



Parcel Map Review Committee Staff Report

Meeting Date: October 9, 2014

Agenda Item Number: 6B

Subject: Parcel Map Case Number PM14-006
Applicant: O'Donnell Family Trust
Project Summary: To allow the division of one ± 5.05 acre parcel into two parcels consisting of ± 2.27 acres and ± 2.78 acres
Recommendation: Approval with Conditions
Prepared by: Grace Sannazzaro, Planner
Washoe County Department of Community Development
Phone: 775.328.3771
Email: gsannazzaro@washoecounty.us

Project Description

Tentative Parcel Map Case Number: PM14-006 (O'Donnell Family Trust) – To divide one ± 5.05 acre parcel into two parcels consisting of ± 2.27 acres (Parcel 1) and ± 2.78 acres (Parcel 2)

- Applicant/Property Owner: O'Donnell Family Trust
- Consultant: Castle Land Surveying
- Project Location: 5854 Melarkey Way – approximately 1/2 mile north of the Mt. Rose Highway (SR 431); approximately 645 feet east of Stephens Road and approximately 300 feet west of Crested Wheat Way, just west of the Saddlehorn Subdivision
- Assessor's Parcel Number: 150-250-03
- Parcel Size: ± 5.05 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 Humke
- Section/Township/Range: Section 26, T18N, R19E, M.D.M.
Washoe County, NV

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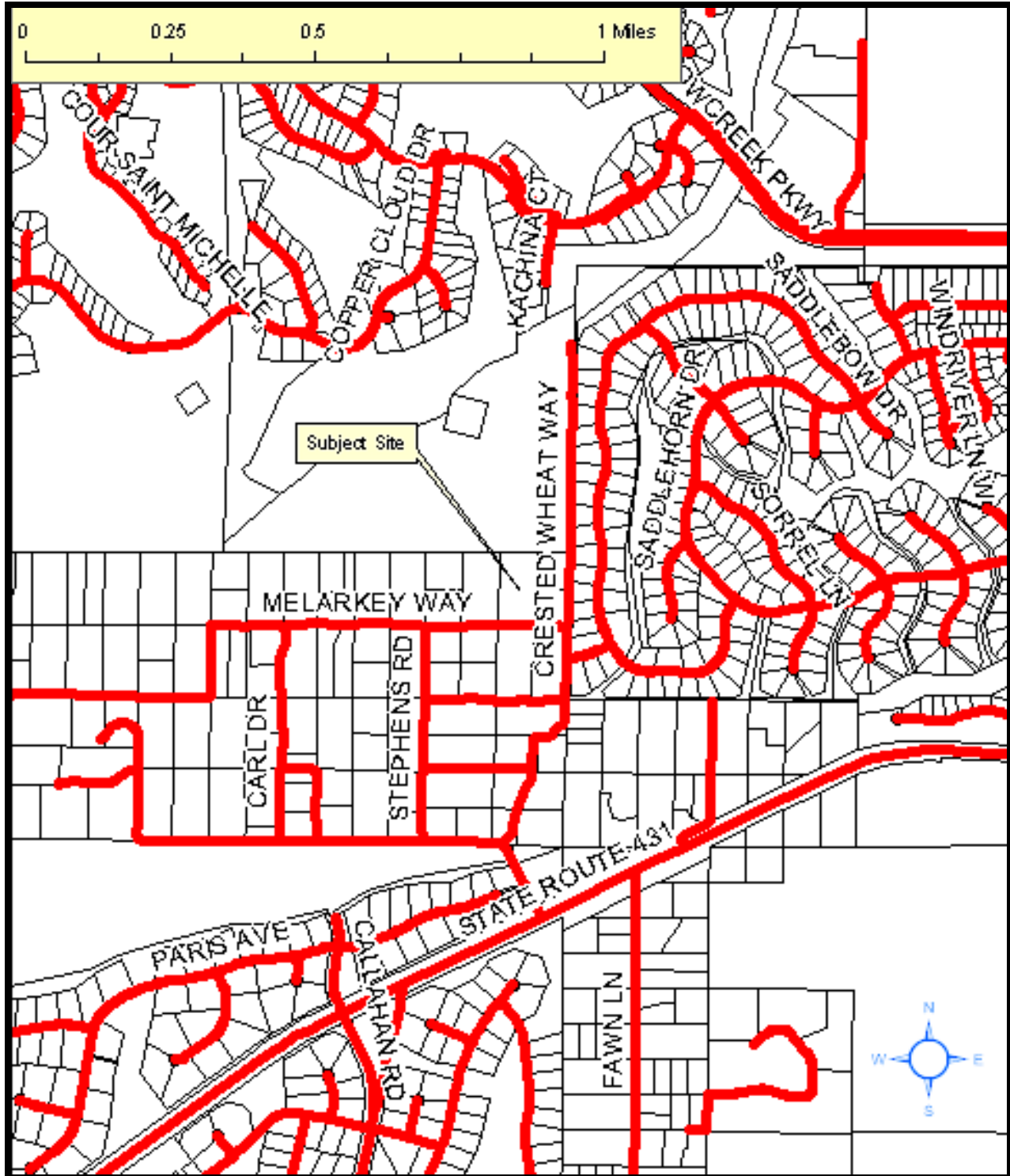
Parcel Map

