



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE Meeting Minutes

Parcel Map Review Committee Members

Thursday, September 8, 2022
2:00 p.m.

Rob Pierce, Planning Commission
James English, Health District
Wayne Handrock, Engineering
Roger Pelham, Planning and Building
Dale Way, Truckee Meadows Fire Protection District

REMOTE TECHNOLOGY MEETING ONLY

The Washoe County Parcel Map Review Committee met in a schedule session on Thursday, September 8, 2022. This meeting was held via Zoom teleconference.

The meeting was televised live and replayed on the Washoe Channel at: <https://www.washoecounty.gov/mgrsoff/Communications/wctv-live.php>, and can also be found on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>.

1. Call to Order and Determination of Quorum [Non-action item]

Chair Pelham called the meeting to order at 2:00 p.m. The following Committee members and staff were present:

Departments represented: Community Services Department (CSD)
Wayne Handrock, Engineering
Roger Pelham, Planning and Building

Planning Commission
Rob Pierce
Truckee Meadows Fire Protection District
Brittany Lemon

Members Absent: Dale Way, Truckee Meadows Fire Protection District
Wes Rubio, Washoe County Health District

Staff present: Adriana Albarran, Recording Secretary
Jennifer Gustafson, Deputy District Attorney, District Attorney's Office

2. Ethics Law Announcement [Non-action item]

Deputy District Attorney Jennifer Gustafson recited the Ethics Law standards.

3. Appeal Procedure [Non-action item]

Roger Pelham recited the appeal procedure for items heard before the Parcel Map Review Committee.

4. Public Comment [Non-action item]

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

5. Approval of the September 8, 2022 Agenda [For possible action]

Wayne Handrock moved to approve the agenda for the September 8, 2022, meeting as written. The motion, seconded by Rob Pierce, passed unanimously with a vote of 4 to 4.

6. Approval of August 11, 2022 Draft Minutes [For possible action]

Wayne Handrock moved to approve the minutes for the August 11, 2022, Parcel Map Review Committee meeting as written. The motion, seconded by Rob Pierce, passed unanimously with a vote of 4 to 4.

7. Project Review Items [For possible action]

A. Tentative Parcel Map Case Number WTPM22-0009 (Murphy) [For possible action] – For hearing, discussion, and possible action to approve a tentative parcel map dividing a 40.23-acre parcel into a 30.23-acre parcel and two 5.0 acre parcels within the Warm Springs Specific Plan.

- Applicant/Property Owner: David & Joanna Murphy
- Location: 1555 Sharrock Rd.
- APN: 077-140-03
- Parcel Size: 40.23 acres
- Master Plan: 62% (24.94 acres) Suburban Residential (SR) & 38% (15.28 acres) Rural (R)
- Regulatory Zone: 62% (24.94 acres) Low Density Suburban (LDS) & 38% (15.28 acres) General Rural (GR)
- Area Plan: Warm Springs
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 5 – Commissioner Herman
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3627
- Email: jolander@washoecounty.gov

Planner Olander reviewed her staff report.

Applicant Representatives, Bob LaRiviere, and Deane Scheiber, with CFA Reno, were available and had questions regarding the staff report. Mr. LaRiviere referred to page 14 under Washoe County Engineering and Capital Projects in the staff report, item b. Regarding adding the granting of the 33-foot access easement to the owner's certificate. Wayne Handrock clarified this would only have to be added if a new easement was being granted. Mr. LaRiviere then asked about page 15 under Washoe County Health District Item a, b, c, regarding the septic. No one from Health was available to respond. Mr. LaRiviere then asked for clarification for item 5. b. on page 15 regarding a well log. Wayne Handrock explained that relinquishing water rights is related more so to new parcels. For a more definitive response he recommended reaching out to Timber Weiss. Lastly, Mr. LaRiviere asked Planner Olander to confirm the development agreement would be going to the Board of County

Commissioners, to which Planner Olander replied yes, it is gong on October 11th. The applicant representatives had no further comments or questions.

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

There was no discussion by the board.

Wayne Handrock 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 WTPM22-0009 for David & Joanna Murphy, 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(e): Rob Pierce 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:
 - (i) 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.
 - (ii) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.
 - (iii) The availability and accessibility of utilities.
 - (iv) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
 - (v) Conformity with the zoning ordinances and master plan.
 - (vi) General conformity with the governing body's master plan of streets and highways.
 - (vii) The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.
 - (viii) Physical characteristics of the land such as floodplain, slope and soil.
 - (ix) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.
 - (x) 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.
 - (xi) Community antenna television (CATV) conduit and pull wire.
 - (xii) Recreation and trail easements.

8. Reports and Future Agenda Items [Non-action item]

A. Future Agenda Items - None

B. Legal Information and Updates - None

9. Public Comment [Non-action item]

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

10. Adjournment

Chair Pelham made the motion to adjourn at 2:18 p.m.

Respectfully submitted,

Adriana Albarran

Adriana Albarran, Recording Secretary

Approved by Committee in session on October 13, 2022



Roger Pelham, Chair

Senior Planner