



# WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE DRAFT Meeting Minutes

## Parcel Map Review Committee Members

Thursday, March 13, 2014  
1:30 p.m.

James Barnes, Planning Commission  
Dave Boland, District Health  
John Cella, Water Resources  
Mike Gump, Engineering  
Sandra Monsalve, Planning and Development  
Amy Ray, Truckee Meadows Fire Protection District  
Grace Sannazzaro, Planning and Development

Washoe County Administration Complex  
Building A, Room 275  
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, March 13, 2014, at 1:30 p.m., in the Washoe County Mt. Rose Conference Room, 1001 East Ninth Street, Reno, Nevada.

### 1. Determination of Quorum

Grace Sannazzaro called the meeting to order at 1:32 p.m. The following members and staff were present:

#### Departments represented:

Planning Commission  
James Barnes

Community Services Department (CSD)  
Mike Gump, Engineering and Capitol Projects  
John Cella, Water Resources  
Grace Sannazzaro, Planning and Development

Health District  
Wesley Rubio

Truckee Meadows Fire Protection District  
Amy Ray

#### Absent:

Dave Boland, Health District  
Sandra Monsalve, Planning and Development

#### Staff present:

Greg Salter, Deputy District Attorney, District Attorney's Office  
Kimble Corbridge, CSD, Engineering and Capitol Projects  
Eva Krause, Planning and Development  
Sara DeLozier, Recording Secretary

To determine a quorum Ms. Sannazzaro had each attending member of the Parcel Map Review Committee introduce themselves and there was a quorum.

## 2. Ethics Law Announcement

Deputy District Attorney (DDA), Greg Salter, recited the Ethics Law standards.

## 3. Appeal Procedure

Ms. Sannazzaro 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, Grace Sannazzaro moved to approve the agenda of March 13, 2014 as written. The motion, seconded by Mike Gump, passed unanimously.

## 6. Approval of February 13, 2014 Minutes

Member Amy Ray moved to approve the February 13, 2014 draft minutes, as written. The motion, seconded by Mike Gump, passed unanimously.

## 7. Project Review Items

### Agenda Item 7A

**Parcel Map Case Number PM14-002 (Mystic Mountain, LLC and Spanish Springs Associates, Limited Partnership)** – To divide two parcels, APN 538-010-02. ( $\pm 202.54$  acres) and APN 538-171-07 ( $\pm 143.42$  acres) into four parcels of  $\pm 83.27$  acres (Parcel One),  $\pm 60.15$  acres (Parcel Two),  $\pm 11.18$  acres (Parcel Three), and  $\pm 191.35$  acres (Parcel Four).

- Applicant/Property Owners: Mystic Mountain, LLC, and Spanish Springs Associates, Limited Partnership  
Attention: Jesse Haw
- Consultant: C and M Engineering  
Attention: George Fong
- Location: North side of Sha Neva Road at Pyramid Way
- Assessor's Parcel Numbers: 538-171-07 and 538-010-02
- Parcel Size:  $\pm 143.42$  acres and  $\pm 202.54$  acres
- Master Plan Category: Rural, Open Space, Suburban Residential, and Industrial
- Regulatory Zone: General Rural, Open Space, Low Density Suburban and Industrial
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Article 606, Parcel Maps
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 14 and 23, T21N, R20E, Nevada MDM

- Staff: Eva Krause, AICP, Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775-328-3796
- E-mail: [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)

Grace Sannazzaro opened the public hearing. Eva Krause reviewed her staff report dated February 20, 2014.

George Fong had a question on sheet 3 about an emergency exit onto Hawko Ct. with a gas line running along the top of parcel 4. Kimble Corbridge said that he understands there is emergency access over the top of the sanitary sewer line running across the top and diagonally down to Hawko Ct. Mr. Corbridge said if there is, it needs to be documented on the map. Mr. Fong said as far as he knows it's only the sanitary sewer and the storm drain.

Jesse Haw said there is going to be emergency access coming off the haul road over to Ingenuity and then out. It'll be the standard document the County has with Martin Marietta and Spanish Springs Associates, Limited Partnership. If that doesn't work they'll have to come back and make sure it's up to the County standards. An emergency access on the west side of parcel 4 exists right now along with a whole bunch of easements. Mr. Haw doesn't believe there is a document for the emergency access to Hawko Ct., yet. Mr. Corbridge said they will re-look at it and lay the document out that was presented to us and whatever existing documents have been recorded should be shown on these maps.

Mr. Corbridge asked Ms. Krause if the open space is shown. Ms. Krause said it was shown on the north side of parcel 4 where the flood plain and dry lake bed is. Mr. Corbridge asked any changes to that would have to go through a zone change? Ms. Krause answered yes if they wanted to rezone it but it's unlikely that we would because it is a flood plain and dry lake bed. Even though the parcels have been divided, all the zoning stays the same until you do a zoning change.

Mr. Fong asked Ms. Krause if parcel 4 was zoned General Rural (GR). Ms. Krause said yes. Mr. Fong said he didn't see any zoning GR, also, the staff report says the parcels are outside Truckee Meadows service area but they are inside. Ms. Krause said that was her error. There are some conflicts on the map with GR zoning overlapping the open space. The zoning shouldn't change the approval, basically, is about the lot sizes. GR has a minimum lot size. She will verify whether there is GR on the property. If it's open space there are a lot more restrictions than GR, regarding what you can do on the property.

With no response to the call for public comment, Ms. Sannazzaro closed public comment.

Ms Sannazzaro 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 approves Parcel Map Case No. PM14-002 for Mystic Mountain, LLC and Spanish Springs Associates Limited Partnership, which has determined that the following criteria is or will be adequately provided for pursuant to Washoe County Development Code, Section 110.606.30. Mike Gump seconded the motion which carried unanimously 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**

With no response to the call for public comment, Ms. Sannazzaro closed public comment.

**10. Adjournment**

With no further business scheduled before the Parcel Map Review Committee, the meeting adjourned at 1:51 p.m.

Respectfully submitted,

/s/ \_\_\_\_\_  
Sara DeLozier, Recording Secretary

Approved by Committee in session on \_\_\_\_\_, 2015.

/s/ \_\_\_\_\_  
William H. Whitney  
Secretary to the Parcel Map Review Committee