The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Article 606, Parcel Maps, of the Washoe County Development Code. A tentative parcel map must be submitted to the Department of Community Development for the purpose of review prior to or concurrent with the final parcel map. Every tentative parcel map must be prepared by a professional land surveyor. The parcel map process exists to establish reasonable standards of design and procedures for subdividing in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any land division platted in the unincorporated area of Washoe County. If the Washoe County Parcel Map Review Committee grants an approval of the tentative parcel map, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that may need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as “Operational Conditions”. These conditions must be continually complied with for the life of the project.

The Conditions of Approval for Tentative Parcel Map Case Number PM14-006 is attached to this staff report and will be included with the Action Order, if granted approval.

Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Department of Community Development and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of Community Development or the Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within the 22 month time period shall cease any further action on the map and shall render the tentative parcel map as expired.



Vicinity Map

Tentative Parcel Map Evaluation

Land Use Designation:	High Density Rural (HDR)
Maximum Lot Potential:	2
Number of Lots on Parcel Map:	2
Minimum Lot Size Required:	2 acres
Minimum Lot Size on Parcel Map:	2.27 acres
Minimum Lot Width Required:	150 feet
Minimum Lot Width on Parcel Map:	300.12 feet

The tentative parcel map meets all minimum requirements for the High Density Rural regulatory zone.

Development Suitability Constraints: The Southwest Truckee Meadows Area Plan Development Suitability Map identifies the subject parcel as most suitable for development.

Southwest Truckee Meadows Area Plan Modifiers

There are no provisions within the Southwest Truckee Meadows Area Plan Modifiers (Article 214 of the Washoe County Development Code) that are applicable to the requested division of land.

General Information

The same tentative parcel map was approved by the Washoe County Parcel Map Review Committee in 2010; however, a final map was never submitted for recordation. Washoe County Development Code Section 110.606.50, Review Procedures for Final Parcel Map, states that failure to submit a complete final parcel map along with required fees within 22 months of the approval shall cease any further action on the tentative map and the tentative parcel map shall expire.

The subject parcel is designated with the Rural Residential (RR) Master Plan Category and the High Density Rural (HDR) Regulatory Zone and is developed with one single family dwelling.

Washoe County Development Code Section 110.106.10, Master Plan Categories, states the Rural Residential (RR) Master Plan Category is intended primarily for larger lot residential uses, small scale agricultural uses, natural resource conservation, and rural commerce, with allowed densities ranging from one dwelling unit per forty acres up to one dwelling unit per five acres. A density of one dwelling unit per two and a half acres is allowed within the Rural Residential (RR) category provided the property is within the Truckee Meadows Services Area. The High Density Rural (HDR) Regulatory Zone is allowed in and is consistent with the Rural Residential Master Plan Category.

Washoe County Development Code Section 110.106.15 Regulatory Zones states the High Density Rural (HDR) Regulatory Zone is intended to preserve and create areas of single-family detached dwellings in a semi-rural setting.

