



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE DRAFT Meeting Minutes

Parcel Map Review Committee Members

Thursday, December 12, 2019
2:00 p.m.

Larry Chesney, Planning Commission
James English, Health District
Tim Simpson, Environmental Engineer
Wayne Handrock, Engineering
Charles Moore, 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 12, 2019, at 2:04 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)
Wayne Handrock, Engineering
Eric Young, Planning and Building
Health District
James English
Planning Commission
Larry Chesney

Members Absent: Community Services Department (CSD)
Timothy Simpson
Truckee Meadows Fire Protection District
Charles Moore

Staff present: Julee Olander, Planner, Planning and Building
Dan Cahalane, 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

Eric 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

Eric Young stated the planner, Dan Calahane had received an email from Robinson Engineering, the applicant for item 7B, who requested the item be postponed. In accordance with the Open Meeting Law, Larry Chesney moved to approve the agenda of December 12, 2019, with the postponement of item 7B. The motion, seconded by Wayne Handrock, passed unanimously.

6. Possible action to approve November 14, 2019 Draft Minutes

Larry Chesney moved to approve the November 14, 2019 draft minutes, as written. The motion was seconded by James English and passed unanimously.

7. Project Review Items

A. Tentative Parcel Map Case Number WTPM19-0015 (Duarte) – For possible action, hearing, and discussion to approve a tentative parcel map dividing a ± 99.23-acre lot into four parcels; three parcels will be ± 10.0 acres and the fourth will be ± 69.21 acres in size.

- Applicant: Mark Duarte
- Property Owner: Duarte 2001 Trust
- Location: 120 Cobalt Lane
- APN: 079-371-23
- Parcel Size: 99.234 acres
- Master Plan: Rural Residential (RR)
- Regulatory Zone: Low Density Rural (LDR- 1 unit per 10 acres)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- 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
- Email: jolander@washoecounty.us

Eric Young opened the public hearing. Julee Olander reviewed her staff report dated November 19, 2019. Ms. Olander noted Engineering had a comment, which had been discussed with the applicant, regarding a road shown on the map going through parcel 2 which will probably be unbuildable due to slopes of 30% or more and driveway slopes are only permitted at 15%. There is alternate access to the parcel.

Mr. Young is concerned the road is showing up on the map but will not be buildable. If the road is not buildable, why would it be on the final map. Ms. Olander said she could add a condition that the road will be removed before the recordation of the final map. Wayne Handrock said the road could be used for horses, off-road vehicles. It doesn't have to be an approved road. Mr. Young said it could be used as an access easement, not necessarily for a car. Ms. Olander said she would add a condition; roadways on the final map shall be buildable to Washoe County standards.

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 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 WTPM19-0015 for Mark Duarte, 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, with the addition of "all roadways on the final map shall be buildable to Washoe County standards." James English 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 WTPM19-0018 (Perennial Places) – For possible action, hearing, and discussion to approve a tentative parcel map dividing a ±6.41 acre parcel into four parcels, three parcels of ±1 acre and one remainder parcel of ±3.41 acres.

- Applicant: Robison Engineering
- Property Owner: Perennial Places, LLC
- Location: 920 Old Ophir Rd
- APN: 050-210-15
- Parcel Size: ±6.41
- Master Plan: Suburban Residential
- Regulatory Zone: Low Density Suburban
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 2 – Commissioner Lucey
- Staff: Dan Cahalane, Planner
Washoe County Community Services Department

- Phone: Planning and Building Division
775.328.3628
- Email: dcahalane@washoecounty.us

This item was postponed at the request of the applicant.

8. *Reports and Future Agenda Items

A. *Legal Information and Updates

Mr. Young asked Nate Edwards about postponements. If we have a letter or request from the applicant, is that sufficient? DDA Edwards said if there is a request, in writing from the applicant to continue an item, it can be moved to another meeting. The way it was done today is in compliance with the agenda. There doesn't need to be a specified date for the postponement to be heard.

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 2:22 p.m.

Respectfully submitted,

Donna Fagan, Recording Secretary

Approved by Committee in session on _____, 2019

Eric Young, Chair
Senior Planner