

Washoe County Parcel Map Review Committee



**WTPM23-0006 (Ophir Hill)**

July 13, 2023

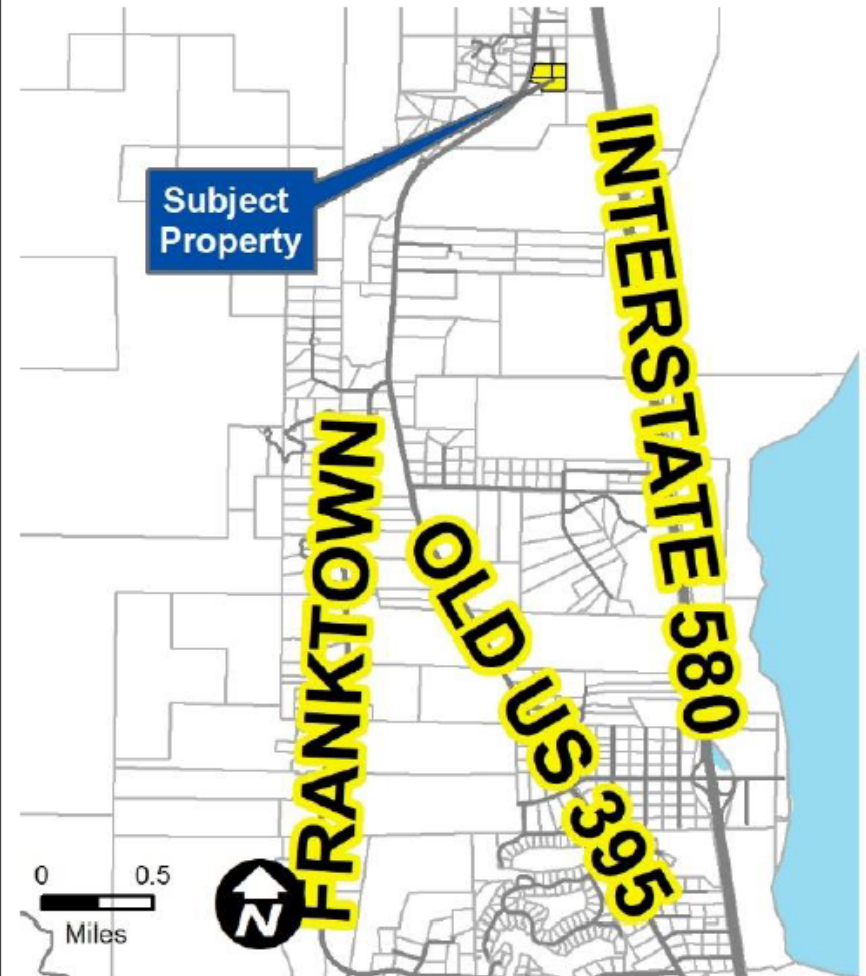
# Case Description



## CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map to allow the merger and subsequent re-division of three existing parcels of land into four parcels of land. The existing parcels are 5.29 acres, 2.48 acres and 3.58 acres in size. The resulting parcels will be 2.53 acres, 2.53 acres, 2.97 acres, and 3.26 acres.