The required setbacks for the HDR Regulatory Zone are 30 feet for the front and rear yards and 15 feet for the side yards. Washoe County Development Code Section 110.406.05, Building Placement Standards, states that all required yard setbacks are measured from the property line except for when an access easement traverses a portion of a property and has a total width of 20 feet or more, or is maintained by the County, then the required yard setback is measured from the easement edge closest to the proposed structure. The subject ± 5.0 acre parcel has 33 foot wide access and public utility easements running along each side. As a result of the parcel division, Parcel A will have 33 foot-wide access and public utility easements running along the north, east and west sides of the parcel; and Parcel B will have 33 foot-wide access and public utility easements running along the south (Melarkey Way), east and west sides of the parcel. A 30 foot wide front yard setback measured from the inside edge of each access easement is required for any dwelling or structure over 12 feet in height. Washoe County Development Code Article 902, Definitions, states "Front yard" means a yard lying between the setback line and the front lot line and extending across the full width of the lot or parcel. In the case of either a corner lot or an interior lot with multiple street frontages, all yards abutting streets, other than collectors or arterials, shall be considered as front yards. "Street" is defined as a public right-of-way or easement which affords a primary means of access to abutting property.

The subject two parcels will be using an onsite sewage disposal system and will be served by municipal water. No new roads are being proposed with this application.

Adjacent and surrounding parcels to the south, east and west consist of ± 2.5 acres and ± 5.0 acres and are designated with the same High Density Rural Regulatory Zone as the subject parcel. The adjacent ± 85.0 acre parcel to the north is designated as Washoe County Open Space, and has a portion of the Lower Thomas Creek Trail running through it.

Current land uses, zoning designations, and master plan categories for the adjacent properties are summarized in the below table.

	Current Land Use	Zoning Designation	Master Plan Category
North	Lower Thomas Creek Trail	Open Space	Open Space
South	Single Family Dwelling	High Density Rural (HDR)	Rural Residential
East	Single Family Dwelling	High Density Rural (HDR)	Rural Residential
West	Single Family Dwelling	High Density Rural (HDR)	Rural Residential

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation: Washoe County Community Services Department

- Planning and Development
- Regional Parks and Open Space
- Washoe County Engineering and Capital Projects
 - Land Development
 - County Surveyor
 - Water/Sewer
- Washoe County District Health
 - Environmental Health
 - Vector-Borne Diseases
- Truckee Meadows Fire Protection District
- South Truckee Meadows General Improvement District (STMGID)

The following reviewing agencies provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each reviewing agency's comments and/or recommended conditions of approval and their contact information is provided below. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Washoe County Community Development requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.

Contact: Grace Sannazzaro, 775.328.3771, gsannazzaro@washoecounty.us

- Washoe County Engineering and Capital Projects is requiring removal of structures, septic, and hydrants from the map, compliance with the conditions of the Washoe County technical check for this map, upgrade Melarkey Way along the south property line to a gravel road, verify that existing roadways are within documented access easements, show and label existing roads on vicinity map, and add a Security Interest Holder's Certificate to the map if applicable.

Contact: Mike Gump, PLS, 775.325.8033, mgump@washoecounty.us

- Washoe County Health District, Environmental Health Division is requiring the property owner to obtain a permit from the Washoe County Health District for a Test Hole to evaluate the proposed parcel for underground sewage disposal. Upon completion of the Test Hole and Washoe County Health District's evaluation, staff will inform the applicant and/or consultant of the depths at which any required percolation testing shall be performed.

Contact: Wesley Rubio, MPH, REHS, 775.328.2635, wrubio@washoecounty.us

- Truckee Meadows Fire Protection District commented that access shall be provided in accordance with requirements of Washoe County Code Chapter 60 and structures built on the property shall meet the requirements of Washoe County Code Chapter 60.

Contact: Amy Ray, 775.326.6005, aray@tmfd.us

- Washoe County Parks and Open Space reviewed the application and commented that the proposed parcel map should not impact County open space. They have no conditions for the proposed tentative parcel map.

Contact: Jennifer Budge, 775.325.8094, jbudge@washoecounty.us

- Regional Transportation Commission (RTC) reviewed the application and stated they have no comments.

Contact: Debra Goodwin, 775.355.1918

- Washoe County Health District, Vector-Borne Diseases Division reviewed the application and stated they have no comments.

Contact: Jim Shaffer, 775.785.4599, jshaffer@washoecounty.us

Staff Comment on Required Findings

Section 110.606.30 (i), Parcel Maps, within the Washoe County Development Code, requires that each of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the tentative parcel map. Staff has completed an analysis of the application and has determined that Tentative Parcel Map Case PM14-006 is in compliance with the required findings as follows:

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;

Staff Comment: The Washoe County Health District has reviewed the subject tentative parcel map and has provided conditions for an onsite sewage disposal system. The subject parcels will be served by municipal water.

