Chesney

Members Absent: Truckee Meadows Fire Protection District
Dale Way

Staff present: Roger Pelham, Senior Planner, Planning and Building
Dan Cahalane, Planner, 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

Ms. Olander 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 November 12, 2020, as written. The motion, seconded by Wayne Handrock, passed unanimously.

6. Possible action to approve October 8, 2020 Draft Minutes

Larry Chesney moved to approve the October 8, 2020 draft minutes, as written. The motion seconded by Wayne Handrock, passed unanimously.

7. Project Review Items

A. Tentative Parcel Map Case Number WTPM20-0010 (Weigel Family Trust) – For possible action, hearing, and discussion to approve a tentative parcel map to divide one parcel of land of approximately 5 acres in size into two parcels of land, one parcel being approximately 2 acres in size and the other parcel being approximately 3 acres in size.

- Applicant/Property Owner: Weigel Family Trust
- Location: 5875 Melarkey Way, at the northwest corner of its intersection with Carl Drive
- APN: 150-260-11
- Parcel Size: ± 5.0 acres
- Master Plan: Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR – 1 dwelling per 2.5 Acres)
- Area Plan: Southwest Truckee Meadows
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 2 – Commissioner Lucey
- Staff: Roger Pelham, MPA, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3622
- E-mail: rpelham@washoecounty.us

Julee Olander opened the public hearing. Roger Pelham reviewed his staff report dated October 14, 2020.

Wes Rubio read “standard” comments/conditions, from the Health District, that will be included in the conditions of approval.

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

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 WTPM20-0010 for Weigel Family 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. Larry Chesney 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 WTPM20-0011 (Bell) – For possible action, hearing, and discussion to approve a tentative parcel map merging of 3 parcels (±6.81 acres, ±2.5 acres, ±10.45 acres respectively) and subdividing into 2 parcels of ±8.07 acres (parcel A) and ±11.69 acres (parcel B).

- Applicant: Odyssey Engineering
- Property Owner: Dr. Walter C Bell
- Location: 8540 Bellhaven Rd.
- APNs: 041-130-51, 041-130-52, 041-130-27
- Parcel Size: 6.81 acres, 2.5 acres, 10.45 acres respectively
- Master Plan: Rural, Rural Residential
- Regulatory Zone: General Rural, High Density Rural
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606
- Commission District: 2 – Commissioner Lucey
- Staff: Dan Cahalane, Planner
Washoe County Community Services Department

- Phone: Planning and Building Division
775.328.3628
- Email: dcahalane@washoecounty.us

Julee Olander opened the public hearing. Dan Cahalane reviewed his staff report.

Justin Moore, land surveyor for the applicant, noted Parks comments regarding a 30' trail easement. He didn't understand how this applied to his project. Mr. Cahalane indicated Parks was looking at their master plan where there was a trail in that general area which would be through the parcel but the alignment hasn't been specified. Mr. Moore said the requested trail easement was landlocked by private property with no other easements around. The area the easement is requesting through is inaccessible. Mr. Moore's client is concerned parks is requesting a relocatable easement with no specifications on where they want to relocate it in the future or what the purpose is. The nearest park is a quarter to a half mile away. DDA Nathan Edwards voiced his concern about the conditions. He said they were in exaction territory and he has concerns about that. His recommendation would be to strike this condition. If parks wants to continue a dialog with the property owner down the road, on a voluntary basis, that is appropriate. Mr. Rubio asked DDA Edwards if there was a precedent for parks which allows for parks to require easements to provide eventual continuous connection to trail systems. Would it be different if it was a non-relocatable easement? DDA Edwards said, on the second questions the answer is no. He said there are two precedents in the US Supreme Court called Nolan vs. Dolan which says you can't just exact a transfer of property from someone as a condition of their approval to develop it or build out on it unless the development itself causes a particular impact that didn't exist before and the condition is directly related to that impact and proportionate to that impact. He doesn't see how an easement that doesn't exist right now on a piece of property in that vicinity giving the public the right to access this private property is directly related to an impact that would be caused by this parcel map.

Wayne Handrock 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 WTPM20-0011 for Walter C Bell, subject to the conditions of approval included as Exhibit A, with the staff report, with the exception of the condition from parks, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30. 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.

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

8. *Reports and Future Agenda Items

A. *Legal Information and Updates

DDA Edwards noted there had been some changes in their office where he has been promoted so Jen Gustafson will be taking over representation for the Planning Commission and the Parcel Map Review Committee. He may be at the next meeting while Jen sits in and gets on her feet.

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 2:31 p.m.

Respectfully submitted,



Donna Fagan, Recording Secretary

Approved by Committee in session on December 10, 2020



Eric Young, Chair
Senior Planner