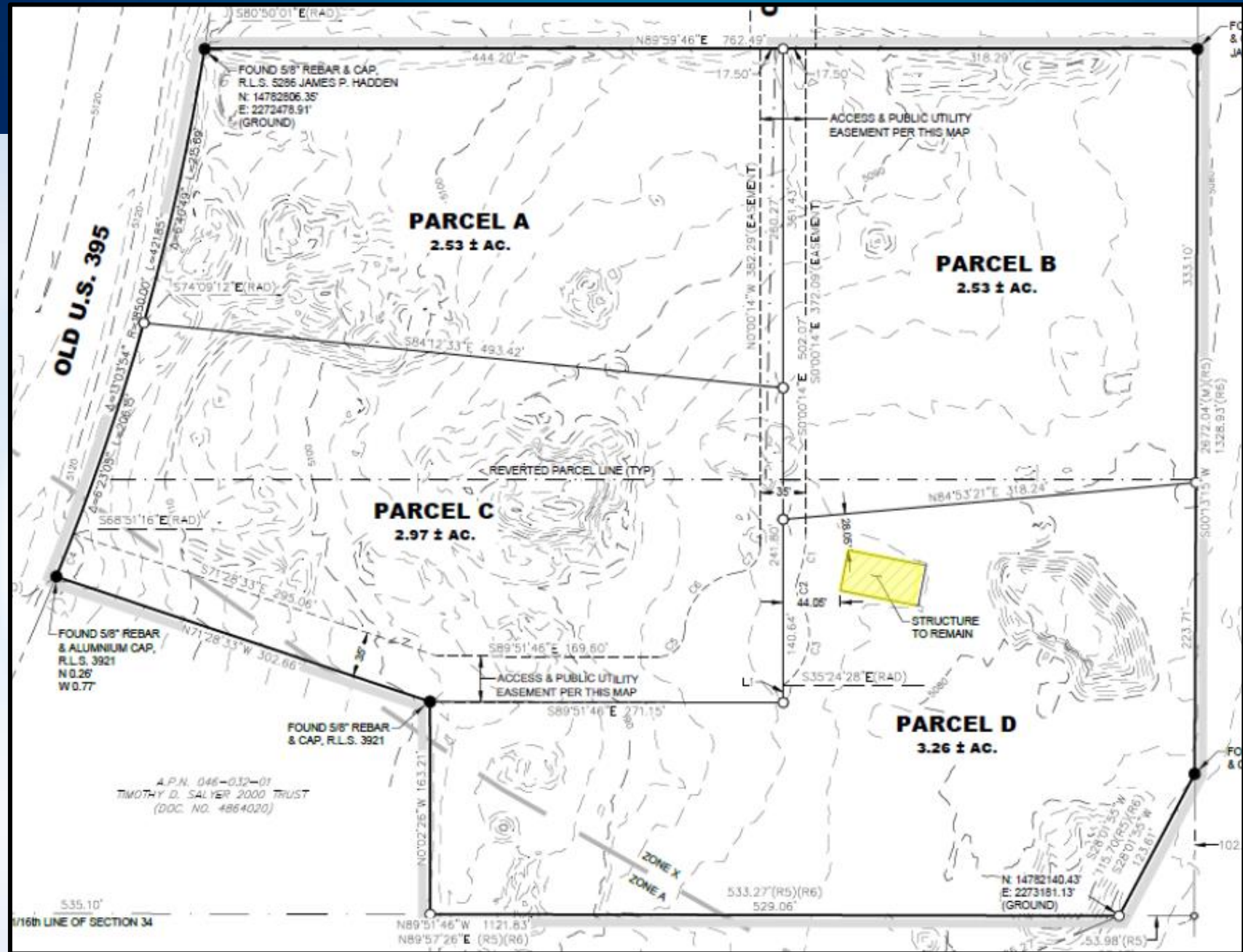
Applicant/Owner:	Burdick Excavating Co., Inc.
Location:	632 Old US 395, Washoe Valley, NV 89704
APN:	046-032-02, 046-032-04 & 046-032-05
Parcel Size:	5.29 acres, 2.48 acres & 3.58 acres (total: 11.35 acres)
Master Plan:	Rural Residential
Regulatory Zone:	High Density Rural (HDR)
Area Plan:	South Valleys
Development Code:	Authorized in Article 606, Parcel Maps
Commission District:	2 – Commissioner Clark



Vicinity Map

# Site Plan

- Parcels A & B are 2.53 acres
- Parcel C is 2.97 acres
- Parcel D is 3.26 acres & includes a structure to remain



