



# WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE DRAFT Meeting Minutes

## Parcel Map Review Committee Members

Thursday, December 13, 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, December 13, 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 2:06 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: Kelly Mullin, 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

In accordance with the Open Meeting Law, Larry Chesney moved to approve the agenda of December 13, 2018, as written. The motion, seconded by Wes Rubio, passed unanimously.

#### 6. Possible action to approve November 8, 2018 Draft Minutes

Tim Simpson moved to approve the November 8, 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 WTPM18-0013 (TMWA)** - For possible action, hearing, and discussion to approve the waiver of the requirement for filing a parcel map in connection with the division of an ±80.93-acre parcel into two parcels of ±1.35-acres and ±79.59-acres in size. The applicant has indicated the smaller parcel is intended for a future water tank. As the smaller parcel's intended use is for a utility site, the parcel is not required to meet minimum lot size or width standards.

- Applicant: Truckee Meadows Water Authority
- Owner: Frank & Lanora Omboli
- Location: 15868 Toll Road, approximately 300 feet southeast of its intersection with Ravazza Road
- APN: 016-762-10
- Parcel Size: ±80.93-acres
- Master Plan: Rural & Rural Residential
- Regulatory Zone: General Rural & Medium Density Rural
- 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
- Staff: Kelly Mullin, AICP, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775-328-3608
- E-mail: [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us)

Eric Young opened the public hearing. Kelly Mullin reviewed her staff report dated November 29, 2018. Ms. Mullin noted the applicant made a change on the map. Page 4 of the staff report shows a 20 foot wide access and temporary construction easement which should be corrected to be a 20 foot wide access and water line easement.

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

Mr. Young asked about the change to 20 foot wide access and water line easement. Heather Edmunson, the applicant, said “temporary construction easement” was a typo on the map. DDA Edwards said most of the time the map language is “public utility easement” PUE but in this case the applicant has named it “...water line easement.” Mr. Young suggested there could be a substantive difference between a “water line easement” and a “public utility easement.” DDA Edwards said there is; a water line easement is for water lines only, it would not accommodate any other form of public utilities. If, in the future, another utility would need to use that easement, the applicant could come back and make the change to the map.

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 WTPM18-0013 for the Truckee Meadows Water Authority, subject to the conditions of approval included as Exhibit A with the staff report, and make all of the findings required by Washoe County Code Section 110.606.75. Wes Rubio seconded the motion which carried unanimously.

The motion carried and considered the following criteria:

- a) Conformity with Laws. That the proposed minor subdivision conforms with Chapter 278 of NRS and this Development Code;
- b) Conformity with Regulations. That the proposed minor subdivision conforms to state and County requirements as to area, improvement and design, and flood water drainage control;
- c) Environmental Effects. That the proposed minor subdivision will not have an adverse effect on the environment;
- d) Conformity with Master Plan. That the proposed minor subdivision conforms to the Washoe County Master Plan, including the area plans and any specific plans adopted by the County;
- e) Change in Nonconformity. That no existing nonconformity with the other divisions in this Development Code will be increased;
- f) Conformity with Other Ordinances. That the proposed minor subdivision conforms with all other County ordinances;
- g) Lack of Need. That unusual circumstances exist so that a parcel map is not necessary to insure proper legal description of property, location of property lines and monumenting of property lines; and
- h) Facilities. That appropriate improved public roads, adequate sanitary disposal facilities, and adequate water supplies are available.

## **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 2:17 p.m.

Respectfully submitted,

---

Donna Fagan, Recording Secretary

Approved by Committee in session on January 10, 2019

---

Eric Young, Chair  
Senior Planner