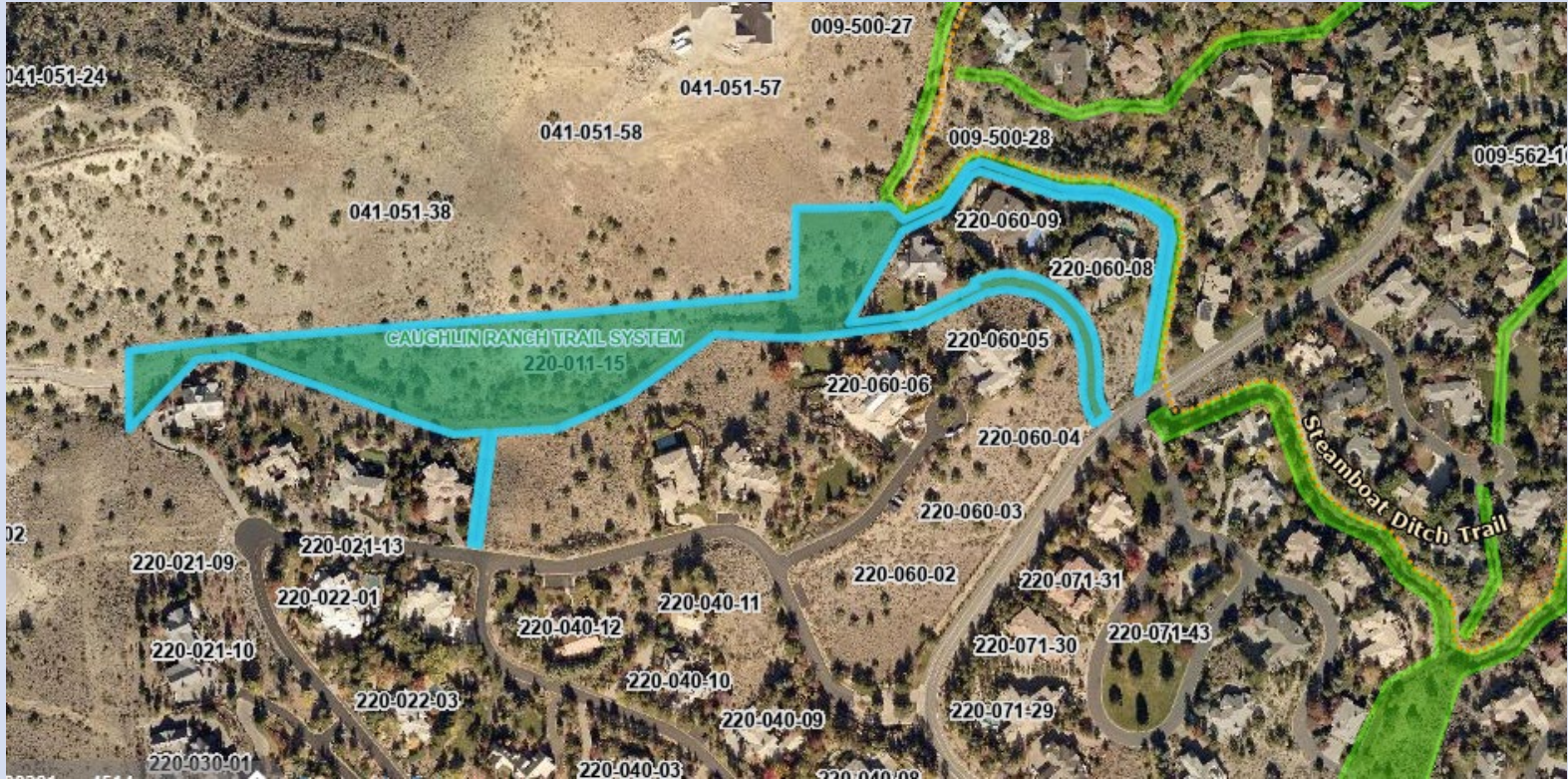




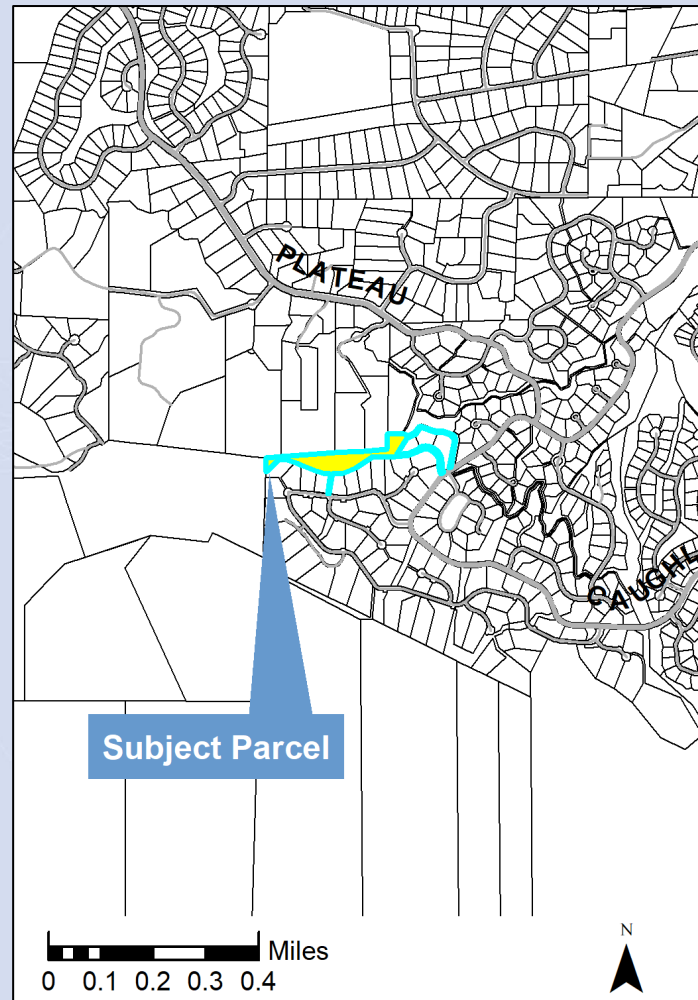
WAB21-0012 Caughlin Parkway



***Washoe County Planning Commission
January 4, 2022***



Vicinity Map





Request

- The applicant is requesting the abandonment of ±17,061 sf of county-owned property.
- If approved, this portion of the property would be abandoned to the abutting property owners at APNs 220-060-10, 220-060-09, and 220-060-08, respectively. The abandonment request is made pursuant to NRS 278.480 and related provisions in the Washoe County Development Code.



Background

- 1987 - Caughlin Ranch Planned Unit Development (partially in unincorporated Washoe County and partially in City of Reno) is approved. It identified ± 20 miles of trails. Trails/paths within WC would be owned by Washoe County and maintained by the Caughlin Ranch HOA.
- 1987 - Maintenance Agreement between Washoe County and Caughlin Ranch HOA.



