



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE Meeting Minutes

Parcel Map Review Committee Members

Rob Pierce, Planning Commission
James English, Health District
Wayne Handrock, Engineering
Roger Pelham, Planning and Building
Dale Way, Truckee Meadows Fire Protection District

Thursday, December 8, 2022
2:00 p.m.

REMOTE TECHNOLOGY MEETING ONLY

The Washoe County Parcel Map Review Committee met in a scheduled session on Thursday, December 8, 2022. This meeting was held via Zoom teleconference.

The meeting was televised live and replayed on the Washoe Channel at: <https://www.washoecounty.gov/mgrsoff/Communications/wctv-live.php>, and can also be found on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>.

1. Call to Order and Determination of Quorum

Chair Pelham called the meeting to order at 2:00 p.m. The following Committee members and staff were present:

Departments represented: Community Services Department (CSD)
Wayne Handrock, Engineering
Roger Pelham, Planning and Building

Health District
Wes Rubio

Planning Commission
Rob Pierce

Truckee Meadows Fire Protection District
Dale Way

Members Absent: None

Staff present: Mitch Markey, Planner, Planning and Building Division
Katy Start, Planner, Planning and Building Division
Courtney Weiche, Senior Planner, Planning and Building Division
Adriana Albarran, Recording Secretary
Jennifer Gustafson, Deputy District Attorney, District Attorney's Office

2. Ethics Law Announcement

Deputy District Attorney Jennifer Gustafson recited the Ethics Law standards.

3. Appeal Procedure

Chair Pelham recited the appeal procedure for items heard before the Parcel Map Review Committee.

4. Public Comment

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

5. Approval of December 8, 2022, Agenda

Wes Rubio moved to approve the agenda for the December 8, 2022 meeting as written. The motion, seconded by Rob Pierce, passed unanimously with a vote of 5 to 0.

6. Approval of November 10, 2022, Draft Minutes

Wayne Handrock moved to approve the minutes for the November 10, 2022 Parcel Map Review Committee meeting as written. The motion, seconded by Dale Way, passed unanimously with a vote of 5 to 0.

7. Project Review Items

A. Tentative Parcel Map Case Number WTPM22-0016 (Perennial Places) – For hearing, discussion, and possible action to approve a tentative parcel map creating four parcels of 1-acre, 2.00-acres, 2.00-acres, and 1.41-acres from a single, 6.41- acre parcel.

- Applicant / Owner: Perennial Places, LLC
- Location: 920 Old Ophir Rd.
- APN: 050-210-15
- Parcel Size: 6.41 acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: South Valleys (SV)
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 2 – Commissioner Lucey
- Staff: Mitch Markey, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-2722
- E-mail: mmarkey@washoecounty.gov

Planner Markey provided a presentation. Applicant representative, Nathan Robison, PE, did not have a presentation but was available for questions.

Chair Pelham asked if the total lot potential would be 6 parcels. Wes Rubio asked for clarification regarding the parcel potential considering the parcels were served by on-site sewage services, for 6 parcels, municipal sewage would be required. Mr. Robison had no questions or clarifications for the committee.

Chair Pelham made a note for Mr. Robison regarding the long and narrow access easement with a buildable area of 50 ft deep and 300 ft long. Mr. Robison responded saying the applicant was aware and did not have any plans to exceed those measurements.

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

MOTION: Wes Rubio moved that, after giving reasoned consideration to the information contained within the staff report and the information received during the public hearing, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM22-0016 for Perennial Places, LLC, 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(e): and the additional Health District requirement. Dale Way 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:
 - (i) 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.
- (ii) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.
- (iii) The availability and accessibility of utilities.
- (iv) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
- (v) Conformity with the zoning ordinances and master plan.
- (vi) General conformity with the governing body's master plan of streets and highways.
- (vii) The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.
- (viii) Physical characteristics of the land such as floodplain, slope and soil.
- (ix) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.
- (x) 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.
- (xi) Community antenna television (CATV) conduit and pull wire.
- (xii) Recreation and trail easements.

B. Tentative Parcel Map Case Number WTPM22-0019 (Silver Sky Ranch, LLC) – For hearing, discussion, and possible action to approve a tentative parcel map dividing a 91.11-acre parcel into two parcels of 89.91 acres and 1.19 acres.

- Applicant / Owner: Silver Sky Ranch, LLC
- Location: 10235 White Owl Dr.
- APN: 086-250-80
- Parcel Size: 91.11 acres
- Master Plan: Suburban Residential
- Regulatory Zone: Low Density Suburban
- Area Plan: North Valleys
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 5 – Commissioner Herman
- Staff: Katy Stark, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3618
- E-mail: krstark@washoecounty.gov

Planner Stark provided a presentation. Representative, Ryan Cook with Summit Engineering did not have a presentation but was available for questions.

No comments or questions from the committee members.

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

MOTION: Wes Rubio moved that, after giving reasoned consideration to the information contained within the staff report and the information received during the public hearing, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM22-0019 for Silver Sky Ranch, LLC, 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(e): Wayne Handrock 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:
 - (i) 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.
- (ii) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.
- (iii) The availability and accessibility of utilities.
- (iv) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
- (v) Conformity with the zoning ordinances and master plan.
- (vi) General conformity with the governing body's master plan of streets and highways.
- (vii) The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.
- (viii) Physical characteristics of the land such as floodplain, slope and soil.
- (ix) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.
- (x) 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.
- (xi) Community antenna television (CATV) conduit and pull wire.
- (xii) Recreation and trail easements.

C. Tentative Parcel Map Case Number WTPM22-0020 (Spanish Springs Mixed Use) – For hearing, discussion, and possible action to approve a tentative parcel map dividing a 5.02-acre parcel into 4 parcels of 2.4 acres, 43,800 sf, 31,017 sf, and 37,249 sf.

- Applicant / Owner: DG Deantronics, LLC
- Location: 45 New Deantronics Way
- APN: 538-131-03
- Parcel Size: 5.02 acres
- Master Plan: Industrial
- Regulatory Zone: Industrial
- Area Plan: Spanish Springs
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 4 – Commissioner Hartung
- Staff: Courtney Weiche, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3608
- E-mail: cweiche@washoecounty.gov

Senior Planner Weiche provided a presentation.

No comments of questions from the committee members.

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

MOTION: Wayne Handrock moved that, after giving reasoned consideration to the information contained within the staff report and the information received during the public hearing, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM22-0020 for DG Deantronics, LLC, 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(e): Dale Way 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:
 - (i) 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.
 - (ii) The availability of water which meets applicable health standards and is sufficient for

the reasonably foreseeable needs of the parcels of land being created.

- (iii) The availability and accessibility of utilities.
- (iv) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
- (v) Conformity with the zoning ordinances and master plan.
- (vi) General conformity with the governing body's master plan of streets and highways.
- (vii) The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.
- (viii) Physical characteristics of the land such as floodplain, slope and soil.
- (ix) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.
- (x) 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.
- (xi) Community antenna television (CATV) conduit and pull wire.
- (xii) Recreation and trail easements.

8. Reports and Future Agenda Items

A. Future Agenda Items – Chair Pelham asked for the committee to discuss changing the method of PMRC meetings from the current remote technology only meeting format to in-person meetings during the January 12, 2023 meeting.

B. Legal Information and Updates - None

9. Public

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

10. Adjournment

Chair Pelham made the motion to adjourn at 2:30 p.m.

Respectfully submitted,



Adriana Albarran, Recording Secretary

Approved by Committee in session on January 12, 2023



Roger Pelham Chair
Senior Planner