



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE Meeting Minutes

Parcel Map Review Committee Members

Thursday, September 8, 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, September 8, 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 1:38 p.m. The following members and staff were present:

Departments represented: Community Services Department (CSD)
Kimble Corbridge, Engineering
Eric Young, Planning and Development
Health District
Wes Rubio
Truckee Meadows Fire Protection District
Amy Ray, Fire Marshal
Planning Commission
James Barnes

Departments absent: Community Services Department (CSD)
Tim Simpson, Environmental Engineer

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

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

3. Appeal Procedure

Eric Young 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, Amy Ray moved to approve the agenda of September 8, 2016, as written. The motion, seconded by Wes Rubio, passed unanimously.

6. Approval of June 9, 2016 Draft Minutes

Wes Rubio moved to approve the June 9, 2016 draft minutes, as written. The motion was seconded by Ms. Ray and passed unanimously.

7. Project Review Items

A. Parcel Map Case Number PM16-008 (Dein and Elizabeth Riley Parcel Map) – Hearing, discussion, and possible action to approve a tentative parcel map to divide one parcel of ±5.77 acres into two parcels of ±3.27 and ±2.5 acres.

- Applicant: Dein P. Riley
3230 Markridge Drive
Reno, NV 89509
- Property Owner: Dein P. and Elizabeth T. Riley Irr. Trust
3230 Markridge Drive
Reno, NV 89509
- Location: Eastern terminus of Double Creek Court,
approximately 600 feet east of its intersection with
Callahan Road
- Assessor's Parcel Number: 148-272-03
- Parcel Size: 5.77 Acres
- Master Plan Categories: Suburban Residential and Rural (SR) (R)
- Regulatory Zones: Low Density Suburban and General Rural (LDS)
(GR)
- Area Plan: Forest
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 2, T17N, R19E, MDM,
Washoe County, NV
- Staff: Roger D. Pelham, MPA, Senior Planner
Washoe County Community Services
Department
Planning and Development Division
- Phone: 775-328-3622
- E-mail: rpelham@washoecounty.us

Eric Young opened the public hearing. Roger Pelham reviewed his staff report dated August 18, 2016.

Kimble Corbridge asked if the Health District was going to require "mound systems" on the properties. Wes Rubio said he didn't know as test trenches have yet to be done on each of the parcels. He cannot determine what septic system design will be suitable until a soil suitability test is done. It is in a flood-zone, however, a standard system could be installed there with an Engineer

design backing it. The Health District will require a sign off on the final map to assure all of their conditions are met.

Mr. Corbridge stated Engineering will require signatures on the final map as noted in the Conditions of Approval.

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

Mr. Young closed the public hearing.

Wes Rubio moved to approve Parcel Map Case Number PM16-008 (Dein and Elizabeth Riley Parcel Map) subject to the conditions of approval as listed in the staff report. 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.

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. Corbridge made the motion to adjourn at 1:47 p.m.

Respectfully submitted,



Donna Fagan, Recording Secretary

Approved by Committee in session on October 13, 2016.



William H. Whitney
Secretary to the Parcel Map Review Committee