



# WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE DRAFT Meeting Minutes

## Parcel Map Review Committee Members

Thursday, November 8, 2018  
2:00 p.m.

Larry Chesney, Planning Commission  
James English, Health District  
Tim Simpson, Environmental Engineer  
Mike Gump, Engineering  
Don Coon, 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, November 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

Eric Young called the meeting to order at 2:04 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 Building  
Health District  
Wes Rubio (alternate)  
Planning Commission  
Larry Chesney

Members Absent: Truckee Meadows Fire Protection District  
Don Coon

Staff present: Chris Bronczyk, Planner, Planning and Building  
Julee Olander, 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

In accordance with the Open Meeting Law, Larry Chesney moved to approve the agenda of November 8, 2018, as written. The motion, seconded by Wes Rubio, passed unanimously.

## 6. Possible action to approve October 11, 2018 Draft Minutes

Larry Chesney moved to approve the October 11, 2018 draft minutes, as written. The motion was seconded by Wes Rubio and passed unanimously.

## 7. Project Review Items

**A. Tentative Parcel Map Case Number WTPM18-0011 (Gabino)** – For possible action, hearing, and discussion to approve a tentative parcel map dividing one ±39,289 sq. ft. parcel into two parcels; one at ±12,009 square feet and one at ±27,279 square feet in size. The parcel is located at 165 East 7th Avenue.

- Applicant: Maria McCurdy
- Property Owner: Ramon Gabino
- Location: 165 E 7th Avenue
- APN: 085-471-42
- Parcel Size: ±0.90 acres
- Master Plan: Suburban Residential
- Regulatory Zone: Medium Density Suburban
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 5- Commissioner Herman
- Staff: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building Division
  
- Phone: 775-328-3627
- E-mail: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

Eric Young opened the public hearing. Julee Olander reviewed her staff report dated October 19, 2018.

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 WTPM18-0011 for Roman Gabino, 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. 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 Number WTPM18-0012 (Spanish Springs Associates) - For possible action, hearing, and discussion to approve a tentative parcel map dividing a 1.46 acre parcel into two parcels; one ±0.6 acre and one ±0.9 acre parcel.**

- Applicant: Spanish Springs Associates L.P.
- Property Owner: Spanish Springs Associates L.P.
- Location: 120 Inventors Place
- APN: 530-470-21
- Parcel Size: 1.46 acres
- Master Plan: Industrial
- Regulatory Zone: Industrial
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 606 Parcel Maps
- Commission District: 4 – Commissioner Hartung
- Staff: Eva Krause, AICP, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3628
- E-mail: [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)

Eric Young opened the public hearing. Chris Bronczyk presented Eva Krause's staff report dated October 12, 2018, in her absence.

All comments/condition were standard for a commercial tentative parcel map.

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 WTPM18-0012 for Spanish Springs Associates, 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. Wes Rubio seconded the motion which carried unanimously.

The motion carried and considered the following criteria:

- 1) General improvement considerations 1) 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**

Eric Young noted the Parcel Map Review Committee meetings run smoothly but if any Member had ideas or comments on how the meetings are being run, please let him know.

### **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,

---

Donna Fagan, Recording Secretary

Approved by Committee in session on December 13, 2018

---

Eric Young, Chair  
Senior Planner