



# WAB21-0008 (Ormsby Lane)



Washoe County Planning Commission

January 4, 2022



# Request

- **The request is for an abandonment of Washoe County's interest in approximately 12,600 square feet of public right-of-way at the eastern terminus of Ormsby Ln. beyond its intersection with Churchill Dr.**
- **If approved, the right-of-way will be abandoned to the applicant – abutting property owner to the north at 3990 Churchill Drive (APN: 050-486-01).**





# Background

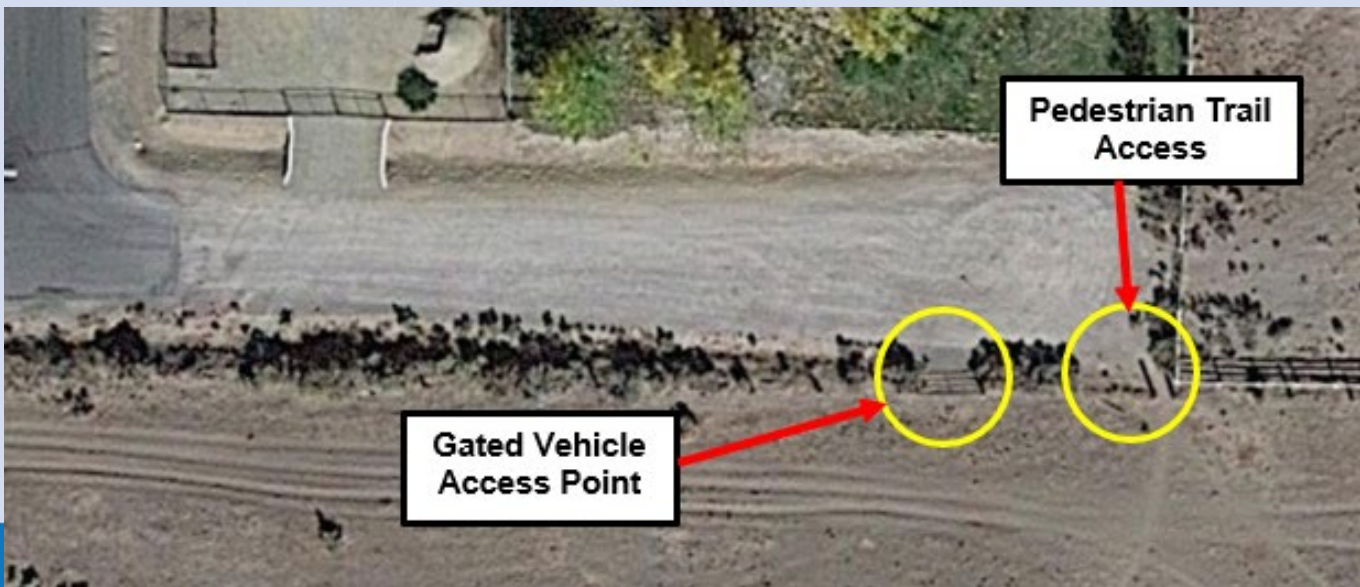
- The applicant's parcel is zoned Low Density Suburban (LDS) and has an existing home.
- The applicant and their neighbor to the east (APN: 050-304-03) have experienced illegal dumping in the right-of-way and are requesting this abandonment in order to eliminate unnecessary public access.
- The property to the south of Ormsby Ln. is owned by the State of Nevada & is a State Park (Washoe Lake State Park).





# Background

- The eastern terminus of Ormsby Lane is a dead end, and the public use the right-of-way for parking and to access Nevada State Park trails.
- There is a gated vehicle access that has acted as unofficial fire access.