Background

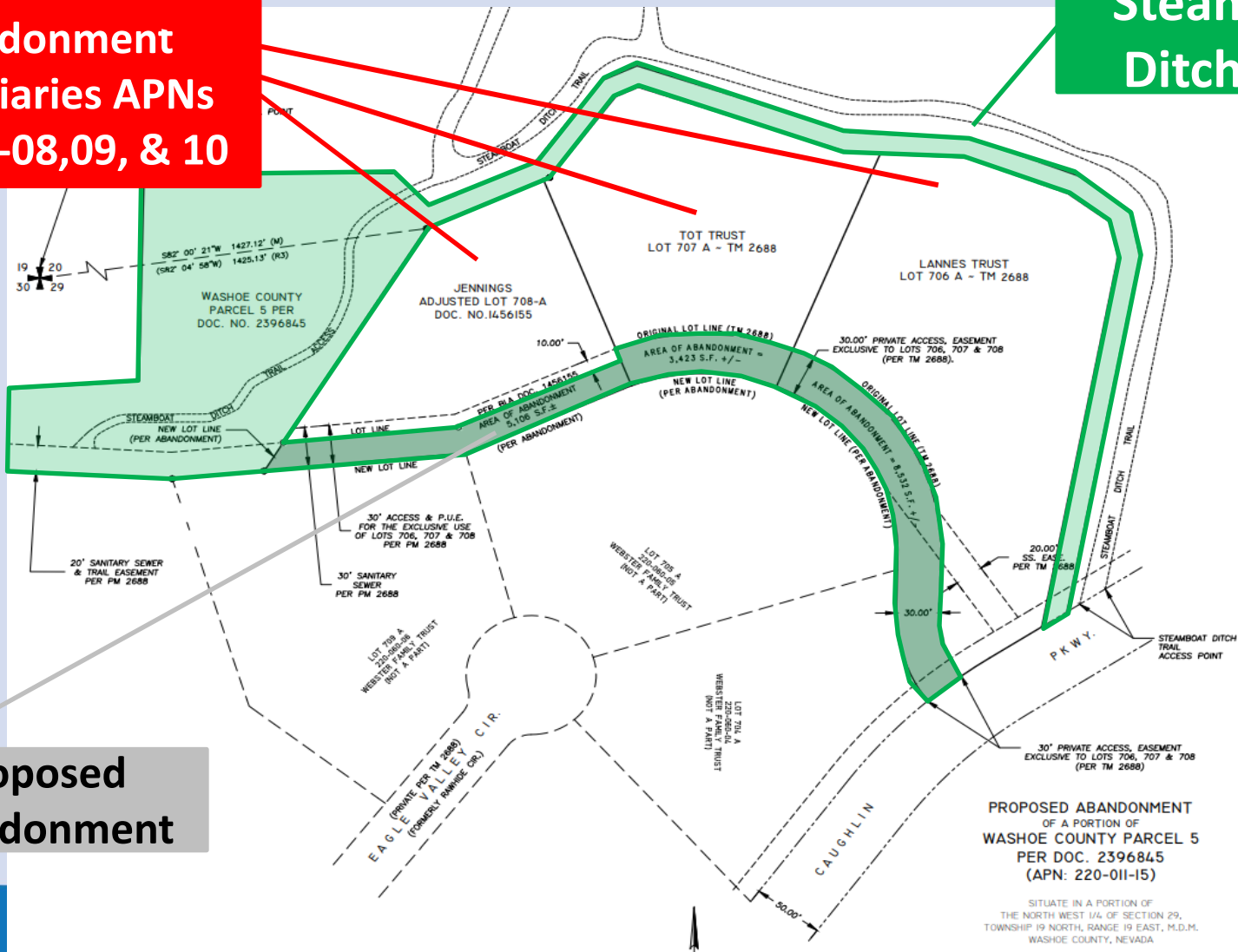
- 1990 – Final map is recorded, including an access and public utilities easement “for the exclusive use of Lots 706, 707, & 708” across the spur road subject to the abandonment.
- 1991 – Boundary Line Adjustment that adds the subject spur road to a Washoe County parcel that contains paths/recreational amenities. The spur road, with the easement, transfers to Washoe County Parks.



Abandonment Details

Abandonment Beneficiaries APNs 220-060-08,09, & 10

Steamboat Ditch Trail



Proposed Abandonment



Reviewing Agencies

- **NV Dept. of Wildlife**
- **NV Dept. of Environmental Protection**
- **Washoe County Community Services Dept.**
 - Engineering and Capital Projects
 - Planning and Building
 - Regional Parks and Open Space
 - Operations Division
- **Washoe County Sheriff's Office**
- **Washoe County Health District**
- **Truckee Meadows Fire Protection District**
- **State Historic Preservation Office**
- **Regional Transportation Commission**



Conditions

- **Parks:**
 - 20' wide access easement to Washoe County Parks and its assignees (to include Caughlin Ranch HOA) for maintenance of the trail.
- **Engineering:**
 - Private access easement for the benefit of the three property owners along the road.
 - Retention or relocation of all public utility easements.
 - Reservation of emergency access easement, as well as drainage, public utility and sanitary sewer easements.
- **AMENDED - Fire:**
 - No conditions of approval following a site visit.
 - Originally included width requirements for emergency access.



