



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE Meeting Minutes

Parcel Map Review Committee Members

Thursday, October 8, 2015
1:30 p.m.

James Barnes, Planning Commission
James English, Health District
John Cella, Utility Services
Mike Gump, Engineering
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

The Washoe County Parcel Map Review Committee met in regular session on Thursday, October 8, 2015, 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 1:30 p.m. The following members and staff were present:

Departments represented:

Community Services Department (CSD)

John Cella, Utility Services
Mike Gump, Engineering
Grace Sannazzaro, Planning and Development

Health District

James English

Truckee Meadows Fire Protection District

Amy Ray, Fire Marshal

Planning Commission

James Barnes

Staff present:

Roger Pelham, Senior Planner, Planning and Development
Eva Krause, Planner, Planning and Development
Michael Large, Deputy District Attorney, District Attorney's Office
Katy Stark, Office Support Specialist, Planning and Development
Donna Fagan, Recording Secretary

2. Ethics Law Announcement

Deputy District Attorney, Michael Large, recited the Ethics Law standards.

1:32 p.m. Amy Ray, Truckee Meadows Fire Protection District entered the meeting.

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.

1:34 p.m. James English, District Health entered the meeting.

5. Approval of Agenda

In accordance with the Open Meeting Law, Mike Gump moved to approve the agenda of October 8, 2015 as written. The motion, seconded by James Cella, passed unanimously.

6. Approval of September 10, 2015 Draft Minutes

Mike Gump moved to approve the September 10, 2015 draft minutes, as written. The motion was seconded by John Cella and passed unanimously.

7. Project Review Items

A. Parcel Map Case Number PM15-011 (Steidley and Levie REVISED) – Hearing, discussion, and possible approval of a parcel map to divide a 28.37 acre property into 3 parcels of 2.8 acres each and a remainder parcel of 20 acres.

- Applicant: Washoe Vineyards and Estates, LLC
- Property Owner: Duane Steidley and Mary Ann Levie
- Location: 2150 Rhodes Road, Washoe Valley, NV
- Assessor's Parcel Number: 017-390-15
- Parcel Size: 28.37 acres
- Master Plan Category: Rural (R), Rural Residential (RR), and Suburban Residential (SR)
- Regulatory Zone: General Rural (GR), Low Density Suburban (LDS), and 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 03, T17N, R20E, MDM, Washoe County, NV
- Prepared by: Roger D. Pelham, MPA, Senior Planner
Washoe County Community Services
Department
Division of Planning and Development
- Phone: 775.328.3622
- E-Mail: rpelham@washoecounty.us

and

B. Parcel Map Case Number PM15-012 (Steidley and Levie REVISED) – Hearing, discussion, and possible approval of a second parcel map, in a series, to divide a 20 acre property into four parcels of 5 acres each.

- Applicant: Washoe Vineyards and Estates LLC
- Property Owner: Duane Steidley and Mary Ann Levie
- Location: 2150 Rhodes Road, Washoe Valley, NV
- Assessor's Parcel Number: 017-390-15
- Parcel Size: 20 acres
- Master Plan Category: Rural (R), Rural Residential (RR), and Suburban Residential (SR)
- Regulatory Zone: General Rural (GR), Low Density Suburban (LDS), and 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 03, T17N, R20E, MDM, Washoe County, NV
- Prepared by: Roger D. Pelham, MPA, Senior Planner
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Department
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- E-Mail: rpelham@washoecounty.us

Grace Sannazzaro opened public hearing items 7A and 7B. Roger Pelham noted he believes the applicant would be asking for a continuance of those items to the November 12, 2015 meeting due to revisions in the lot access configurations.

Melissa Lindell, with Wood Rogers, the applicant's representative, submitted a map with access changes and is asking for a continuance to the November meeting. She would like a condition added that there will be no access off Chance Lane, parcel 1-C would only have one access off the private drive and there will be only one access from Rhodes Road to parcel 1-B.

Ms. Sannazzaro opened public comment.

Lisa and John Crum live to the east of parcel 1-A and are concerned, when a home is built on the property, that headlights from the driveway may light up their house as the area is so dark. Mr. Crum asked if the roads were going to be gravel based.

