



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE Meeting Minutes

Parcel Map Review Committee Members

Thursday, September 10, 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, September 10, 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

Absent:

Planning Commission
James Barnes

Staff present:

Timothy Simpson, CSD – Utility Services, Alternate
Kelly Mullin, Planning and Development
Michael Large, Deputy District Attorney, District Attorney's Office
Donna Fagan, Recording Secretary

2. Ethics Law Announcement

Deputy District Attorney, Michael Large, 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, Mike Gump moved to approve the agenda of September 10, 2015 as written. The motion, seconded by James English, passed unanimously.

6. Approval of August 13, 2015 Draft Minutes

Tim Simpson moved to approve the August 13, 2015 draft minutes, as written. The motion was seconded by John Cella and passed unanimously.

7. Project Review Items

Agenda Item 7A

Tentative Parcel Map Case Number PM15-013 (Truckee Meadows Fire Protection District) – Hearing, discussion, and possible action to approve a parcel map dividing one parcel of ±14.813 acres into two parcels of ±3 acres and ±11.8 acres.

- Applicant: Truckee Meadows Fire Protection District
Attn: Charles Moore
1001 E. Ninth St., Bldg. D, 2nd floor
Reno, NV 89512
- Property Owner: South Hills Investment Company
Attn: Ben Farahi
3702 S. Virginia Street, Ste. G2
Reno, NV 89502
- Location: Southeast corner of Foothill Road and Broken Hill Road
- Assessor's Parcel Number: 044-300-10
- Parcel Size: ±14.813
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southwest Truckee Meadows
- 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 7 and 8, T18N, R20E, MDM,
Washoe County, NV
- Prepared by: Kelly Mullin - Planner
Washoe County Community Services Department
Division of Planning and Development
- Phone: 775.328.3608
- E-Mail: kmullin@washoecounty.us

Ms. Sannazzaro opened the public hearing.

Kelly Mullin gave an overview of her staff report dated August 25, 2015. Amy Ray, with Truckee Meadows Fire Protection District (TMFPD) and also the project applicant, submitted generic comments that would be used for any project in the County, at this time as they were not in the staff report. Ms. Ray will abstain from voting on the item as she is part of TMFPD.

Ms. Sannazzaro opened public comment; being none, public comment period was closed.

Mike 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 PM15-013 for Truckee Meadows Fire Protection District, which has determined that the following criteria is or will be adequately provided for pursuant to Washoe County Development Code, Section 110.606.30 including the comments submitted by TMFPD. Mr. Simpson seconded the motion which passed with 5 members voting for and 1 member abstaining.

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

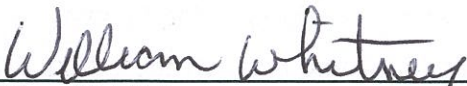
Mr. Simpson made the motion to adjourn at 1:37 p.m.

Respectfully submitted,



Donna Fagan, Recording Secretary

Approved by Committee in session on October 8, 2015.



William H. Whitney
Secretary to the Parcel Map Review Committee