



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE DRAFT Meeting Minutes

Parcel Map Review Committee Members

Thursday, July 13, 2017
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, July 13, 2017, at 1:30 p.m., in the Washoe County Mt. Rose Conference Room, 1001 East Ninth Street, Reno, Nevada.

1. *Determination of Quorum

Kelly Mullin, in Eric Young's absence, called the meeting to order at 1:34 p.m. The following members and staff were present:

Departments represented: Community Services Department (CSD)
Mike Gump, Engineering
John Cella, Environmental Engineer
Kelly Mullin, Planning and Building
Health District
James English
Truckee Meadows Fire Protection District
Amy Ray, Fire Marshal

Members Absent: Planning Commission
James Barnes

Staff present: Eva Krause, Planner, Planning and Building
Donna Fagan, Recording Secretary

Present by Phone: Nathan Edwards, Deputy District Attorney, District Attorney's Office

2. *Ethics Law Announcement

Deputy District Attorney Nathan Edwards recited the Ethics Law standards. DDA Edwards noted the addition of a fourth item that requires disclosure and possible recusal; "You provided representation or counseling that is reasonably related to the matter being considered to a person or entity for compensation before another agency within the immediately preceding year." This item was added during the 2017 Legislative session.

3. *Appeal Procedure

Ms. Mullin 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. Possible action to approve Agenda

In accordance with the Open Meeting Law, Mike Gump moved to approve the agenda of July 13, 2017, as written. The motion, seconded by Amy Ray, passed unanimously.

6. Possible action to approve June 8, 2017 Draft Minutes

Mike Gump moved to approve the June 8, 2017 draft minutes, as written. The motion was seconded by Amy Ray and passed unanimously.

7. Project Review Items

A. Parcel Map Case Number WTPM17-0008 (4R Real Estate, LLC) – For possible action and discussion to approve the division of a ±11.31-acre parcel into four separate parcels of 80,901 square feet (±1.86 acres) (Parcel A), 54,894 square feet (±1.26 acres) (Parcel B), 67,955 square feet (±1.56 acres) (Parcel C), and 284,882 square feet (±6.64 acres) (Parcel D).

- Owner/Applicant: 4R Real Estate, LLC
7575 Highbury Pointe
Canfield, OH 44406
- Location: Northeast corner of State Route 445 (Pyramid Highway) and Calle De La Plata
- Assessor's Parcel Number: 534-571-02
- Parcel Size: ±11.31-acres
- Master Plan Category: Commercial (C) (±10.54-acres) and Open Space (OS) (±.77-acres)
- Regulatory Zone: Neighborhood Commercial/Office and Open Space
- 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 23, T21N, R20E, MDM, Washoe County, NV
- Staff: Eva Krause, AICP, Planner and Julee Olander, Planner
- Phone: 775.328.3628 (Eva); 775.328.3627 (Julee)
- E-mail: ekrause@washoecounty.us and jolander@washoecounty.us

Kelly Mullin opened the public hearing.

There were no disclosures.

Eva Krause reviewed her staff report dated June 30, 2017.

With no response to the call for public comment, the 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 WTPM17-0008 for 4R Real Estate, LLC, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30. 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.

B. For possible action and discussion to change future PMRC meeting times to 2:00 p.m. on the second Thursday of each month in the Mt. Rose Conference Room which is a change to the current PMRC meeting time of 1:30 p.m. on the second Thursday of each month.

Kelly Mullin opened the public hearing.

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

James English moved to change the PMRC meeting time to 2:00 p.m. on the second Thursday of each month. John Cella seconded the motion which carried unanimously.

8. *Reports and Future Agenda Items

A. *Legal Information and Updates

None

9. *General Public Comment

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

10. Adjournment

Kelly Mullin made the motion to adjourn at 1:45 p.m.

Respectfully submitted,

Donna Fagan, Recording Secretary

Approved by Committee in session on August 10, 2017

Eric Young, Chair
Senior Planner

DRAFT