



# WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE Meeting Minutes

## Parcel Map Review Committee Members

Thursday, November 9, 2017  
2:00 p.m.

Larry Chesney, Planning Commission  
James English, Health District  
Tim Simpson, Environmental Engineer  
Mike Gump, Engineering  
Denise Reynolds, Truckee Meadows Fire Protection  
District  
Eric Young, Planning and Building

Washoe County Administration Complex  
Building A, Room 265  
Mt. Rose Conference Room  
  
1001 East Ninth Street  
Reno, NV

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The Washoe County Parcel Map Review Committee met in regular session on Thursday, November 9, 2017, at 2:00 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 2:03 p.m. The following members and staff were present:

Departments represented: Planning Commission  
Larry Chesney

Community Services Department (CSD)  
Walt West, Engineering (alternate)  
Tim Simpson, Environmental Engineer  
Eric Young, Planning and Building

Health District  
Wes Rubio (alternate)

Members Absent: Truckee Meadows Fire Protection District  
Denise Reynolds

Staff present: Julee Olander, Planner, Planning and Building  
Chad Giesinger, Senior Planner, Planning and Building  
Roger Pelham, Senior Planner, Planning and Building  
Donna Fagan, Recording Secretary  
Nathan Edwards, Deputy District Attorney, District Attorney's  
Office

### 2. \*Ethics Law Announcement

Deputy District Attorney Nathan Edwards 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.

### 5. Possible action to approve Agenda

Jason Gilles, TEC Engineering, the applicant for item 7C, requested a continuance of that item with no specific date.

In accordance with the Open Meeting Law, Larry Chesney moved to approve the agenda of November 9, 2017, with the change noted above. The motion, seconded by Tim Simpson, passed unanimously.

### 6. Possible action to approve October 12, 2017 Draft Minutes

Tim Simpson moved to approve the October 12, 2017 draft minutes, as written. The motion was seconded by Wes Rubio and passed unanimously.

### 7. Project Review Items

**A. Tentative Parcel Map Case WTPM17-0014 (SW & WW Eccles, LLC)** – For possible action, hearing, and discussion by the Washoe County Parcel Map Review Committee to approve a parcel map dividing one parcel of ±1.11 acres into three parcels. All three parcels will be the same size of ±16,133 square feet.

- Applicant: Summit Engineering Corp.
- Property Owner: SF & WW Eccles, LLC
- Location: 330 East 6th Avenue
- APN: 085-561-01
- Parcel Size: ±1.11 acres
- Master Plan: Suburban Rural (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Dev Code: Authorized in Article 606, Parcel Maps
- Comm. District: 3 – Commissioner Jung
- Section/Township/Range: Section 17, T20N, R20E, MDM, Washoe County, NV
- Staff: Julee Olander, Planner  
Washoe County Community Services  
Department  
Planning and Building Division
- Phone: 775-328-3627
- E-mail: jolander@washoecounty.us

Eric Young opened the public hearing. Julee Olander reviewed her staff report dated October 18, 2017.

Ms. Olander requested an additional condition be added; if there are existing structures on the new parcels, they are required to meet MDS setbacks which are 20-feet in the front and rear and 8-feet on the side yards.

Walt West added standard conditions for Engineering:

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add a Security Interest Holder's Certificate to the map, if applicable.

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

Larry Chesney moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM17-0014 for SF & WW Eccles, LLC, subject to the conditions of approval included as Exhibit A with the staff report along with the additional conditions requested, and makes the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code Section 110.606.30. Wes Rubio 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. Tentative Parcel Map Case WTPM17-0016 (Gerlach GID)** – For possible action, hearing, and discussion to approve a tentative parcel map for the Gerlach General Improvement District to allow the subdivision of an 18.96 acre parcel into 4 parcels. One of the parcels will be a large 17.99 acre remainder parcel and the other 3 parcels will meet the minimum lot size for the Medium Density Suburban regulatory zone (i.e. 13,834 sf, 13,394 sf, and 15,201 sf).