Public Notice

- Notice sent to 21 affected property owners adjacent to the proposed abandonment.





Abandonment Findings

(a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan.

Staff Comments: There are no conflicts with the Master Plan or Southwest Truckee Meadows Area Plan.

(b) No Detriment. The abandonment or vacation does not result in a material injury to the public.

Staff Comments: The proposed conditions of approval in exhibit A maintain private and emergency access to APNs 220-060-10, 220-060-09, and 220-060-08.

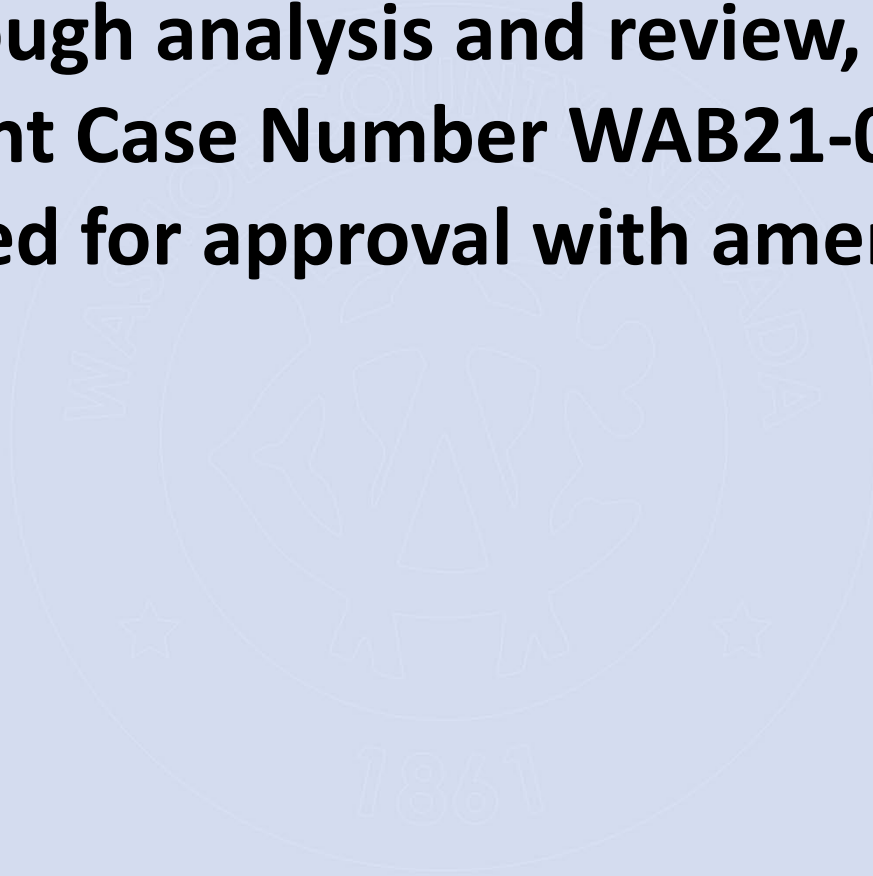
(c) Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Staff Comments: The proposed conditions of approval expressly reserved easements for emergency access, drainage, public utility, and sanitary sewer facilities as outlined in Exhibit A. Notice was provided to Washoe County Utilities, which has a sewer facility easement. No other utilities provided feedback.



Recommendation

After a thorough analysis and review, Abandonment Case Number WAB21-0012 is being recommended for approval with amended conditions.





Possible Motion - Abandonment

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 WAB21-0012 for **Aaron and Rebecca Jennings**, with the **amended** conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20.