# Analysis

- **Per Washoe County Code Section 110.806.20, one of the required findings in order for an abandonment to be approved is “No Detriment”.**
- **The abandonment cannot result in a material injury to the public.**
- **Alternative parking & access points are necessary for the “No Detriment” finding to be made.**



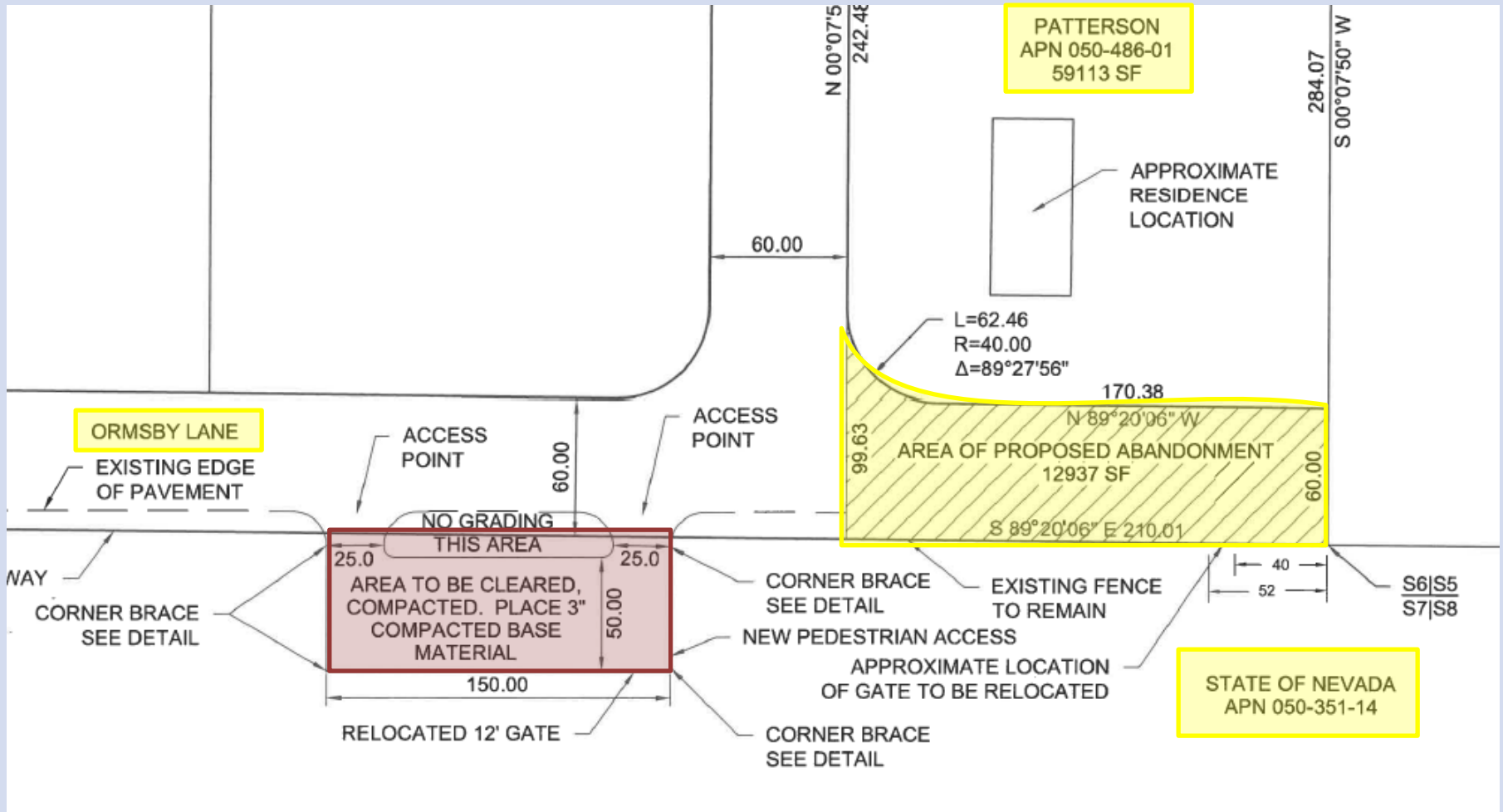
# Analysis

- In order to provide alternative access points and meet the “No Detriment” finding, the applicant and State Parks/State Lands conducted multiple meetings over the course of several months.
- The applicant and State Parks/State Lands developed a plan to create new parking and access points further west off Ormsby Ln.
- The proposed new parking, new pedestrian access & new 12-foot gate for vehicle access would be developed on State land at the expense of the applicant.