- Location: At the intersection of Diablo and Cottonwood Streets in Gerlach (across from the high school)
- APN: 071-240-14
- Parcel Size: 18.96
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)

- Area Plan: High Desert
- Citizen Advisory Board: Gerlach/Empire
- Development Code: Authorized in Article 606
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 0, T32N, R23E, MDM,  
Washoe County, NV
- Staff: Chad Giesinger, AICP, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775-328-3626
- Email: cgiesinger@washoecounty.us

Eric Young opened the public hearing. Chad Giesinger reviewed his staff report dated October 18, 2017.

Walt West added standard conditions for Engineering:

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Identify any existing easements on the parcel map.
- c. Remove unlicensed vehicles from the proposed division.
- d. Place a note on the map stating that the natural drainage will not be impeded.
- e. Add a note to the map stating: ***No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.***

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

Wes Rubio move 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 Tentative Parcel Map Case Number WTPM17-0016 (Gerlach GID), subject to the conditions of approval as listed in Exhibit A of the staff report along with the additional conditions requested, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code Section 110.606.30. Walt West seconded the motion with 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.

**C. Sequential approval of the following Parcel Maps: \*\*\*Continued per Applicant\*\*\***

**Tentative Parcel Map Case Number WTMP17-0015 (Palomino Ranch Estates #1)** – For possible action, hearing, and discussion to approve the division of a 67.60 acre parcel into three 2.5 acre parcels and one remainder parcel of 60.10 acres.

**Tentative Parcel Map Case Number WTMP17-0017 (Palomino Ranch Estates #2)** – For possible action, hearing, and discussion to approve a second division of the newly created 60.10 acre parcel into three parcels of 5.0, 5.03 and 5.01 acres, and a remainder parcel of 45.06 acres.

**Tentative Parcel Map Case Number WTMP17-0018 (Palomino Ranch Estates #3)** – For possible action, hearing, and discussion to approve a third subsequent division of the newly created 45.06 acre parcel into three 5.0 acre parcels and one remainder parcel of 30.06 acres.

**Tentative Parcel Map Case Number WTMP17-0019 (Palomino Ranch Estates #4)** – For possible action, hearing, and discussion to approve a fourth subsequent division of the newly created 30.06 acre parcel into three parcels of 5.0, 5.03 and 5.01 acres, and a remainder parcel of 15.02 acres.

**Tentative Parcel Map Case Number WTMP17-0020 (Palomino Ranch Estates #5)** – For possible action, hearing, and discussion to approve a fifth subsequent division of a newly created 15.02 acre parcel into one 5.0 acre and two 5.01 acre parcels.

- Applicant/Property Owner: LW Land Company, LLC  
Attn: Brian Murphy  
695 Mile Circle  
Reno, NV 89511
- Location: South end of Grass Valley Road, approximately ½ mile south of Whiskey Springs Road
- Assessor's Parcel Number: 077-130-23
- Parcel Size: 67.60 acres
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: Warm Springs (Specific Plan Area)
- Citizen Advisory Board: Warm Springs/Rural
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 16, T22N, R21E, MDM,  
Washoe County, NV
- Staff: Roger Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775-328-3622

- Email: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

**8. \*Reports and Future Agenda Items**

**A. \*Legal Information and Updates**

Eric Young stated the Planning Commission has assigned a new representative, Larry Chesney, to the Parcel Map Review Committee, along with an alternate, Michael Lawson. The Planning Commission also assigned alternates for the current members of the PMRC in the event the assigned representative is unable to make the meeting, with the exception of Truckee Meadows Fire Protection District who does not have an alternate. The members and alternates are as follows:

Planning and Building:	Eric Young - Chair Julee Olander (alternate)
Planning Commission:	Larry Chesney Michael Lawson (alternate)
Health District:	James English Wes Rubio (alternate)
Environmental Engineering:	Tim Simpson John Cella (alternate)
Engineering:	Mike Gump Walt West (alternate)
Truckee Meadows Fire:	Denise Reynolds (no alternate)

**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 2:15 p.m.

Respectfully submitted,

  
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Donna Fagan, Recording Secretary

Approved by Committee in session on December 14, 2017

  
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Eric Young, Chair  
Senior Planner