



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE DRAFT Meeting Minutes

Parcel Map Review Committee Members

Thursday, August 10, 2017
2:00 p.m.

James Barnes, Planning Commission
James English, Health District
Tim Simpson, Environmental Engineer
Mike Gump, Engineering
Amy Ray, Truckee Meadows Fire Protection District
Eric Young, 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, August 10, 2017, at 2:00 p.m., in the Washoe County Mt. Rose Conference Room, 1001 East Ninth Street, Reno, Nevada.

1. *Determination of Quorum

Eric Young called the meeting to order at 2:03 p.m. The following members and staff were present:

Departments represented: Community Services Department (CSD)
Mike Gump, Engineering
Tim Simpson, Environmental Engineer
Eric Young, Planning and Building

Health District
Wes Rubio - alternate

Members Absent: Planning Commission
James Barnes

Truckee Meadows Fire Protection District
Amy Ray, Fire Marshal

Staff present: Donna Fagan, Recording Secretary, Planning and Building
Nathan Edwards, Deputy District Attorney, District Attorney's Office

2. *Ethics Law Announcement

Deputy District Attorney Nathan Edwards recited the Ethics Law standards.

3. *Appeal Procedure

Mr. Young recited the appeal procedure for items heard before the Parcel Map Review Committee.

4. *General Public Comment

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

5. Possible action to approve Agenda

In accordance with the Open Meeting Law, Mike Gump moved to approve the agenda of August 10, 2017, as written. The motion, seconded by Tim Simpson, passed unanimously.

** 2:05 p.m. - Wes Rubio left the meeting room.

** 2:07 p.m. – Wes Rubio returned to the meeting room

6. Possible action to approve July 13, 2017 Draft Minutes

Tim Simpson moved to approve the April 13, 2017 draft minutes, as written. The motion was seconded by Mike Gump and passed unanimously.

7. Project Review Items

A. Parcel Map Case Number WTPM17-0009 (Dwight Carlson) – For possible action, hearing, and discussion to approve a tentative parcel map to allow the division of a ±0.608 acre (26,495 square foot) parcel into two parcels of ±17,025 square feet (.39 acres) and ±9,470 square feet (.28 acres).

- Owner/Applicant: Dwight Carlson
- Location: 4815 Rampion Way
- Assessor's Parcel Number: 035-363-12
- Parcel Size: ±0.608 acre (26,495 square foot)
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: High Density Suburban (HDS)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 3 – Commissioner (Jung)
- Section/Township/Range: Section 30, T20N, R20E, MDM,
Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3620
- E-mail: tlloyd@washoecounty.us

Eric Young opened the public hearing. Mr. Young reviewed Trevor Lloyd's staff report dated July 19, 2017, in Mr. Lloyd's absence.

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

Tim Simpson 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 WTPM17-0009 for Dwight Carlson, 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. Wes Rubio 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:

- 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.

8. *Reports and Future Agenda Items

A. *Legal Information and Updates

None

9. *General Public Comment

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

10. Adjournment

Eric Young made the motion to adjourn at 2:12 p.m.

Respectfully submitted,

Donna Fagan, Recording Secretary

Approved by Committee in session on September 14, 2017

Eric Young, Chair
Senior Planner