# Analysis





# Analysis

- **The eastern terminus of Ormsby Lane was originally recorded with the Washoe County Recorder on Jan. 9, 1958, as part of the Washoe Valley Farms Subdivision on Tract Map 572.**
- **Per NRS 278.480(8), “If the street was acquired by dedication from the abutting property owners or their predecessors in interest, no payment is required for title to the proportionate part of the street reverted to each abutting property owner.”.**
- **The right-of-way can be abandoned to the applicant without payment from the property owner.**

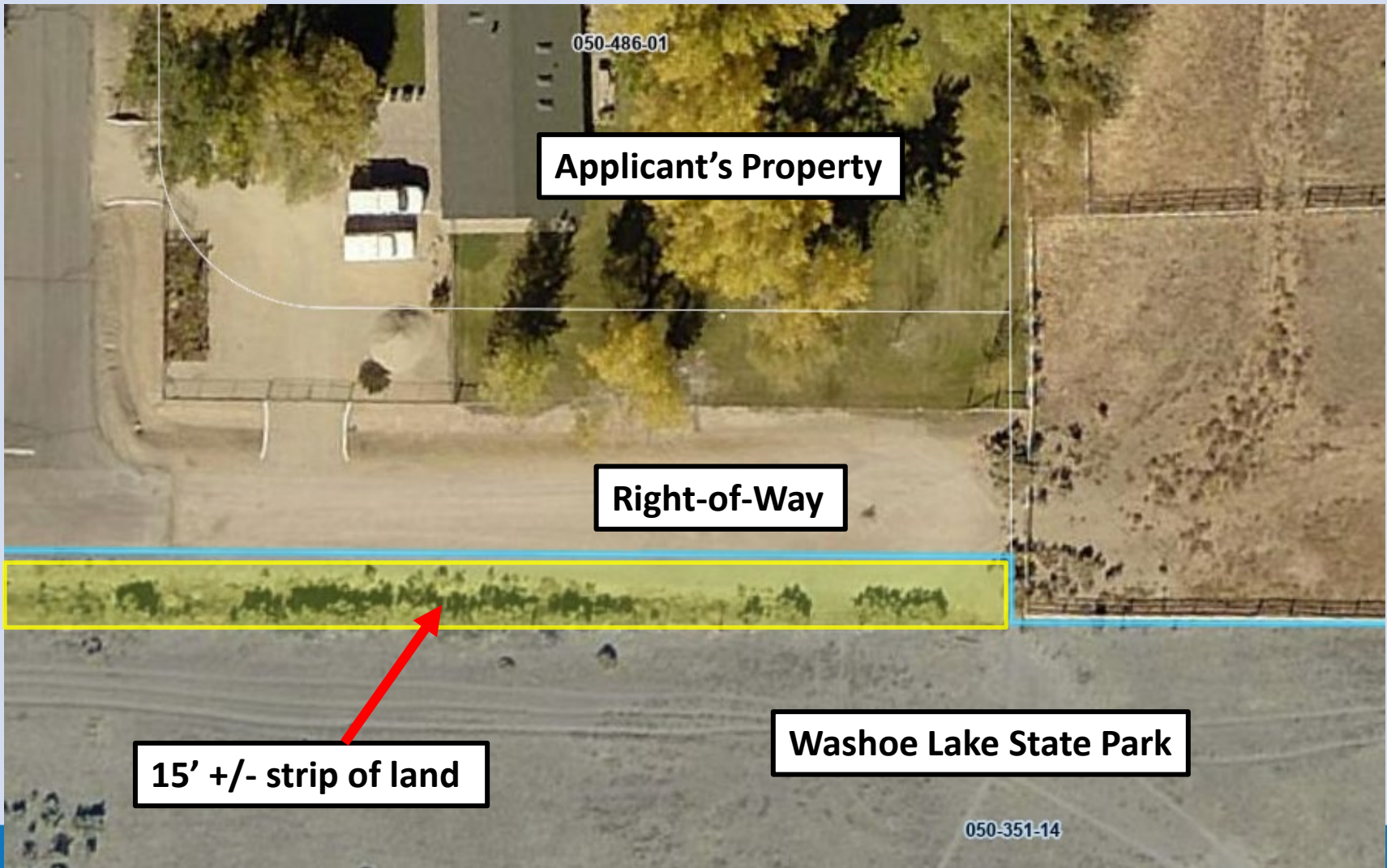


# Property Line/Section Line

- During the evaluation of this abandonment request, a question arose regarding the ownership of a 15' +/- strip of land south of the Washoe County right-of-way and north of State Lands property.
- The County Surveyor and the applicant's surveyor reviewed pertinent tract maps and came to the conclusion that the public right-of-way was intended to extend to the property line, and State Lands owns up to the other side of the section line. A record of survey (Exhibit E) was filed by the applicant's surveyor to clear up any confusion.



