



# WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE Meeting Minutes

## Parcel Map Review Committee Members

Thursday, June 11, 2020  
2:00 p.m.

Larry Chesney, Planning Commission  
James English, Health District  
Tim Simpson, Environmental Engineer  
Wayne Handrock, Engineering  
Dale Way, Truckee Meadows Fire Protection District  
Eric Young, Planning and Building

Washoe County Administration Complex  
Building A  
Commission Chambers  
1001 East Ninth Street  
Reno, NV

**Due to COVID-19:** No members of the public were allowed in the BCC Chambers due to concerns for public safety resulting from the COVID-19 emergency and pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 1 which suspended the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public would be permitted to attend and participate. This meeting was held by teleconference only.

The meeting was televised live and can be replayed on Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> also on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>

Public comment was allowed as follows: As required by the Governor's Declaration of Emergency Directive 006 Section 2, members of the public were able to submit public comment by logging into the ZOOM webinar by accessing the following link: <https://us02web.zoom.us/j/88400011095>. NOTE: This option would require a computer with audio and video capabilities. Additionally, public comment could be submitted via email to [washoe311@washoecounty.us](mailto:washoe311@washoecounty.us) or by leaving a voice message at: (775) 954-4664. Voice messages received were either broadcast into the Commission Chamber during the meeting or transcribed for entry into the record. The County made reasonable efforts to include all comments received for public comment by email and voicemail into the record.

The Washoe County Parcel Map Review Committee met in regular session on Thursday, June 11, 2020, at 2:00 p.m., in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

### 1. \*Determination of Quorum

Eric Young called the meeting to order at 2:02 p.m. The following members and staff were present:

Departments Represented: Community Services Department (CSD)  
Wayne Handrock, Engineering  
Tim Simpson, Environmental Engineer  
Eric Young, Planning and Building  
Truckee Meadows Fire Protection District  
Dale Way  
Planning Commission  
Larry Chesney

Members Absent: Health District  
James English

Staff Present: Dan Cahalane Planner, Planning and Building  
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**

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 June 11, 2020, as written. The motion, seconded by Wayne Handrock, passed unanimously.

**6. Possible action to approve May 13, 2020 Draft Minutes**

Larry Chesney moved to approve the May 13, 2020 draft minutes, as written. The motion seconded by Wayne Handrock, passed unanimously.

**7. Project Review Items**

**A. Tentative Parcel Map Case Number WTPM20-0004 (Juaron)** – For possible action, hearing, and discussion to approve a tentative parcel map dividing a ±1.508 acre (±65,688 sf) parcel into four separate parcels of ±18,671 sf, ±14,229 sf, ±18,749 sf, and ±14, 118 sf respectively. This is not a second or subsequent parcel map.

- Applicant: Star West Homes
- Property Owner: Juaron Family LLC
- Location: 5880 Sun Valley Blvd. Immediately due east of the intersection of Quartz Ln and Sun Valley Blvd.
- APN: 506-043-15
- Parcel Size: 1.508999 acres
- Master Plan Category: Suburban Residential
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Sun Valley
- CAB: Sun Valley
- Development Code: Authorized in Article 606
- Commission District: 5 – Commissioner Herman
- Staff: Dan Cahalane, Planner
- Washoe County Community Services Department
- Planning and Building Division
- Phone: 775.328.3628
- Email: dcahalane@washoecounty.us

Eric Young opened the public hearing. Dan Cahalane reviewed his staff report dated May 26, 2020.

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 WTPM20-0004 for Star West Homes, 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. Dale Way 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.

**8. \*Reports and Future Agenda Items**

**A. \*Legal Information and Updates**

None

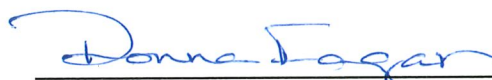
**9. \*General Public Comment**

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

**10. Adjournment**

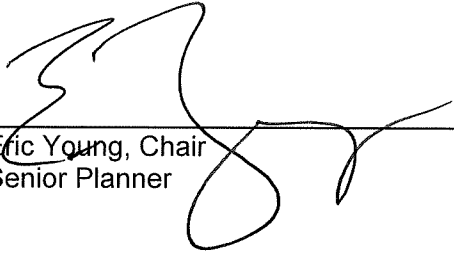
Eric Young made the motion to adjourn at 2:11 p.m.

Respectfully submitted,



Donna Fagan, Recording Secretary

Approved by Committee in session on October 8, 2020



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Eric Young, Chair  
Senior Planner