



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE DRAFT Meeting Minutes

Parcel Map Review Committee Members

Thursday, August 8, 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, August 8, 2019, 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 2:02 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
- Health District
James English
- Planning Commission
Larry Chesney
- Truckee Meadows Fire Protection District
Charles Moore

Staff present:

- Chris Bronczyk, 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 and Discussion Thereof

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 August 8, 2019, as written. The motion, seconded by James English, passed unanimously.

6. Possible action to approve July 11, 2019 Draft Minutes

Larry Chesney moved to approve the July 11, 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 WTPM19-0010 (Mission Hills Self Storage) – For possible action, hearing, and discussion to approve the creation of 4 parcels, Parcel A will be 80,774 square feet (1.85 acres); Parcel B will be 54,765 square feet (1.25 acres); Parcel C will be 67,955 square feet (1.56 acres), and Parcel D will be 233,917 square feet (5.37 acres), the proposal also indicates the relocation of Campo Rico Lane.

- Applicant: 4R Real Estate LLC
- Location: 0 Campo Rico Lane
- APN: 534-571-02
- Parcel Size: 11.31 Acre
- Master Plan: Commercial (91%); Open Space (7%)
- Regulatory Zone: Neighborhood Commercial (91%); Open Space (7%)

- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 4 – Commissioner Hartung
- Staff: Chris Bronczyk, Planner
Washoe County Community Services Department
Planning and Building Division

- Phone: 775-328-3612
- E-mail: cbronczyk@washoecounty.us

Eric Young opened the public hearing. Chris Bronczyk reviewed his staff report dated July 23, 2019. Mr. Bronczyk noted, in Exhibit C, Engineering's conditions #7 could impact the proposed design. The condition was sent to the applicant's engineer and they didn't feel they couldn't meet the requirements. Mr. Bronczyk just wanted to keep everyone informed. Eric Wilkinson, Odyssey Engineering said they were a little surprised but they realigned the street, it worked out well and he understood the reasoning behind it.

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

Mr. Young said he thought the change in the road was interesting and asked the Committee for their comments. Wayne Handrock said he spoke with Engineering and they didn't have any problem with it. Tim Simpson said the realignment will allow for the setbacks from the intersection of Pyramid and Rio Campo. It will also align the intersections of the south properties with the ones to the north which will help allow this to meet current code requirements. Chief Moore asked if it was a dirt road. Mr. Bronczyk said yes. Because this is a commercial area, one of the engineering requirements is to bring the road, on this property, up to standards. It is proposed to be constructed to a 56 foot wide commercial collector roadway with sidewalk on both sides. Beyond that it will likely be dirt road. Mr. Bronczyk asked Chief Moore if it impacted fire. Chief Moore said not really. Mr. Young suggested the applicant consider a pre-development meeting when deciding on the site development.

Tim Simpson 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 WTPM19-0010 for Mission Hills Self Storage, 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. Larry Chesney 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 2:15 p.m.

Respectfully submitted,

Donna Fagan, Recording Secretary

Approved by Committee in session on September 12, 2019

Eric Young, Chair
Senior Planner

DRAFT