



Parcel Map Review Committee Staff Report

Meeting Date: February 08, 2018

Agenda Item: 7C

TENTATIVE PARCEL MAP CASE NUMBER: WTPM17-0024 (Fritter)

BRIEF SUMMARY OF REQUEST: Divide a 4.99 acre parcel into a 2 acre and 2.99 acre parcel

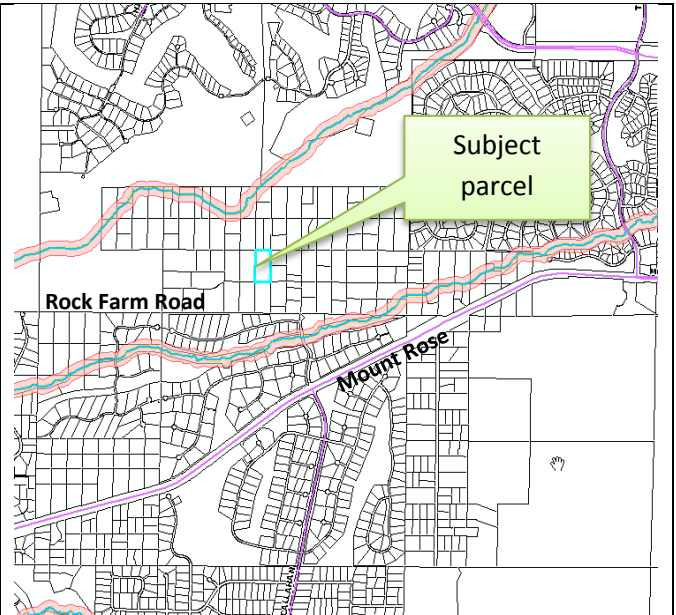
STAFF PLANNER:

Planner's Name: Chris Bronczyk, Planner
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E-mail: cbronczyk@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion by the Washoe County Parcel Map Review Committee to approve a tentative parcel map dividing a 4.99 acre parcel into a 2 acre and a 2.99 acre parcel.

Applicant/Property Owner:	Robin Fritter
Location:	330 feet west of Carl Drive, on the south side of Rock Farm Road
APN:	150-260-33
Parcel Size:	4.99 Acres
Master Plan:	Rural Residential (RR)
Regulatory Zone:	High Density Rural (HDR)
Area Plan:	South West Truckee Meadows
Citizen Advisory Board:	South Truckee Meadows / Washoe Valley
Development Code:	Authorized in Article 606
Commission District:	2 – Commissioner Lucey
Section/Township/Range:	Section 26, T18N, R19E, MDM



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I 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 Parcel Map Case Number WTPM17-0024 for Robin Fritter, 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.

(Motion with Findings on Page 8)

Tentative Parcel Map Evaluation

Regulatory Zone: High Density Rural (HDR)

Maximum Lot Potential: 2

Number of Lots on Parcel Map: 2

Minimum Lot Size Required: 2 Acres

Minimum Lot Size on Parcel Map: 2 Acres (87,120 sq. ft.)

Minimum Lot Width Required: 150 feet

Minimum Lot Width on Parcel Map: 329.59'

The tentative parcel map meets all minimum requirements for the *High Density Rural* regulatory zone.

Development Suitability Constraints: The Development Suitability Map, a part of the *Southwest Truckee Meadows Area Plan*, identifies the subject parcel as Unconstrained.

Hydrographic Basin: The subject parcel is within the Truckee Meadows Hydrographic Basin.

The subject parcel is inside the Truckee Meadows Service Area (TMSA).

The proposed subdivision is not a second or subsequent division of a parcel map approved within the last five years.

Southwest Truckee Meadows Area Plan Modifiers

The subject parcel is located within the Timberline Wildland Transition Suburban Character Management Area. The following is the pertinent policy from the Area Plan:

SW.1.5 The following Regulatory Zones are permitted within the Timberline Wildland Transition Suburban Character Management Area:

- e. High Density Rural (HDR) Limited to the areas designated HDR as of the effective date of this plan.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
- Truckee Meadows Water Authority (TMWA)
- Washoe County Health District
 - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District

4 out of the 7 above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact

information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order, if granted approval.

- Washoe County Planning and Building Division, Planning Program requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.
Contact: Chris Bronczyk, 775.328.3612, cbronczyk@washoecounty.us
- Washoe County Engineering and Capital Projects Division provided comments related to technical map requirements, roadway improvements, and access.
Contact: Mike Gump, 775.328.2041, mgump@washoecounty.us
- Washoe County Planning and Building Division, Water Management Planner Coordinator requires the Parcel Map shall contain TMWA's note and acknowledgement regarding all conditions necessary for provisions of water service to these 2 parcels.
Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us

Staff Comment on Required Findings

WCC Section 110.606.30 (i) requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 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.
Staff Comment: Compliance with all applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid wastes, facilities to supply water, and sewage disposal will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
Staff Comment: The applicant shall enter into a Water Service Agreement with Truckee Meadows Water Authority (TMWA) and pay all required fees for water service.
 - c) The availability and accessibility of utilities.
Staff Comment: Water service shall be provided by TMWA. A septic system shall provide onsite sanitation. Utility services are available and accessible in this area.
 - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
Staff Comment: The proposed parcel map would create one additional lot, which is anticipated to have minimal impacts on local services. The application was reviewed by fire and transportation agencies and no recommendation for denial was received.
 - e) Conformity with the zoning ordinances and master plan.
Staff Comment: The proposed division of land is in conformity with the applicable provisions of the Washoe County Development Code and Master Plan.
 - f) General conformity with the governing body's master plan of streets and highways.
Staff Comment: The application was reviewed by the Planning and Building Division, Engineering and Capital Projects Division, and Regional Transportation Commission. The proposal is in conformance with the Master Plan for 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.

Staff Comment: The application was reviewed by the Washoe County Engineering and Capital Projects Division and the Regional Transportation Commission, and no recommendations for new streets or highways to serve the subdivision were received.

- h) Physical characteristics of the land such as floodplain, slope and soil.

Staff Comment: The project site is identified as “most suitable for development” with some areas having “slopes greater than 15%” by the Southwest Truckee Meadows Area Plan.

- i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.

Staff Comment: These provisions of statute refer to the preparation of tentative maps. All recommend conditions of approval from the reviewing agencies have been included with the staff report.

- 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.

Staff Comment: The application was reviewed by the Truckee Meadows Fire Protection District and no recommendation for denial was received.

- k) Community antenna television (CATV) conduit and pull wire.

Staff Comment: Utility easements are provided along all public roadways.

- l) Recreation and trail easements.

Staff Comment: The proposal does not affect any existing recreational or trail easements in the area.

Recommendation

Those agencies which reviewed the application, recommended conditions in support of approval of the tentative parcel map. Therefore, after a thorough analysis and review, Parcel Map Case Number WTPM17-0024 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee’s consideration.

Motion

I 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 WTPM17-0024 for Robin Fritter, subject to the conditions of approval included as Exhibit X 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:

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 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.

Appeal Process

Parcel Map Review Committee action will be effective 10 calendar days after the written decision is filed with the Secretary to the Parcel Map Review Committee, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Board of County Commissioners. Any appeal must be filed in writing within 10 calendar days from the date the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Engineering and Capital Projects Memo
- Exhibit C: Truckee Meadows Water Authority Letter
- Exhibit D: Water Management Planner Coordinator Memo

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