- b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;

Staff Comment: The property owner will need to work with either South Truckee Meadows General Improvement District (STMGID) and/or Truckee Meadows Water Authority (TMWA). Water service for the subject area is transitioning from STMGID to TMWA.

- c) The availability and accessibility of utilities;

Staff Comment: The electric service provider for this area is NV Energy. The subject parcel map application states sewer will be provided by a private septic system and water service will be provided by a private well or South Truckee Meadows General Improvement District (STMGID). It should be noted that at some point in the near future, Truckee Meadows Water Authority (TMWA) will take over water service in the area of the subject parcel map.

- d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;

Staff Comment: The subject parcel is zoned for Galena High School, Pine Middle School, and Hunsberger Elementary School. The Truckee Meadows Fire Protection District provides fire and emergency services to this area, with Station 382 being the nearest station located at 16133 Mountain Ranch Road, which is approximately one-third mile to the south of the subject parcel. The Washoe County Sheriff's Office

provides law enforcement for this area. Washoe County mapping shows the subject parcel to be within an area that has a 15 minute response time for REMSA. A portion of the Lower Thomas Creek Trail (a public trail) runs on the ±85.0 acre parcel zoned as Washoe County open space adjacent to the north of the subject parcel. Arrowcreek Park, a public park, is adjacent to the north of the nearby Saddlehorn Subdivision.

- e) Conformity with the zoning ordinances and master plan;

Staff Comment: The subject parcel is designated with High Density Rural (HDR) zoning. The two proposed parcels meet all of the requirements of the HDR Regulatory Zone. The proposed parcel map has been reviewed for conformance to the zoning ordinances and is consistent with the master plan.

- f) General conformity with the governing body's master plan of streets and highways;

Staff Comment: The subject parcel map is in general conformity with the master plan of streets and highways. The creation of one additional parcel (total of two ±2.5 acre parcels) will not significantly impact exiting public streets, roads or nearby highways. No new roads are being proposed with this parcel map.

- g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;

Staff Comment: The creation of one additional parcel (total of two parcels) will not significantly impact exiting public streets, roads or nearby highways. One additional ±2.5 acre parcel will not create a need for new streets or new highways.

- h) Physical characteristics of the land such as floodplain, slope and soil;

Staff Comment: The subject parcel is not within a FEMA flood zone/hazard area. However, it is identified as being in a High Fire Risk area. The subject parcel consistently slopes upward from east to west, with a slope of approximately 8.5 percent.

- i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;

Staff Comment: Pursuant to NRS 278.330 through 278.348, the subject parcel map application was submitted to reviewing agencies noted in this staff report.

- 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;

Staff Comment: The Truckee Meadows Fire Protection District is the designated fire agency for this area. Fire station 382 is approximately one-third mile from the subject parcel. Washoe County mapping shows a fire hydrant located at the southwest corner of the subject parcel and two additional fire hydrants on Melarkey Way to the east with a 1,627 foot long water main running along Melarkey Way. Truckee Meadows Fire Protection District has conditioned the approval of this parcel map, requiring that the parcel's access and any future structures comply with Washoe County Code, Chapter 60, Fire Prevention and Protection.

- k) Community antenna television (CATV) conduit and pull wire; and

Staff Comment: There are several television service providers for this area, including Charter Cable.

- l) Recreation and trail easements.

Staff Comment: The nearest public trail is Lower Thomas Creek Trail, which runs through the adjacent ±85.0 acre Washoe County open space parcel adjacent to the north, with the trailhead approximately one-third mile further north off of Arrowcreek Parkway at Arrowcreek Park. Lower Whites Creek Trail, also a public trail, is approximately one-third mile to the south.

Recommendation

The agencies that reviewed the application recommended conditions in support of approval of the tentative parcel map. With this said, Parcel Map Case Number PM14-006 is being recommended for approval with conditions. Staff offers the following motion for the Washoe County Parcel Map Review Committee's consideration

Review Criteria

I move that ,after considering the information contained within the staff report and the information received during the public meeting, the Washoe County Parcel Map Review Committee approve Parcel Map Case Number PM14-006 for the O'Donnell Family Trust. The Washoe County Parcel Map Review Committee has determined that the following criteria is or will be adequately provided for pursuant to Washoe County Development Code, Section 110.606.30.

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.