# Property Line/Section Line



15' +/- strip of land

Applicant's Property

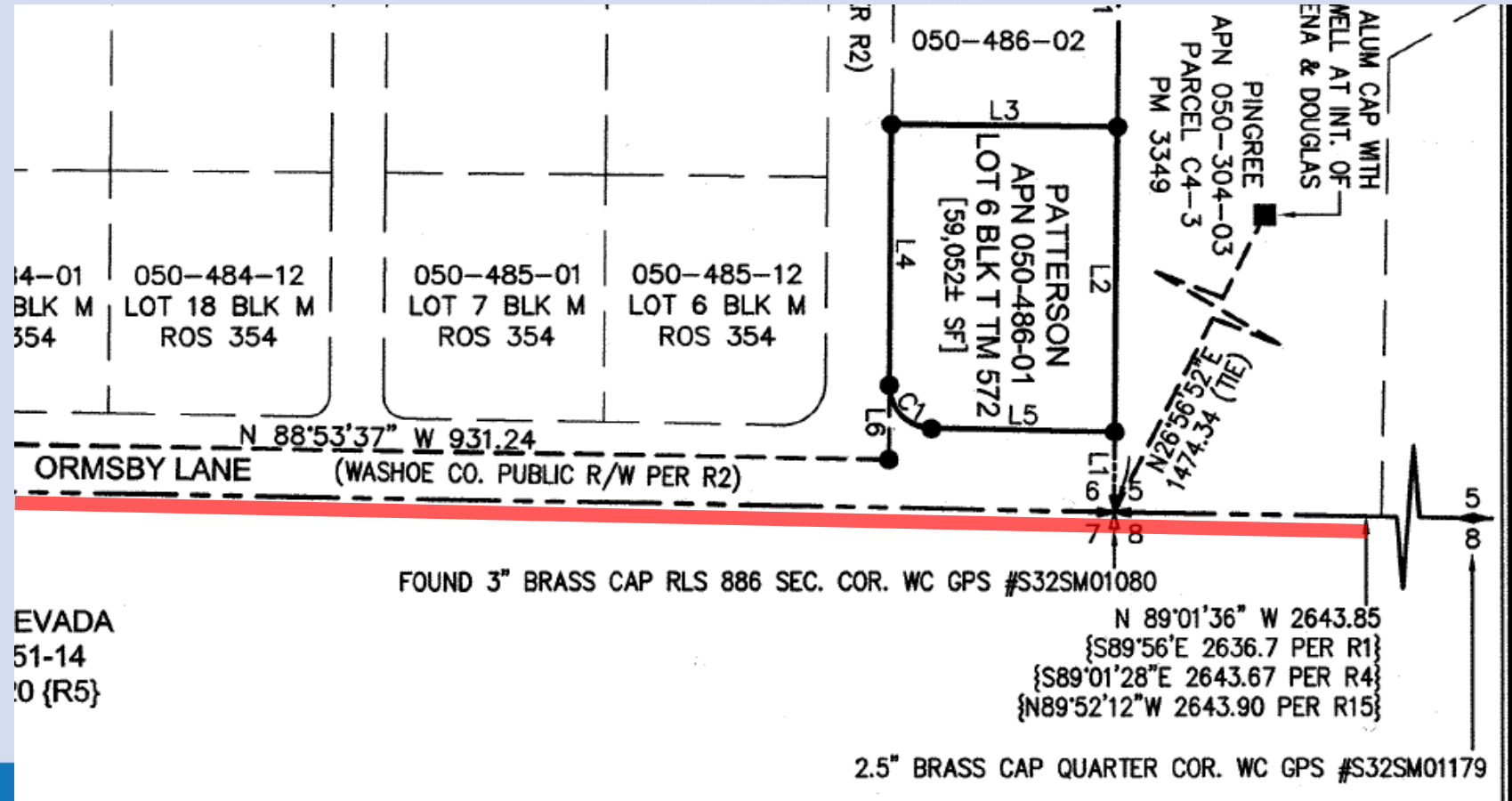
Right-of-Way

Washoe Lake State Park



# Property Line/Section Line

## Record of Survey 6319



61319



# Property Line/Section Line

- **State Lands' staff expressed concern that members of the public who turn to the Washoe Regional Mapping System (WRMS) for information would see an inaccurate image of the location of the property line.**
- **Keirsten Beck, GIS Mapping Supervisor, with the Washoe County Assessor's Office indicated that the boundaries on the Assessor maps are correct and WRMS will be updated in January.**



