



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE DRAFT Meeting Minutes

Parcel Map Review Committee Members

Thursday, March 8, 2018
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

The Washoe County Parcel Map Review Committee met in regular session on Thursday, March 8, 2018, at 2:00 p.m., in the Washoe County Mt. Rose Conference Room, 1001 East Ninth Street, Reno, Nevada.

1. *Determination of Quorum

Larry Chesney called the meeting to order at 2:12 p.m. The following members and staff were present:

Departments represented: Planning Commission
Larry Chesney
Community Services Department (CSD)
Mike Gump, Engineering
Tim Simpson, Environmental Engineer
Health District
James English
Truckee Meadows Fire Protection District
Denise Reynolds

Members Absent: Community Services Department (CSD)
Eric Young, Planning and Building

Staff present: Trevor Lloyd, Planning Manager
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

Deputy District Attorney Nathan Edwards 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, James English moved to approve the agenda of March 8, 2018, as written. The motion, seconded by Mike Gump, passed unanimously.

6. Possible action to approve February 8, 2018 Draft Minutes

Mike Gump moved to approve the February 8, 2018 draft minutes, as written. The motion was seconded by James English and passed unanimously.

7. Project Review Items

A. Tentative Parcel Map Case Number WTPM18-0001 (Spareno, LLC) – For possible action, hearing, and discussion to approve a tentative parcel map to allow the subdivision of a 2.1 acre parcel into 4 parcels approximately ½ acre each in size.

- Applicant: Odyssey Engineering
- Property Owner: Spareno, LLC
- Location: 1538 Tuxon Way – approximately ¼ mile south of Toll Road
- APN: 017-110-53
- Parcel Size: 2.10 acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS) per WCC Section 110.212.05 – MDS modifier of 2 units per/acre
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 34, T18N, R20E, 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

Larry Chesney opened the public hearing. Trevor Lloyd reviewed Chad Giesinger's staff report dated February 16, 2018, in Mr. Giesinger's absence.

Gabe Wittler with Odyssey Engineering, the applicant's representative, agrees with the proposed conditions and noted a grading permit was already in process and there would be one for each parcel once the map is recorded.

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 Tentative Parcel Map Case Number WTPM18-0001 (Spareno LLC), subject to the conditions of approval as listed in Exhibit A of 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. Mike Gump 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.

Lorenz Robinson, the property owner, noted the address in the staff report was a typo. The corrected address is 15380 Tuxon Way. DDA Edwards noted this isn't a problem as the APN is correct.

The Committee unanimously agreed to amend the motion to include the "0" to the address of 15380 Tuxon Way.

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

Larry Chesney made the motion to adjourn at 2:22 p.m.

Respectfully submitted,

Donna Fagan, Recording Secretary

Approved by Committee in session on April 12, 2018

Eric Young, Chair
Senior Planner

DRAFT