Ms. Sannazzaro closed public comment.

DDA Large suggested no conversation regarding any of the features until the next meeting.

Mr. Gump moved to re-notice the public hearing and continue cases PM15-011 and PM15-012 to the November 12, 2015 Parcel Map Review Committee meeting. Mr. Cella seconded the motion which carried unanimously.

C. Parcel Map Case Number PM15-014 (Spanish Springs Associates) – Hearing, discussion, and possible action to approve a parcel map dividing a ±74.68 acre parcel, contingent upon recordation of a Boundary Line Adjustment (BL15-013) between parcels 532-020-17 and 532-020-18, which will create two parcels consisting of ±37.47 acres (Parcel 1) and ±37.22 acres (Parcel 2).

- Applicant/Property Owner: Spanish Springs Associates
- Consultant: C and M Engineering

- Location: Spanish Springs. West of the Pyramid Highway (SR 445), north of Eagle Canyon Drive at the terminus of Neighborhood Way
- Assessor's Parcel Numbers: 532-020-17 (±56.15 acres) and 532-020-18 (±88.87 acres)
- Parcel Size pending BLA: ±74.68
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Sections 27 & 34, T21N, R20E, MDM, Washoe County, NV
- Prepared by: Grace Sannazzaro, Planner
Washoe County Community Service
Department
Planning and Development Division
- Phone: 775.328.3627
- E-Mail: gsannazzaro@washoecounty.us

Ms. Sannazzaro opened the public hearing and reviewed her staff report dated September 28, 2015.

Kimble Corbridge asked that the Engineer show all the FEMA flood zones on the parcel map. George Fong, C & M Engineering, said it is all zone X.

Mr. Fong asked if the notes #6 and #12 on the maps will address conditions of approval #2 and #3. Mr. Cella said yes, but he will check with Vahid Behmaram.

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

James Barnes 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 PM15-014 for Spanish Springs Associates, which has determined that the following criteria is or will be adequately provided for pursuant to Washoe County Development Code, Section 110.606.30. Amy Ray 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.

D. Parcel Map Case Number PM15-015 (Reeves Business Venture) – Hearing, discussion, and possible action to approve the division of a 16.78 acre parcel into a 3.23 acres parcel with a commercial building (parcel 1), a 7.92 acre vacant parcel (parcel 2), a 4.11 acre vacant lot (parcel 3) and a 1.52 acre lot with a single family residence (parcel 4). The property is located 2000 feet north of the intersection of Parker Ranch Road and US highway 395 South.

- Applicant: Reeves Business Venture
- Property Owner: Reeves Business Venture
- Location: 275 US Highway 395 South
- Assessor's Parcel Number: 046-080-04
- Parcel Size: 16.78 acres
- Master Plan Category: Commercial (C)
- Regulatory Zone: General Commercial (GC)
- 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 23, T17N, R19E, MDM, Washoe County, NV
- Prepared by: Eva M. Krause - AICP, Planner
Washoe County Community Services
Department
Division of Planning and Development
- Phone: 775.328.3628
- E-Mail: EKrause@washoecounty.us

Ms. Sannazzaro opened the public hearing. Eva Krause reviewed her staff report dated September 25, 2015.

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

Mr. 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 PM15-015 for Reeves Business Venture which has determined that the following criteria is or will be adequately provided for pursuant to Washoe County Development Code, Section 110.606.30. Ms. Ray 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

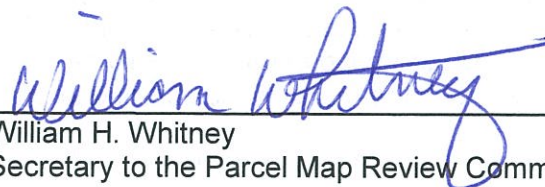
Mr. Cella made the motion to adjourn at 2:02 p.m.

