



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE DRAFT Meeting Minutes

Parcel Map Review Committee Members

Thursday, February 11, 2016
1:30 p.m.

James Barnes, Planning Commission
James English, Health District
Mike Gump, Engineering
Amy Ray, Truckee Meadows Fire Protection District
John Cella, Utility Services
Lora R. Robb, 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, February 11, 2016 at 1:30 p.m., in the Washoe County Mt. Rose Conference Room, 1001 East Ninth Street, Reno, Nevada.

1. *Determination of Quorum

Lora R. Robb called the meeting to order at 1:31 p.m. The following members and staff were present:

Departments represented: Community Services Department (CSD)
Mike Gump, Engineering
John Cella, Utility Services
Lora R. Robb, Planning and Development

Truckee Meadows Fire Protection District
Amy Ray, Fire Marshal

Absent: Planning Commission
James Barnes

Health District
James English

Staff present: Roger Pelham, Senior Planner, Planning and Development
John Cella, CSD, Engineering
Nathan Edwards, Deputy District Attorney, District Attorney's Office
Katy Stark, Planning and Development
Donna Fagan, Recording Secretary

2. *Ethics Law Announcement

Deputy District Attorney, Nathan Edwards, recited the Ethics Law standards.

3. *Appeal Procedure

Ms. Robb recited the appeal procedure for items heard before the Parcel Map Review Committee.

4. * General 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 February 11, 2016, as written. The motion, seconded by Amy Ray, passed unanimously.

6. Approval of December 10, 2015 Draft Minutes

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

7. Project Review Items

A. Parcel Map Case Number PM16-001 (Ramsdell Family Revocable Trust Parcel Map Waiver) – Hearing, discussion, and possible action to approve the division of one parcel of 13.38 acres into two parcels of 11.31 acres and 2.07 acres. The 2.07 acre parcel is for public utility purposes.

- Applicant: Truckee Meadows Water Authority
Attn: Heather Edmunson
1355 Capital Blvd
Reno, NV 89502
- Property Owner: Ramsdell Family Trust
Attn: Robert Ramsdell
7299 Franktown Road
Washoe Valley, NV 89704
- Location: Approximately 1800 feet south of the intersection of Franktown Road and Pine Canyon Road
- Assessor's Parcel Number: 055-210-15
- Parcel Size: 13.38
- Master Plan Categories: Rural (R) and Rural Residential (RR)
 - Regulatory Zone: General Rural (GR) and Medium Density Rural (MDR)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 2 – Commissioner Lucey
- Staff: Roger Pelham, MPA, Senior Planner
Washoe County Community Services Department
Planning and Development Division
- Phone: 775.328.3622
- E-Mail: rpelham@washoecounty.us

Lora R. Robb opened the public hearing. Roger Pelham reviewed his staff report dated January 21, 2016.

Angela Fuss, with CSA representing TMWA, requested to modify condition 1(c) so the parcel map will move forward and at the same time the Regulatory Zone Amendment (RZA) will be being processed. The issue with this is; a long time ago when this was under Washoe County Water Resources' (WCWR) jurisdiction there was a different owner of this parcel and that owner worked with

WCWR and were going to record a deed that would make this fall under WCWR so it wasn't a well on private property. The document was signed but never recorded. Today the property is owned by a different family and the well is owned by TMWA due to the WCWR/TMWA consolidation. With the history, it would be cleaner and easier if this could record as a parcel and get it under TMWA's ownership as a separate parcel. TMWA plans on moving forward with the zone change in a timely manner they just need to get the parcel map recorded as fast as possible.

Mr. Pelham responded he didn't disagree with anything Angela had to say, unfortunately, per the development code, the ±2 acre portion is zoned general rural (GR) which is already smaller than the minimum lot size of 40 acres which is allowed in GR and per the development code we can't create a sub-standard or non-conforming parcel. It's already smaller than 40 acres and we can't make it any smaller.

Ms. Fuss asked if they could apply for a Director's Modification. Mr. Pelham said no, a Director's Modification is limited to Article 412, Landscaping and Article 410, Parking and Loading.

Ms. Fuss inquired, if TMWA was to appeal this would it go to the Board of County Commissioner's (BCC). Mr. Pelham said yes. Ms. Fuss asked if that was an option; for the BCC to appeal PMRC's decision. Mr. Pelham said an appeal was a possibility but by operation of the code we still have something smaller than 40 acres they would still have to follow code.

DDA Nathan Edwards agreed that conceptually the project makes sense but legally speaking the County can't create a lot that doesn't meet the minimum lot size. He and Mr. Pelham came up with the conditioning for a zone change, in the future. If an appeal went to the BCC the advice would be the same.

Heather Edmunson, with TMWA, said the taxes are going to move to a new season where they need to be paid up front and the property owners pay quarterly.

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

Timothy Simpson 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 Waiver Case Number PM16-001 for Truckee Meadows Water Authority, subject to the conditions of approval as listed in the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Development Code, Section 110.606.75. Mike Gump seconded the motion which carried unanimously.

The motion carried and considered the following criteria:

- (a) Conformity with Laws. That the proposed minor subdivision conforms with Chapter 278 of NRS and this Development Code;
- (b) Conformity with Regulations. That the proposed minor subdivision conforms to state and County requirements as to area, improvement and design, and flood water drainage control;
- (c) Environmental Effects. That the proposed minor subdivision will not have an adverse effect on the environment;
- (d) Conformity with Master Plan. That the proposed minor subdivision conforms to the Washoe County Master Plan, including the area plans and any specific plans adopted by the County;
- (e) Change in Nonconformity. That no existing nonconformity with the other divisions in this Development Code will be increased;
- (f) Conformity with Other Ordinances. That the proposed minor subdivision conforms with all other County ordinances;
- (g) Lack of Need. That unusual circumstances exist so that a parcel map is not necessary to insure proper legal description of property, location of property lines and monumenting of property lines; and

(h) Facilities. That appropriate improved public roads, adequate sanitary disposal facilities, and adequate water supplies are available.

8. *Reports and Future Agenda Items

A. *Legal Information and Updates

None

9. *Public Comment

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

10. Adjournment

Ms. Ray made the motion to adjourn at 2:16 p.m. Mike Gump seconded the motion.

Respectfully submitted,

Donna Fagan, Recording Secretary

Approved by Committee in session on _____, 2016.

William H. Whitney
Secretary to the Parcel Map Review Committee