



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE Meeting Minutes

Parcel Map Review Committee Members

Rob Pierce, Planning Commission
James English, Health District
Wayne Handrock, Engineering
Christopher Bronczyk, Planning and Building
Dale Way, Truckee Meadows Fire Protection District

Thursday, September 14, 2023
2:00 p.m.

REMOTE TECHNOLOGY MEETING ONLY

The Washoe County Parcel Map Review Committee met in a schedule session on Thursday, September 14, 2023. This meeting was held via Zoom teleconference.

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

1. Call to Order and Determination of Quorum [Non-action item]

Chair Bronczyk called the meeting to order at 2:00 p.m. The following Committee members and staff were present:

Departments represented: Community Services Department (CSD)
Wayne Handrock, Engineering
Christopher Bronczyk, Planning and Building
Health District
Wes Rubio
Truckee Meadows Fire Protection District
Brittany Lemon

Members Absent: Dale Way, Truckee Meadows Fire Protection District
Rob Pierce, Planning Commission

Staff present: Adriana Albarran, Recording Secretary
Jennifer Gustafson, Deputy District Attorney, District Attorney's Office

2. Ethics Law Announcement and Instructions for Providing Public Comment via Zoom/Telephone [Non-action item]

Deputy District Attorney Jennifer Gustafson recited the Ethics Law standards.

3. Appeal Procedure [Non-action item]

Chris Bronczyk recited the appeal procedure for items heard before the Parcel Map Review Committee.

4. Public Comment [Non-action item]

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

5. Approval of September 14, 2023 Agenda [For possible action]

Wes Rubio moved to approve the agenda for the September 14, 2023 meeting as written. The motion, seconded by Wayne Handrock, passed with a vote of 4 to 0. Rob Pierce was absent.

6. Approval of August 10, 2023 Draft Minutes [For possible action]

Wes Rubio moved to approve the minutes for the August 10, 2023 Parcel Map Review Committee meeting as written. The motion, seconded by Wayne Handrock passed with a vote of 4 to 0. Rob pierce was absent.

7. Project Review Items [For possible action]

A. Tentative Parcel Map Case Number WTPM23-0008 (Mountain Daisy Road) – For hearing, discussion, and possible action to approve a tentative parcel map dividing a 5.05-acre parcel into two parcels of 2.5 ± acres and 2.5 ± acres.

- Applicant/Property Owner: Dennis L. Geason Trust
- Location: 6030 Mountain Daisy Road, Reno, NV 89511
- APN: 150-260-29
- Parcel Size: 5.05 acres
- Master Plan: Rural Residential
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: Southwest Truckee Meadows
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 2 – Commissioner Clark
- Staff: Katy Stark, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3618
- Email: krstark@washoecounty.gov

Planner Katy Stark provided a presentation.

Richard Adam Boroski, applicant representative, was online but did not address the committee.

There were no questions or discussion for staff.

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

Wayne Handrock 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 WTPM23-0008 for Dennis L. Geason Trust, 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 (e). Wes Rubio seconded the motion which passed with a vote of 4 to 0. Rob pierce was absent.

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 parcels of land being created;
 - 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 division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created;
- 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 WTPM23-0009 (Franktown Road) – For hearing, discussion, and possible action to approve a tentative parcel map dividing a 53.82-acre parcel into two (2) parcels of 12.60 acres and 41.22 acres.

- Applicant/Property Owner: Rosehaven Properties, LLC
- Location: 6755 Franktown Road, Washoe Valley, NV 89704
- APN: 055-200-98
- Parcel Size: 53.82 acres
- Master Plan: Rural Residential
- Regulatory Zone: Medium Density Rural (MDR) (31%), General Rural (GR) (57%), Open Space (OS) (12%)
- Area Plan: South Valleys
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 2 – Commissioner Clark
- Staff: Tim Evans, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.2314
- Email: tevans@washoecounty.gov

Planner Tim Evans provided a presentation.

The applicant's representatives Rebecca Dickson, Greg Philips, and Tammy Thiel were available for questions.

Ms. Dickson noted the representatives did not grant the request to add an easement for trail access noted on condition 4a. and b. She stated there was a variety of reasons including, there was already a trail further south, it was too steep, it was on a busy corner, and it would be going right through a cattle ranch. They did not think the condition was feasible. Ms. Dickson added that she did speak to Faye-Marie Pekar, Park Planner prior to the meeting and Ms. Pekar clarified that the condition was more of a request not a requirement.

Greg Philips asked if condition 1g. and h. could be removed. He explained the parcel to the north had an existing home built within the last 10 years, and the second parcel had a historic barn around 50 years old. He did not see the need for a geotechnical study as requested in condition h.

Chair Bronczyk clarified that the building envelope condition in 1g. was an area plan policy. It was not something the committee could modify or waive because of it being at the area plan level. The only way to go around that condition would be to do an area plan amendment therefore, Chair Bronczyk

was not in favor of removing the condition. The same went for condition 1h. as it was also an area plan policy.

Chair Bronczyk did inform the applicants that they would have the ability to review each condition during the final mapping stage. If there was no further grading the applicant could describe how they met each condition as well, including describing there were no additions to subject a geotechnical study.

There were no questions or discussion for staff.

Faye-Marie Pekar, Washoe County Parks Planner, clarified that condition 4a regarding connectivity was a request.

Chair Bronczyk asked Planner Tim Evans if the barn that is in the general rural area was 100ft. from the property lines and roadways, Planner Evans confirmed.

Wes Rubio clarified the environmental health group would need to receive a map with the location of the septic systems and wells to ensure the parcel dimensions are being met.

Ms. Dickson responded that the maps had already been submitted to health.

Wayne Handrock asked if there was a well or septic unit on the parcel. Ms. Dickson responded that the property is spring fed, with no other wells on the property besides the parcel that will become parcel 1.

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

Wes Rubio 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 WTPM23-0009 for Rosehaven Properties, LLC, 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 (e). Wayne Handrock seconded the motion which passed with a vote of 4 to 0. Rob pierce was absent.

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 parcels of land being created;
 - 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 division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created;
 - 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 [Non-action item]

- A. Future Agenda Items - None
- B. Legal Information and Updates - None

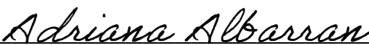
9. Public Comment [Non-action item]

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

10. Adjournment

Chair Bronczyk made the motion to adjourn at 2:33 p.m.

Respectfully submitted,



Adriana Albarran, Recording Secretary

Approved by Committee in session on February 8, 2024



Chris Bronczyk, Chair
Senior Planner