Respectfully submitted,

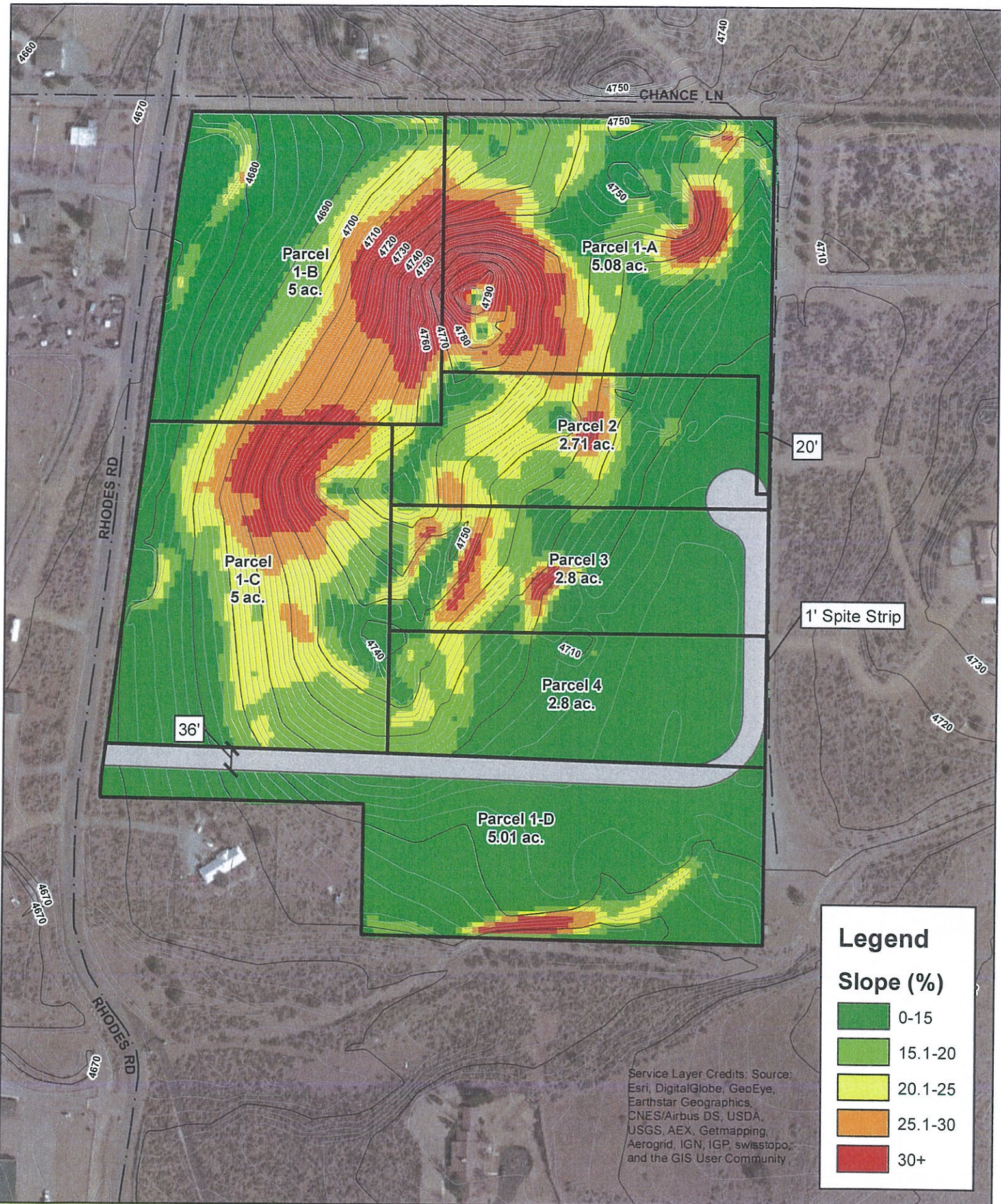


Donna Fagan, Recording Secretary

Approved by Committee in session on November 12, 2015.



William H. Whitney
Secretary to the Parcel Map Review Committee



Revised Parcel Map 10-7-15

Duane Steidley and Mary Ann Levie

Washoe County, NV

October, 2015

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PM15-011 & PM15-012