



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE DRAFT Meeting Minutes

Parcel Map Review Committee Members

Thursday, May 11, 2017
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, May 11, 2017, 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)
Mike Gump, Engineering
Tim Simpson, Environmental Engineer
Eric Young, Planning and Development

Health District
Wes Rubio

Truckee Meadows Fire Protection District
Amy Ray, Fire Marshal

Members Absent: Planning Commission
James Barnes

Staff present: Roger Pelham, Senior Planner, Planning and Development
Julee Olander, Planner, Planning and Development
Denise Reynolds, Truckee Meadows Fire Protection District
Kimble Corbridge, P.E., Project Manager, Engineering
Donna Fagan, Recording Secretary

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

2. *Ethics Law Announcement

Eric Young recited the Ethics Law standards.

3. *Appeal Procedure

Mr. Young 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.
Mr. Young introduced Julee Olander, the new Planner.

5. Possible action to approve Agenda

In accordance with the Open Meeting Law, Wes Rubio moved to approve the agenda of May 11, 2017, as written. The motion, seconded by Tim Simpson, passed unanimously.

6. Possible action to approve April 13, 2017 Draft Minutes

Tim Simpson moved to approve the April 13, 2017 draft minutes, as written. The motion was seconded by Mike Gump and passed unanimously.

7. Project Review Items

A. Tentative Parcel Map Case Number WTPM17-0004 (Carlos Bucio) – For possible action, hearing, and discussion to approve a tentative parcel map to allow the division of one parcel of ±56,497 square feet (±1.297 acre) into two parcels of ±28,249 square feet (±.65 acre) each.

- Applicant/Property Owner: Carlos Bucio
4915 Sun Valley Boulevard
Reno, NV 89433
- Location: 4915 Sun Valley Boulevard, directly west of its
intersection with Rampion Way
- Assessor's Parcel Number: 035-120-19
- Parcel Size: ±56,497 square feet (±1.297 acre)
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 3 – Commissioner Jung
- Section/Township/Range: Section 30, T20N, R20E, MDM,
Washoe County, NV
- Staff: Roger 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 April 10, 2017.

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 WTPM17-0004 for Carlos Bucio, 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 Development 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.

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

Eric Young made the motion to adjourn at 1:45 p.m.

Respectfully submitted,

Donna Fagan, Recording Secretary

Approved by Committee in session on _____, 2017.

Eric Young, Chair
Senior Planner

DRAFT