



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE DRAFT Meeting Minutes

Parcel Map Review Committee Members

Thursday, January 10, 2019
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, January 10, 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 2:03 p.m. The following members and staff were present:

Departments represented: Community Services Department (CSD)
Tim Simpson, Environmental Engineer
Eric Young, Planning and Building
Health District
Wes Rubio (alternate)
Planning Commission
Larry Chesney

Members Absent: Community Services Department (CSD)
Mike Gump, Engineering
Truckee Meadows Fire Protection District
Don Coon

Staff present: Jacob Parker, 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

There was no request for public comment. Mr. Young introduced Jacob Parker, a new Planner.

5. Possible action to approve Agenda

Mr. Young noted item 7B has been withdrawn. So, in accordance with the Open Meeting Law, Larry Chesney moved to approve the agenda of January 10, 2019, with item 7B being withdrawn. The motion, seconded by Wes Rubio, passed unanimously.

6. Possible action to approve December 13, 2018 Draft Minutes

Tim Simpson moved to approve the December 13, 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 WTPM18-0014 (Smith) – For possible action, hearing, and discussion to approve a tentative parcel map for the creation of three new lots, and one remainder lot. The sizes of the newly created lots will consist of one 29,562 square-foot lot, one 28,619 square-foot lot, one 20,392 square-foot lot, and one 86,646 square-foot remainder lot.

- Applicant: Cherise Benetti-Smith
- Property Owner: Cherise Benetti-Smith
- Location: 0 Sun Valley Blvd.
- APN: 035-120-28
- Parcel Size: 3.79 acres
- Master Plan: Suburban Residential
- Regulatory Zone: Medium Density Suburban
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 606 Parcel Maps
- Commission District: 5 - Herman
- Staff: Eric Young, Senior Planner
Washoe County Community Services Department
Planning and Building Division

- Phone: 775-328-3613
- Email: eyoung@washoecounty.us

Eric Young opened the public hearing and reviewed his staff report dated December 18, 2018. Mr. Young noted he had a concern about a large Sierra Pacific easement going through the property but spoke with Mark Sullivan with NVEnergy, who indicated they are not concerned with it.

Chris Baker, Manhard Consulting, said there is drainage at the back of the lot resulting in the odd shaped remainder lot which will be used for access and drainage. He also commented that although Washoe County GIS identified it as in the Sun Valley GID, it is actually not in the GID.

Wes Rubio asked, if they are not in the Sun Valley GID area, who is going to provide water and sewer. Mr. Baker said they would connect to TMWA water and said he believes they would install septic systems. Tim Simpson said there are sewer lines that traverse the property and along the road, so he believes it would be a requirement for the tentative parcels to connect to municipal sewer. Mr. Rubio said the tentative map could not move forward unless it is going to be connected to sewer. There is no other option. The parcels are too small. Mr. Baker agreed they would connect to sewer.

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 WTPM18-0014 for Cherise Benetti-Smith, 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. Wes Rubio 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 WTPM18-0010 (Lepire) – For possible action, hearing, and discussion to approve a parcel map dividing one parcel of ±43,561 sq. ft. into two parcels of ±21,780 sq. ft. and ±21,781 sq. ft. The proposed division is considered a subsequent parcel map, as the subject property was created as part of Parcel Map 5343, recorded March 30, 2018.

- Applicant/Owner: Matthew Lepire
- Location: 15370 Sylvester Rd.
- APN: 017-110-92
- Parcel Size: ±1-acre
- Master Plan: Suburban Residential
- Regulatory Zone: Medium Density Suburban
- 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

- Email: kmullin@washoecounty.us

Item 7B was withdrawn by the applicant.

8. *Reports and Future Agenda Items

A. *Legal Information and Updates

Tim Simpson said that Mike Gump will be retiring soon and asked if the process of changing the Engineering representative is in the works. Eric Young will contact Dwayne Smith about a replacement.

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 2:21 p.m.

Respectfully submitted,

Donna Fagan, Recording Secretary

Approved by Committee in session on April 11, 2019

Eric Young, Chair
Senior Planner