# Evaluation

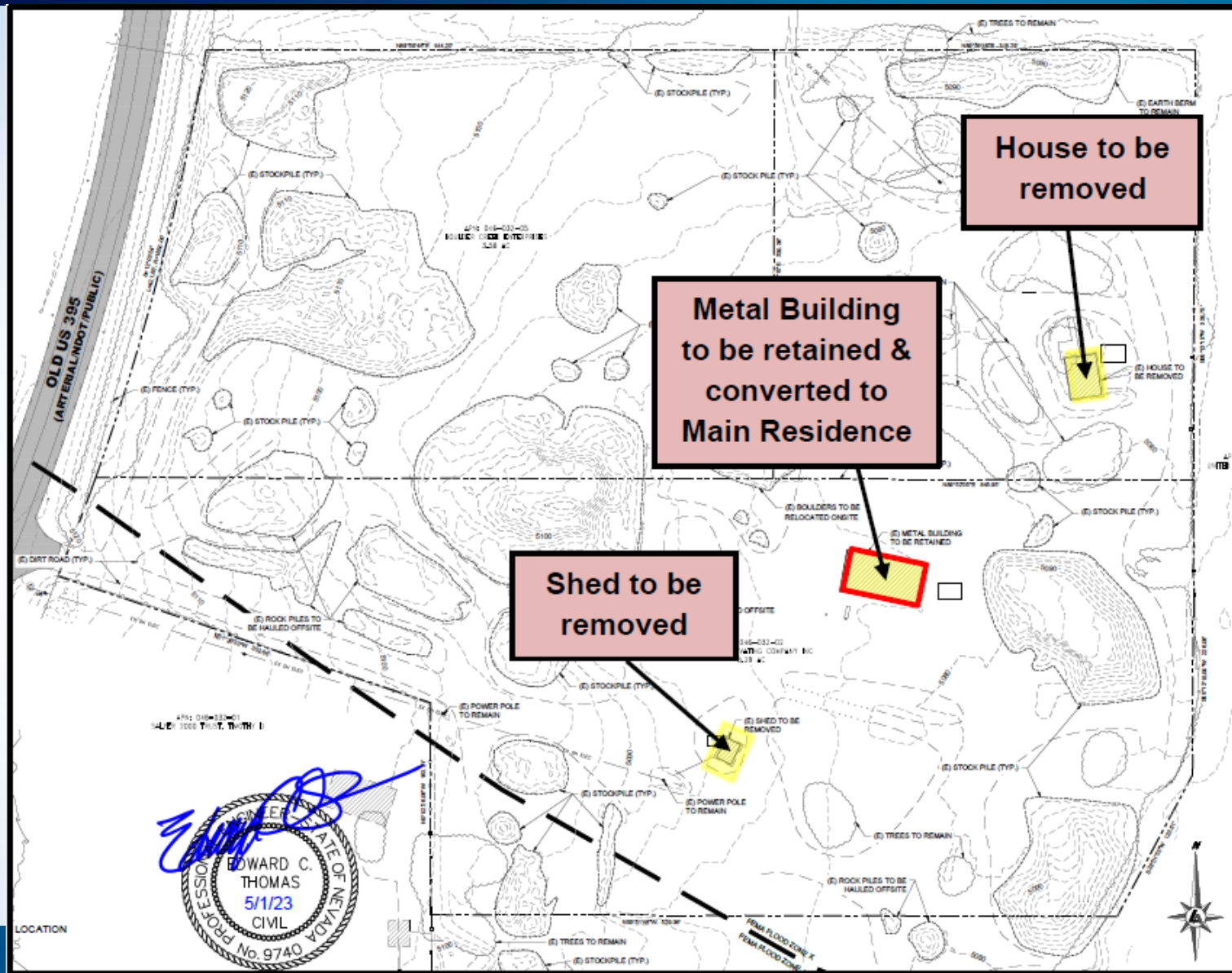


## Tentative Parcel Map Evaluation

Requirement	Evaluation
Area Plan	South Valleys
Truckee Meadows Service Area (TMSA)	Outside TMSA
Regulatory Zone	High Density Rural (HDR)
Maximum Lot Potential	4
Number of Lots on Parcel Map	4
Minimum Lot Size Required	2 acres
Minimum Lot Size on Parcel Map	2.53 acres
Minimum Lot Width Required	150 feet
Minimum Lot Width on Parcel Map	163 feet
Development Suitability Map	Most Suitable for Development & Some portions Slopes Greater than 15%
Hydrographic Basin	Washoe Valley Hydrographic Basin



