



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE Meeting Minutes

Parcel Map Review Committee Members

Thursday, November 10, 2016
1:30 p.m.

James Barnes, Planning Commission
James English, Health District
Tim Simpson, Environmental Engineer
Mike Gump, Engineering
Amy Ray, Truckee Meadows Fire Protection District
Eric Young, 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, November 10, 2016, at 1:30 p.m., in the Washoe County Mt. Rose Conference Room, 1001 East Ninth Street, Reno, Nevada.

1. Determination of Quorum

Trevor Lloyd called the meeting to order at 1:31 p.m. The following members and staff were present:

Departments represented: Community Services Department (CSD)
Tim Simpson, Environmental Engineer
Mike Gump, Engineering
Trevor Lloyd, Planning and Development

Health District
James English

Truckee Meadows Fire Protection District
Amy Ray, Fire Marshal

Planning Commission
James Barnes

Staff present: Kimble Corbridge, P.E., Project Manager, Engineering
Nathan Edwards, Deputy District Attorney, District Attorney's Office
Donna Fagan, Recording Secretary

2. Ethics Law Announcement

Trevor Lloyd recited the Ethics Law standards.

1:32 p.m. – Nathan Edwards, Deputy District Attorney joined the meeting.

3. Appeal Procedure

Trevor Lloyd 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, James English moved to approve the agenda of November 10, 2016 as written. The motion, seconded by Amy Ray, passed unanimously.

6. Approval of October 13, 2016 Draft Minutes

James English moved to approve the October 13, 2016 draft minutes, as written. The motion was seconded by Mike Gump and passed unanimously.

7. Project Review Items

A. Parcel Map Case Number PM16-010 (Mystic Mountain, LLC) – Hearing, discussion, and possible action to approve the parceling of a ±107.96 acre parcel into two parcels of ±83.27 and ±24.69 acres.

- Owner/Applicant: Mystic Mountain, LLC
- Location: At terminus of Pebble Creek Drive, west of Pyramid Hwy.
- Assessor's Parcel Numbers: 538-171-08 and a portion of 538-171-09
- Parcel Size: 107.96 Acres
- Master Plan Category: Industrial (I) and Suburban Residential (SR)
- Regulatory Zone: Industrial (I) and Low Density Suburban (LDS)
- 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 11 & 14, T21N, R20E, MDM, Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner
Washoe County Community Services
Department
Planning and Development Division
- Phone: 775-328-3620
- Email: tlloyd@washoecounty.us

Trevor Lloyd opened the public hearing. Trevor Lloyd reviewed his staff report dated October 2, 2016.

There was no discussion from staff or the applicant.

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

Tim 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 Case Number PM16-010 for Mystic Mountain, 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 110.606.30. James English 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

The meeting adjourned at 1:39 p.m.

Respectfully submitted,



Donna Fagan, Recording Secretary

Approved by Committee in session on December 8, 2016



William H. Whitney
Secretary to the Parcel Map Review Committee

