



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE DRAFT Meeting Minutes

Parcel Map Review Committee Members

Thursday, January 19, 2017
1:30 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, January 19, 2017, at 1:30 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 1:32 p.m. The following members and staff were present:

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

Health District
James English

Planning Commission
James Barnes

Truckee Meadows Fire Protection District
Amy Ray, Fire Marshal

Staff present: Chad Giesinger, Senior Planner, Planning and Development
Eva Krause, Planner, Planning and Development
Nathan Edwards, Deputy District Attorney, District Attorney's Office
Donna Fagan, Recording Secretary

2. Ethics Law Announcement

Deputy District Attorney, Nathan Edwards, recited the Ethics Law standards.

3. Appeal Procedure

Eric Young 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, Mike Gump moved to approve the agenda of January 19, 2017, as written. The motion, seconded by Amy Ray, passed unanimously.

6. Approval of December 8, 2016 Draft Minutes

James English moved to approve the December 8, 2016 draft minutes, as written. The motion was seconded by Tim Simpson and passed unanimously.

7. Project Review Items

A. Parcel Map Case Number WTPM16-0006 (Merchant – Eastlake): Hearing, discussion, and possible action to approve the division of a vacant 65.58 acre parcel into 4 parcels of 5.16 acres, 5.4 acres, 10.16 acres, and a remainder parcel of 44.86 acres. The property is located at the intersection of East Lake Blvd and Highway 395 in East Washoe Valley across from little Washoe Lake.

- Applicant: Michael Merchant
- Property Owner: Lake & Mountain Views, LLC
- Location: 0 Eastlake Blvd, Washoe Valley, NV
- Assessor's Parcel Number: 050-210-22
- Parcel Size: 65.58
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: Medium Density Rural (MDR)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606, Parcel Map
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 24, T17N, R19E, MDM, Washoe County, NV
- Staff: Chad Giesinger, AICP, Senior Planner
Washoe County Community Services Department
Planning and Development Division
- Phone: 775-328-3626
- Email: cgiesinger@washoecounty.us

Eric Young opened the public hearing. Chad Giesinger reviewed his staff report dated December 23, 2016. Mr. Giesinger noted this parcel was the subject of a previous series of parcel maps in 2008.

Jason Gilles, the applicant's representative, noted the memo to Mr. Giesinger from Clara Lawson regarding all four lots coming off a single access off East Lake Blvd. He questioned if that note made it into the conditions of approval. Mr. Giesinger said he received conflicting conditions about access so after speaking to Mike Gump they decided the best course of action was to propose the conditions that appear in the conditions of approval. Mr. Gilles said that made sense to him.

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

Mike 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 WTPM16-0006 (Merchant-Eastlake), subject to the conditions of approval as listed in the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Development Code, Section 110.606.30. Tim Simpson 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.

B. Parcel Map Case Number WTPM16-0007 (Martinez-Rodriguez) – Hearing, discussion, and possible action to approve the division of a 2.04 acre parcel into a 1.7 acre parcel and a 0.34 acre parcel.

- Applicant: Elisandro (Alex) Martinez-Rodriguez
- Property Owner: Elisandro Martinez-Rodriguez
- Location: 350 W. 5th Avenue, Sun Valley, NV
- Assessor's Parcel Number: 085-750-06
- Parcel Size: 2.04 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- 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 19, T20N, R20E, MDM, Washoe County, NV
- Staff: Eva M. Krause, AICP, Planner

- Phone:
- E-Mail:

Eric Young opened the public hearing. Eva Krause reviewed her staff report dated December 22, 2016. Ms. Krause noted she had received conditions from Amy Ray, Truckee Meadows Fire Protection District (TMFPD), after her staff report was complete. New conditions of approval containing TMFPD conditions are submitted as Exhibit 11917.

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

Tim Simpson move 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 WTPM16-0007 for Martinez-Rodrigues, subject to the conditions of approval included as Exhibit 11917 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. James English 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. *Public Comment

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

10. Adjournment

There was a motion to adjourn at 1:48 p.m.

Respectfully submitted,

Donna Fagan, Recording Secretary

Approved by Committee in session on _____, 2017

William H. Whitney
Secretary to the Parcel Map Review Committee

DRAFT