# Development Information

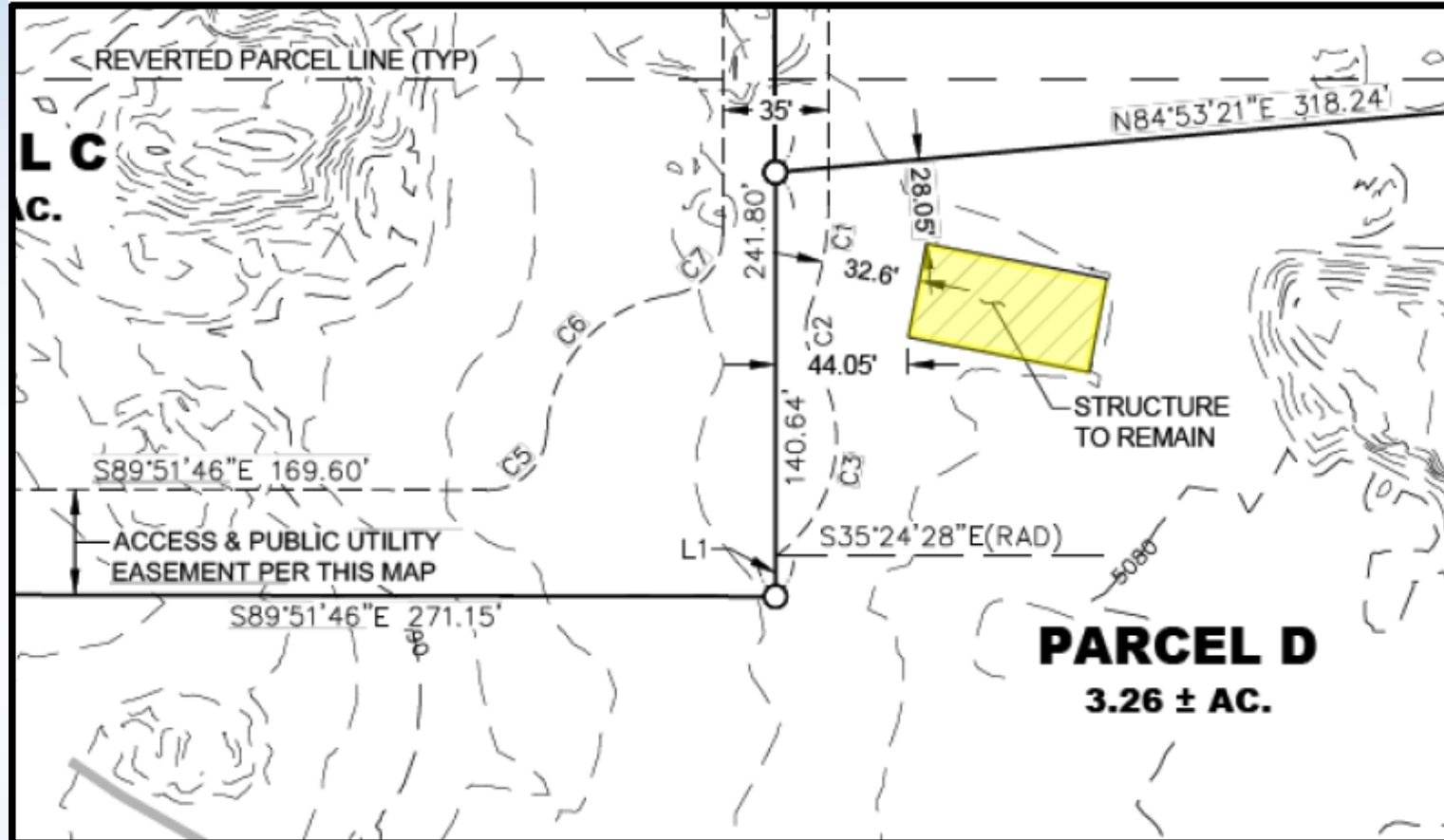


# Development Information



- There is a detached accessory structure (metal building), located on proposed Parcel D, which the applicant would like to retain.
- **WCC Section 110.306.15** – “It is unlawful to construct, erect or locate accessory structures and/or uses on any lot without an existing main structure or principal use as provided for under Article 302, Allowed Uses...”
- In order to retain this accessory structure on proposed Parcel D, the applicant will be required to convert the accessory structure to a main residence prior to recordation of the final map or construct a new residence on proposed Parcel D prior to recordation of the final map. (Condition in Exhibit A)
- If the applicant chooses not to convert the accessory structure to a main residence or construct a new residence on the parcel, then the accessory structure must be removed prior to recordation of the final map.

# Access & Remaining Structure



HDR regulatory zone – 30 ft. front & rear yard setbacks & 15 ft. side yard setbacks

# Access & Remaining Structure



- There is a 35-foot access & public utility easement on the west side of proposed Parcel D.
- **WCC Section 110.406.05** – “All required yard setbacks are measured from the property line with the following exceptions: (1) when an access easement traverses a portion of a property and has a total width of more than twenty (20) feet, the required yard setback is measured from the edge of the easement closest to the proposed structure...”
- The existing accessory structure is located 44.05 feet from the proposed front yard property line.
- The 30-foot front yard setback must be measured from the edge of the 35-foot access easement. (Condition in Exhibit A)



# Ophir Hill Special Use Permit



- Background Information – Applicant also submitted WSUP22-0027 to legalize the grading that took place on site and to legalize the grading required to bring the previous grading of subject site into conformance with code requirements per Article 438 of WCC.
- This SUP was heard by the Board of Adjustment on July 6, 2023, and was approved with conditions.
- Engineering included a condition in the conditions of approval (Exhibit A) requiring substantial completion of the grading work associated with WSUP22-0027 prior to recordation of a final map. This grading completion will be to the satisfaction of the County Engineer.
- Two neighborhood meetings were also held on 8/8/2022 and 2/20/2023 related to the grading SUP.

# Ophir Hill Special Use Permit



- The SUP application proposed a 4-month timeframe for Phase 1 of the grading and a 6-month timeframe for Phase 2 of the grading. This information is reflected in the parcel map staff report on Page 6.
- Per my understanding, the SUP was approved with a 6-month timeframe for Phase 1 and a 12-month timeframe for Phase 2 – a total of 1 year & 6 months.
- (This information is for staff report clarification.)

