



# WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE Notice of Meeting and Agenda

## Parcel Map Review Committee Members

Larry Chesney, Planning Commission  
James English, Health District  
Timothy Simpson, Environmental Engineer  
Wayne Handrock, Engineering  
Charles Moore, Truckee Meadows Fire Protection District  
Eric Young, Planning and Building

Thursday, July 11, 2019  
2:00 p.m.

Washoe County Administration Complex  
Building A, Room 265  
Mt. Rose Conference Room  
1001 East Ninth Street  
Reno, NV

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### PUBLIC HEARING ITEMS

(Complete case descriptions are provided beginning on page two of this agenda)

- Tentative Parcel Map Case Number WTPM19-0007 (1<sup>st</sup> Valley Holdings)
- Tentative Parcel Map Case Number WTPM19-0008 (Frost/Nelson)

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**Items for Possible Action.** All numbered or lettered items on this agenda are hereby designated for possible action as if the words "for possible action" were written next to each item (NRS 241.020), except for items marked with an asterisk (\*). Those items marked with an asterisk (\*) may be discussed but action will not be taken on them.

**Possible Changes to Agenda Order and Timing.** Discussion may be delayed on any item on this agenda, and items on this agenda may be taken out of order, combined with other items and discussed or voted on as a block, removed from the agenda, moved to the agenda of another later meeting or moved to or from the consent section. Items designated for a specified time will not be heard before that time, but may be delayed beyond the specified time.

**Public Comment.** During the "General Public Comment" items listed below, anyone may speak pertaining to any matter either on or off the agenda, to include items to be heard on consent. For the remainder of the agenda, public comment will only be heard during project review items that are *not* marked with an asterisk (\*). If an item is continued, then public comment will not be heard for that item until the date of the continued hearing. Any public comment for project review items will be heard before action is taken on that item and must be about the specific item being considered by the Committee. In order to speak during any public comment, each speaker must fill out a "Request to Speak" form and/or submit comments for the record to the Recording Secretary. Public comment and presentations for individual agenda items are limited as follows: fifteen minutes each for staff and applicant presentations and three minutes for individual speakers unless extended by questions from the Committee or by action of the Chair. Comments are to be directed to the Committee as a whole and not to one individual.

**Public Participation.** At least one copy of items displayed and at least ten copies of any written or graphic material for the Committee's consideration should be provided to the Recording Secretary.

**Forum Restrictions and Orderly Conduct of Business.** The Parcel Map Review Committee conducts the business of Washoe County and its citizens during its meetings. The Chair may order the removal of any person or group of persons whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting to the extent that its orderly conduct is made impractical. Warnings against disruptive comments or behavior may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite are examples of speech that may be reasonably limited.

**Posting of Agenda; Location of Website.** Pursuant to NRS 241.020, the Agenda for the Board Meeting has been posted at the following locations: Washoe County Administration Building (1001 E. 9<sup>th</sup> Street, Bldg. A); Washoe

County Courthouse – Second Judicial District Court (75 Court Street); Washoe County – Reno Downtown Library (301 South Center Street); Sparks Justice Court (1675 East Prater Way); [https://www.washoecounty.us/csd/planning\\_and\\_development/board\\_commission/parcel\\_map\\_review\\_committee/index.php](https://www.washoecounty.us/csd/planning_and_development/board_commission/parcel_map_review_committee/index.php); and <https://notice.nv.gov>.

**How to Get Copies of Agenda and Support Material.** Copies of this agenda and supporting materials may be obtained on the Planning and Building Division website [https://www.washoecounty.us/csd/planning\\_and\\_development/board\\_commission/parcel\\_map\\_review\\_committee/index.php](https://www.washoecounty.us/csd/planning_and_development/board_commission/parcel_map_review_committee/index.php) or at the Planning and Building Division Office (contact Donna Fagan, 1001 E. Ninth Street, Building A, Room A275, phone 775.328.3616, or e-mail [dfagan@washoecounty.us](mailto:dfagan@washoecounty.us)). If you make a request, we can provide you with a link to a website, send you the material by email or prepare paper copies for you at no charge. Support material is available to the public at the same time it is distributed to Committee members. If material is distributed at a meeting, it is available within one business day after the meeting.

**Special Accommodations.** Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language, interpreters, or assisted listening devices) at the meeting should notify the Planning and Building Division, at 775.328.3600, two working days prior to the meeting.

**Appeal Procedure.** Most decisions rendered by the Parcel Map Review Committee are appealable to the Board of County Commissioners. If you disagree with the decision of the Parcel Map Review Committee and you want to appeal its action, call the Planning staff immediately, at 775.328.6100. You will be informed of the appeal procedure and application fee. Appeals must be in writing and must be delivered to the Planning and Building Division within 10 calendar days from the date the decision being appealed is signed by the Secretary of the Parcel Map Review Committee and mailed to the original applicant in the proceeding being appealed.

Tentative Parcel Map may appeal the decision to the Board of County Commissioners in accordance with Section 110.912.20 of the Development Code.

Final Parcel Map may appeal the decision to the Board of Adjustment in accordance with Section 110.912.10 of the Development Code.

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2:00 p.m.

## AGENDA

1. **\*Determination of Quorum**
2. **\*Ethics Law Announcement**
3. **\*Appeal Procedure**
4. **\*General Public Comment and Discussion Thereof**

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

5. **Possible action to approve Agenda**
6. **Possible action to approve [June 13, 2019 Draft Minutes](#)**
7. **Project Review Items**

The Parcel Map Review Committee may take action to approve, conditionally approve, or deny an application.

- A. **[Tentative Parcel Map Case Number WTPM19-0007 \(1<sup>st</sup> Valley Holdings\)](#)** – For possible action, hearing, and discussion to approve a tentative parcel map dividing a 0.96 acre parcel into 2 parcels, of ±0.664 acres and ±0.291 acres.

- Applicant/Property Owner: First Valley Holdings LLC

- Location: Southwest block of Leon Drive and Peridot Way
- APN: 085-780-31
- Parcel Size: 0.96 acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Max Density: 3 dwelling units per acre
- Area Plan: Sun Valley Area Plan
- Citizen Advisory Board: Sun Valley Citizen Advisory Board
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 3 – Commissioner Jung
- Staff: Jacob Parker, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775-328-3628
- Email: [jparker@washoecounty.us](mailto:jparker@washoecounty.us)

**B. Tentative Parcel Map Case Number WTPM19-0008 (Frost/Nelson)** – For possible action, hearing, and discussion to approve a parcel map dividing a 10.69 parcel (to be created by the merging together of three existing parcels that are 3.3 acres, 3.76 acres, & 3.63 acres) into two new parcels that will be 5.36 & 5.33 acres on Lake Vista Road.

- Applicant: John “Randy” Meyer
- Property Owner: Paul & Lisa Frost and Jeffrey & Lauren Nelson
- Location: 18200 & 18250 Lake Vista Road
- APN: 055-081-85, 83 & 84
- Parcel Size (existing parcels being merged for purposes of this parcel map application): 3.3 acres, 3.76 acres, & 3.63 acres
- Master Plan: Rural (R) & Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR) & General Rural (GR)
- 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: Julee Olander, Planner  
Washoe county Community Services Department  
Planning and Building Division
- Phone: 775.328.3627
- Email: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

## 8. \*Reports and Future Agenda Items

A. \*Legal Information and Updates

## 9. \*General Public Comment and Discussion Thereof

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

## 10. Adjournment