



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE Meeting Minutes

Parcel Map Review Committee Members

Thursday, March 12, 2015
1:30 p.m.

James Barnes, Planning Commission
James English, Health District
John Cella, Utility Services
Mike Gump, Engineering
Sandra Monsalve, Planning and Development
Amy Ray, Truckee Meadows Fire Protection District
Grace Sannazzaro, Planning and Development

Washoe County Administration Complex
Building A, Room 275
Mt. Rose Conference Room
1001 East Ninth Street
Reno, NV

The Washoe County Parcel Map Review Committee met in regular session on Thursday, March 12, 2015, at 1:30 p.m., in the Washoe County Mt. Rose Conference Room, 1001 East Ninth Street, Reno, Nevada.

1. Determination of Quorum

Grace Sannazzaro called the meeting to order at 1:31 p.m. The following members and staff were present:

Departments represented:

- Community Services Department (CSD)
John Cella, Utility Services
Mike Gump, Engineering
Grace Sannazzaro, Planning and Development
- Planning Commission
James Barnes
- District Health
James English

Absent: Amy Ray, Truckee Meadows Fire Protection District

Staff present:

- Nathan Edwards, District Attorney's Office
- Eva Krause, CSD, Planning and Development
- Trevor Lloyd, CSD, Planning and Development
- Roger Pelham, CSD, Planning and Development
- Donna Fagan, Recording Secretary

2. Ethics Law Announcement

Deputy District Attorney Nathan Edwards recited the Ethics Law standards.

3. Appeal Procedure

Ms. Sannazzaro 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 Agenda

In accordance with the Open Meeting Law, Mr. Gump moved to approve the agenda of March 12, 2015 as written. The motion, seconded by James English, passed unanimously.

6. Approval of February 12, 2015 Draft Minutes

Mr. Gump moved to approve the minutes of February 12, 2015, as written. John Cella seconded the motion which carried unanimously.

7. Project Review Items

Agenda Item 7A

PUBLIC HEARING: Parcel Map Case Number PM15-002 (Swanson Family Trust) – To divide a ±13.99 acre parcel into three ±1.47 acre parcels and one ±9.57 acre parcel.

- Applicant: Eric and Rebecca Swanson
- Property Owner: Eric and Rebecca Swanson
- Location: 7820 La Posada Drive
- Assessor's Parcel Number: 084-270-25
- Parcel Size: 13.99 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Spanish Springs Area Plan
- Citizen Advisory Board: Spanish Springs
- Development Code: As authorized in Article 606, Parcel Maps
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 6, T20N, R21E, MDM, Washoe County, NV
- Staff: Eva M. Krause - AICP, Planner
- Phone: 775.328.3796
- E-Mail: ekrause@washoecounty.us

Ms. Sannazzaro opened the public hearing. Eva Krause reviewed her staff report dated February 18, 2015.

The applicant was not present.

Mr. Gump 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 PM15-002 for Eric and Rebecca Swanson which has determined that the following criteria is or will be adequately provided for pursuant to Washoe County Development Code, Section 110.606.30. Ms. Sannazzaro seconded the motion which carried unanimously 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.

Agenda Item 7B

Public Hearing: Tentative Parcel Map Case Number PM15-005 (Paganetti) – To divide one 14.2 acre parcel into two parcels consisting of ± 4.72 acres (Parcel 1) and ± 9.49 acres (Parcel 2).

- Applicant/Property Owner: William and Maryanne Paganetti
- Consultant: Odyssey Engineering, Inc. – Ryan Sims
- Project Location: 1590 Catalpa Lane – approximately 1,050 feet southeast of the intersection of West Huffaker and Del Monte
- Assessor's Parcel Number: 040-620-16
- Parcel Size: ±14.2 Acres
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: Southwest
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 1, T18N, R19E, M.D.M
Washoe County, NV
- Staff: Trevor Lloyd – Senior Planner
- Phone: 775.328.3620
- E-Mail: tlloyd@washoecounty.us

Ms. Sannazzaro opened the public hearing. Trevor Lloyd reviewed his staff report dated

February 15, 2015.