# South Valleys Area Plan Modifiers



- The parcels are located in the Washoe Valley Hydrographic Basin.
- Conditions (Exhibit A) were provided by Washoe County Water Rights & Nevada Division of Water Resources to ensure appropriate water rights & to take the required steps for domestic wells.

## **Section 110.210.05 Water Rights Dedication Requirements.**

- (a) Washoe Valley Hydrographic Basin. Dedication of sufficient certificated water rights from the Washoe Valley Hydrographic Basin, or imported water rights from an adjoining hydrographic basin when a parcel is split by the Washoe Valley Hydrographic Basin, or "will serve" letters when served by a water purveyor, shall be provided for all development in the Washoe Valley Hydrographic Basin, including maps of division into large parcels, parcel maps, and subdivision maps, and new civic, commercial and industrial use types.

# South Valleys Area Plan Evaluation



- Located within the South Valleys Area Plan and the West Washoe Valley Rural Character Management Area (CMA)

## *Relevant Area Plan Policies Reviewed*

Policy	Brief Policy Description	Complies	Condition of Approval
SV.14.1	Prior to final map recordation of tentative maps...in the South Valleys planning area, the Nevada Department of Conservation and Natural Resources and/or the State Historic Preservation Office (SHPO) will be contacted and, if required, an appropriate archaeological investigation/survey will be conducted.	Yes	The application was provided to SHPO for review. No response was received from SHPO.
SV.15.5	As new residential and commercial properties develop in the South Valleys planning area, the Washoe County Department of Regional Parks and Open Space will review development proposals for potential trail connections.	Yes	The application was reviewed by Washoe County Regional Parks and Open Space (Parks). Parks did not provide any conditions related to potential trail connections. The condition provided by Parks is included in Exhibit A.



# South Valleys Area Plan Evaluation



SV.18.2	Development in the South Valleys area will comply with all local, state and federal standards regarding air quality.	Yes	The application was provided to Washoe County Health District, Air Quality, for review. No response was received.
SV.20.1	Prior to the recordation of final maps for approved tentative maps...or any project impacting 10 or more acres in the South Valleys planning area, the Nevada Department of Wildlife will be contacted and given an opportunity to provide conservation, preservation, or other wildlife and habitat management input to the project.	Yes	Nevada Department of Wildlife (NDOW) reviewed the application. NDOW did not provide any conditions, and NDOW does not require a wildlife mitigation plan for this division of land.
SV.24.4	Washoe County will require all new development in the Washoe Valley hydrographic basin to use certificated rights from that basin in an amount necessary to serve the development unless a new source of water from outside the basin is approved by the appropriate regulatory authorities.	Yes	Washoe County Water Rights and Nevada Division of Water Resources reviewed the application. Their responses are included in Exhibit B, and their conditions are included in Exhibit A. Both entities are requiring appropriate water rights and permits.
SV.24.7	Water rights shall be dedicated to Washoe County for all maps of division into large parcels, parcel maps, and subdivision maps, as well as all new, civic, commercial and industrial uses.	Yes	Washoe County Water Rights and Nevada Division of Water Resources reviewed the application. Their responses are included in Exhibit B, and their conditions are included in Exhibit A. Both entities are requiring appropriate water rights and permits.

# Reviewing Agencies



Various agencies reviewed the application. Conditions are included in Exhibit A.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - NV State Office	X			
NDOW (Wildlife)	X	X		Katie Andrlle, kmandrle@ndow.org
NV Water Resources	X	X	X	Steve Shell, sshell@water.nv.gov
Washoe County Building & Safety	X			
Washoe County Operations Division Director	X	X		Rich Thomsen, Road Supervisor, rthomsen@washoecounty.gov
Washoe County Parks & Open Space	X	X	X	Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
Washoe County Surveyor (PMs Only)	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X			
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Matthew Philumalee, mphilumalee@washoecounty.gov
WCHD Air Quality	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X	X	Wesley Rubio, wrubio@washoecounty.gov
TMFPD	X	X	X	Dale Way; dway@tmfpd.us
Nevada State Historic Preservation	X			

# Recommendation



Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Parcel Map Review Committee carefully consider all aspects of Tentative Parcel Map Case Number WTPM23-0006 and the nature of the stringent recommended conditions of approval and approve the requested Tentative Parcel Map.

# Thank you

Katy Stark, Planner  
Washoe County CSD – Planning Division  
[krstark@washoecounty.gov](mailto:krstark@washoecounty.gov)  
775-328-3618

