



# WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE Meeting Minutes

## Parcel Map Review Committee Members

Thursday, September 13, 2018  
2:00 p.m.

Larry Chesney, Planning Commission

James English, Health District

Tim Simpson, Environmental Engineer

Mike Gump, Engineering

Lisa Beaver, Truckee Meadows Fire Protection District

Eric Young, Planning and Building

Washoe County Administration Complex  
Building A, Room 265  
Mt. Rose Conference Room  
1001 East Ninth Street  
Reno, NV

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The Washoe County Parcel Map Review Committee met in regular session on Thursday, September 13, 2018, 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 2:01 p.m. The following members and staff were present:

Departments represented: Planning Commission  
Mike Lawson (alternate)

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

Health District  
James English

Members Absent: Truckee Meadows Fire Protection District  
Lisa Beaver

Staff present: Chris Bronczyk, Planner, Planning and Building  
Walt West, Engineering  
Wes Rubio, Health District  
Donna Fagan, Recording Secretary  
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, James English moved to approve the agenda of September 13, 2018, as written. The motion, seconded by Mike Gump, passed unanimously.

#### 6. Possible action to approve August 8, 2018 Draft Minutes

Tim Simpson moved to approve the August 8, 2018 draft minutes, as written. The motion was seconded by James English and passed unanimously. Mike Lawson abstained from the vote.

#### 7. Project Review Items

**A. Tentative Parcel Map Case Number WTPM18-0008 (Eastlake Parcel Map)** – For possible action, hearing, and discussion to approve a second subsequent tentative parcel map to create three (3) parcels from one existing 44.86 acre parcel. The change will result in one (1) 5.05 acre parcel, one (1) 5.02 acre parcel, and one (1) 34.79 acre remaining parcel. The property is currently vacant and is located at 0 Eastlake Blvd. The proposed parcel map is a second or subsequent division of a parcel map approved within the last five years.

- Applicant: TEC Civil Engineering Consultants
- Property Owner: Lake & Mountain Views LLC
- Location: 0 Eastlake Blvd
- APN: 050-210-51
- Parcel Size: 44.86 Acres
- Master Plan: 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 Maps
- Commission District: 2– Commissioner Lucey
- Staff: Chris Bronczyk, Planner  
Washoe County Community Services  
Department  
Planning and Building Division
- Phone: 775-328-3612
- E-mail: [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)

Eric Young opened the public hearing. Chris Bronczyk reviewed his staff report dated August 28, 2018.

Mike Lawson asked about the comment from Washoe County Parks that the wild horses should not be addressed in terms of a public use. Mr. Bronczyk said WC Parks said they do not agree with an easement for wild horse crossing or access because this property does not back up to WC public trails and it borders public lands only on one side the remainder of the sides border private property. The portion that borders public lands is across East Lake Blvd. Eric Young indicated WC Parks is trying to discourage establishing an official crossing on East Lake Blvd. Currently, WC Parks does not have a management plan in place yet and they would like us not to establish anything until they have worked through a plan. Mr. Lawson said the horses cross there. They don't know if there is an easement. He would like to see the issue addressed and asked if the Nevada Division of Wildlife (NDOW) was consulted on this. Mr. Bronczyk said a few years ago WC Parks was working with

NDOW and Bureau of Land Management (BLM) in relation to a horse crossing and one of the ideas was to build a fence to prohibit the horses crossing in this location but nothing has been formalized at this time. WC Parks has indicated wild horse crossing at this location is to be discouraged. Mr. Young said in the past there have been conditions made to have easements made for horses riding/equestrian uses and wild horse to get to public lands. In this case, the easement would be from private land, through private land, to a road. It doesn't meet the policies or thresholds about connecting to a trail or connecting to existing public land, and it conflicts with existing concern about this particular section of East Lake, not all of East Lake. The inter agencies have identified this as a dangerous spot and want to discourage the crossing in this area to Little Washoe Lake but have not come up with an "official" spot where they should cross.

Mr. Young opened public comment.

Jill Mueller, lives in the area, said it looks like there is an easement along the powerline that people ride and walk on and it turns into the hills right after the cattle guard, is that on private land or public easement. Mr. Gump said the road north of the cattle guard is a presumed public road. The road along the power line is for maintenance and is private property. Ms. Mueller asked if the horse could be routed through easements. Mr. Young suggested Ms. Mueller contact WC Parks and see if she can work with the agencies to find a solution. Ms. Mueller voiced her concern regarding the safety of driveway access, for the properties, being on East Lake Blvd. Mr. Gump said it has been addressed in condition 2(d).

Gary Houk voiced his concern with the driveways coming out on East Lake Blvd. Also, there can be flooding in the area. Are there going to be culverts under the driveways? Walt West, Engineering, said they will come in with a plan.

Bill Naylor, Washoe Valley resident, said this tentative parcel map application went to the Citizen Advisory Board (CAB) but was deemed incomplete. The CAB requested, when complete, it be sent back to them to review but that didn't happen and he is extremely disappointed. The South Valleys area plan, goal 20, policy number 20.1; indicates "...NDOW will be contacted and given the opportunity to provide conservation, preservation, or other wildlife habitat management input to the project...". Mr. Naylor believes that wasn't done. He said in previous projects he's been a part of, NDOW is apprehensive about blocking access from the east to lake/water. He feels this is a critical issue to all wildlife, not just the horses. Mr. Naylor also said the State Parks should be involved as it is their land the horses are going on to, not the county parks. State Parks run along the whole length of the valley. They should be involved in the talks regarding access. Mr. Naylor asked Health if there was going to be septic in the area. Wes Rubio, Health District, said part of the conditions require a test trench prior to having the map signed. That will determine the static water level and if an engineered system be designed.

Jill Doremus, Washoe Valley resident, said parcels 4A and 4B used to be Reno City dump. How do you check environmental for lead and mercury? It is always purging up old cans and things from the 20's and 30's. A professor from UNR brings his class with metal detectors. Parcel 4B was also used as a shooting range. Mr. Rubio indicated there would not be a City dump on a private parcel. There are no historical files indicating a previous dump there. And, there are was no licensed business for a shooting range on parcel 4B.

Mr. Young closed public comment.

DDA Nate Edwards clarified; NDOW will be contacted prior to recordation of the final map, for an opportunity to comment on the project as required in the South Valleys area plan policy number 20.1.

Mike Lawson 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 WTPM18-0008 for Lake and Mountain Views LLC, subject to the conditions of approval included as Exhibit A with the staff report,

in additions to following South Valleys area plan policy number 20.1 prior to final recordation and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County 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.
- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Washoe County Code, Section 110.606.30(d) and which are in addition to the criteria listed above.

**8. \*Reports and Future Agenda Items**

**A. \*Legal Information and Updates**

Mr. Young said we will be looking at getting an alternate for Lisa Beaver with TMFPD.

**9. \*General Public Comment**

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

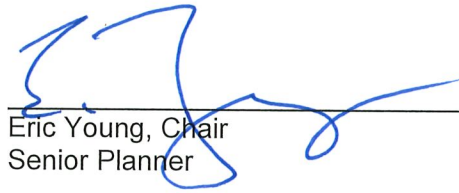
**10. Adjournment**

Eric Young made the motion to adjourn at 2:53 p.m.

Respectfully submitted,

  
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Donna Fagan, Recording Secretary

Approved by Committee in session on October 11, 2018



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Eric Young, Chair  
Senior Planner