Ryan Sims, Odyssey Engineering, consultant for the Paganetti's was present to answer questions. There were none.

DDA Edwards requested Ms. Sannazzaro to call for public comment on both items 7A and 7B. With no response to the call for public comment, the period was closed.

Mr. Gump 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 No. PM15-005 for Paganetti, which has determined that the following criteria is or will be adequately provided for pursuant to Washoe County Development Code, Section 110.606.30. Mr. English seconded the motion which carried unanimously and considered the following criteria:

- 1) General improvement consideration 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.

Agenda Item 7C

Public Hearing: Parcel Map Case Number PM15-006 (Jauron Family) – To divide one parcel of ±2.47 acres into four parcels of 13,222 square feet; 14,529 square feet; 17,031 square feet and 62,963 square feet.

- Applicant/Property Owner: Jauron Family, LLC
Attn: Ron Schnieder
8873 Creekstone Circle
Auburn, CA 95747

- Location: 5160 Carol Drive, approximately 350 feet south of its intersection with 2nd Avenue in the Sun Valley area
- Assessor's Parcel Number: 085-852-14
- Parcel Size: ±2.47 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Sun Valley
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 3 – Commissioner Jung
- Section/Township/Range: Section 19, T20N, R20E, MDM, Washoe County, NV
- Staff: Roger Pelham, Senior Planner
- Phone: 775.328.3622
- E-Mail: rpelham@washoecounty.us

Ms. Sannazzaro opened the public hearing. Roger Pelham reviewed his staff report dated February 20, 2015. Mr. Pelham made one correction; the certificate on the final map should be changed to indicate Sun Valley GID rather than Truckee Meadows Water Authority (TMWA).

Gil Peterson, the applicant's representative, had a question about the handling of water rights dedication certificates now that TMWA is taking over. Are we doing the water rights at the time of the building permit or are we still going to issue a water rights certificate and dedication. Mr. Gump answered, we have some subdivision maps coming in and there has been some discussion about the new certificate and owner's certificate and how to handle that. He had the same question regarding the water rights; whether we add the certificate or not. We'll leave the condition in place right now and we'll work with the DA to out where we go from there. Mr. Peterson said subdivisions are required to dedicate water rights per NRS and you have to deal with the State Water Engineer. Parcel maps are local ordinance. Mr. Peterson asked if Vahid was still available in need water rights. Ms. Sannazzaro said yes. Mr. Peterson also asked about dealing with gravel road. Mr. Gump answered just all surface weather to support emergency vehicles, crushed asphalt if it's available. Mr. Peterson asked if Engineering wanted to see a plan or a formal building permit set. Mr. Corbridge answered just a general, "what's going on with the roadway and the drainage", of the whole project.

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

Mr. Gump 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 PM15-006 for Jauron Family, which has determined that the following criteria is or will be adequately provided for pursuant to Washoe County Development Code, Section 110.606.30 along with the addition of changing Truckee Meadows Water Authority to Sun Valley GID within the certificate. Mr. Cella seconded the motion which carried unanimously 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.

At 1:53 p.m. Member James Barnes excused himself from the meeting. There was still a quorum with four members present.

8. Reports and Future Agenda Items

A. *Legal Information and Updates

DDA Edwards introduced himself back to the PMRC members as the Legal Counsel replacing DDA Greg Salter.

9. Public Comment

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

10. Adjournment

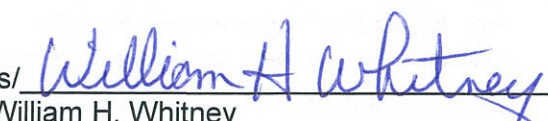
The meeting adjourned at 1:55 p.m.

Respectfully submitted,

/s/ 

Donna Fagan, Recording Secretary

Approved by Committee in session on August 13, 2015

/s/ 

William H. Whitney
Secretary to the Parcel Map Review Committee