# Property Line/Section Line

- The email from Keirsten Beck was emailed to the Planning Commissioners with a memo this afternoon and was posted on the Washoe County Planning Commission webpage.

Hi Karen,

After reviewing the information and communicating with County staff, the Assessor's Office will update the GIS parcel mapping (the parcel lines shown in WRMS). The boundaries shown on the Assessor maps are correct (see attached). I'm estimating the GIS parcel mapping to be updated by the first part of January, which will then be reflected in WRMS.



Keirsten Beck, GISP

GIS Mapping Supervisor | Washoe County Assessor's Office

[kbeck@washoecounty.gov](mailto:kbeck@washoecounty.gov) | Office: 775.328.2224

1001 E. Ninth St, Bldg. D, Reno, NV 89512





# Public Notice

Notice was sent to 31 property owners adjacent to the proposed abandonment.







# Reviewing Agencies

The project application was sent to 16 Agencies for review. Four of these agencies provided conditions, which are included in Exhibit A of the staff report.

Nevada Dept of Env Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NDF- Endangered Species	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Dept of Parks	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lucy Wong / <a href="mailto:lwong@lands.nv.gov">lwong@lands.nv.gov</a>
Nevada Div. of Wildlife	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Div. of State Lands	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Karen Gonzalez / <a href="mailto:kdgonzalez@lands.nv.gov">kdgonzalez@lands.nv.gov</a>
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Timber Weiss, P.E. / <a href="mailto:tweiss@washoecounty.gov">tweiss@washoecounty.gov</a>
Washoe County Operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Environmental Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	James English / <a href="mailto:jenglish@washoecounty.gov">jenglish@washoecounty.gov</a>
WCHD – EMS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jackie Lawson / <a href="mailto:jlawson@washoecounty.gov">jlawson@washoecounty.gov</a>
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brittany Lemon / <a href="mailto:blemon@tmfpd.us">blemon@tmfpd.us</a>
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe-Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jim Shaffer & Bret Tyler / <a href="mailto:shafferjam51@gmail.com">shafferjam51@gmail.com</a> & <a href="mailto:brettyler2@gmail.com">brettyler2@gmail.com</a>
AT&T	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bryson Gordon / <a href="mailto:bq1853@att.com">bq1853@att.com</a>
NV Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



# Conditions of Approval

- **Condition 1.f. – Prior to recordation of the Order of Abandonment, the applicant shall: (1) submit an improvements plan to Washoe County and State Parks in the form of a drawing, which shall provide for, at a minimum, alternate public parking and access to State Parks land, (2) obtain signed approval of the improvements plan from State Parks, (3) submit State Parks' signed approval to Washoe County, (4) obtain any necessary permits required by Washoe County to construct the approved improvements, (5) construct the improvements in accordance with the approved improvements plan, and (6) obtain a sign-off from State Parks that the improvements have been adequately constructed.**



# Conditions of Approval

- **Condition 2.c. – This Abandonment approval is for the elimination of public right-of-way. A private access easement shall be reserved between Churchill Drive and APN 050-304-03 for secondary access to APN 050-304-03. Please provide this easement document prior to abandonment.**
- **This will preserve a private access easement for the neighbor to the east, in addition to the neighbor’s existing access at Doc Olena Ct.**



# Abandonment Findings

**Staff is able to make all 3 required findings, as detailed in the staff report on pages 8 and 9.**

- 1. Master Plan.** The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the South Valleys Area Plan; and
- 2. No Detriment.** The abandonment or vacation does not result in a material injury to the public; and
- 3. Existing Easements.** Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.



# Possible Motion

**I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Abandonment Case Number WAB21-0008 for Robert and Debra Patterson, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20**