



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE Meeting Minutes

Parcel Map Review Committee Members

Thursday, October 13, 2016
1:30 p.m.

James Barnes, Planning Commission
James English, Health District
Tim Simpson, Utility Services
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, October 13, 2016, at 1:30 p.m., in the Washoe County Mt. Rose Conference Room, 1001 East Ninth Street, Reno, Nevada.

1. *Determination of Quorum

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

Departments represented: Community Services Department (CSD)
Tim Simpson, Utility Services
Kimble Corbridge, Engineering
Eric Young, 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
Nathan Edwards, Deputy District Attorney, District Attorney's Office
Donna Fagan, Recording Secretary

2. *Ethics Law Announcement

Eric Young recited the Ethics Law standards.

3. *Appeal Procedure

Eric Young recited the appeal procedure for items heard before the Parcel Map Review Committee.

- James Barnes entered the meeting at 1:33 p.m.

4. *General Public Comment

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

5. Possible Action to Approve Agenda

In accordance with the Open Meeting Law, Kimble Corbridge moved to approve the agenda of October 13, 2016 as written. The motion, seconded by Amy Ray, passed unanimously.

6. Possible Action to Approve September 8, 2016 Draft Minutes

Amy Ray moved to approve the September 8, 2016 draft minutes, as written. The motion was seconded by Tim Simpson and passed unanimously.

7. Project Review Items

A. Parcel Map Case Number PM16-009 (Spanish Springs Associates) – Hearing, discussion, and possible action to approve a tentative parcel map to merge and re-subdivide three parcels totaling ±180.26 acres into four parcels of ±9.95, ±2.55, ±39.53 and ±128.24 acres.

- Owner/Applicant: Spanish Springs Associates Ltd. Ptsp.
- Location: 205 and 600 Hawco Court and 425 Ingenuity Ave.
- Assessor's Parcel Numbers: 538-161-09, 10 and 538-010-07
- Parcel Size: 180.26 Acres
- Master Plan Category: Industrial (I), Rural (R) and Open Space (OS)
- Regulatory Zone: Industrial (I), General Rural (GR) and Open Space (OS)

- 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: Section 14 and 23, 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

Eric Young opened the public hearing. Roger Pelham reviewed Trevor Lloyd's staff report dated September 22, 2016 in Mr. Lloyd's absence.

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

- Deputy District Attorney Nate Edwards entered the meeting at 1:37 p.m.

Kimble Corbridge 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 PM16-009 for Spanish Springs Associates, 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.
- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Section 110.606.30(d) and which are in addition to the criteria listed above.

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. English made the motion to adjourn at 1:40 p.m.

Respectfully submitted,



Donna Fagan, Recording Secretary

Approved by Committee in session on November 11, 2016.



William H. Whitney
Secretary to the Parcel Map Review Committee

