



# WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE Meeting Minutes

## Parcel Map Review Committee Members

Thursday, January 9, 2020  
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

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The Washoe County Parcel Map Review Committee met in regular session on Thursday, January 9, 2020, 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 2:00 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

Members Absent: 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

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 January 9, 2020, as written. The motion, seconded by Tim Simpson, passed unanimously.

## 6. Possible action to approve December 12, 2019 Draft Minutes

James English moved to approve the December 12, 2019 draft minutes, as written. The motion was seconded by Larry Chesney and passed unanimously.

## 7. Project Review Items

### A. Tentative Parcel Map Case Number WTPM19-0020 (Melarkey Parcel Map) – For possible action, hearing, and discussion to approve a tentative parcel map dividing a ±5.004 acre parcel into two (2) parcels of ±2.5 acres in size.

- Applicant/Property Owner: Rosemary S. Melarkey
- Location: 5849 Melarkey Way
- APN: 150-250-04
- Parcel Size: 5.04 Acres
- Master Plan: Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: Southwest Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 2 – Commissioner Lucey
- Staff: Chris Bronczyk, Planner  
Washoe County Community Services  
Planning and Building Division
  
- Phone: 775.328.3612
- Email: cbronczyk@washoecounty.us

Eric Young opened the public hearing. Chris Bronczyk reviewed his staff report dated December 23, 2019. Mr. Bronczyk noted, the Southwest Truckee Meadows Area Plan requires NDOW be sent the application for review. The application was sent but no comments or conditions were received from NDOW. He also noted, CFA, Inc., the applicant's representative, contacted Washoe County Engineering in protest to condition 2(f). Engineering staff did submit a change to condition 2(f).

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

Tim Simpson asked for clarification to the new condition language; "In addition, the parcel map shall grant an access easement over Parcel 1 for the benefit of Parcel 2." Wayne Handrock said it is not currently being shown but needs to be added. It currently has the 33-foot easements on the sidelines which were originally from the government patents and there is litigation that makes their status on the "iffy" side. The language is just trying to cover all bases.

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 WTPM19-0020 for Rosemary Melarkey, 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, along with the amended condition of approval 2(f). 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

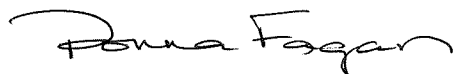
**9. \*General Public Comment**

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

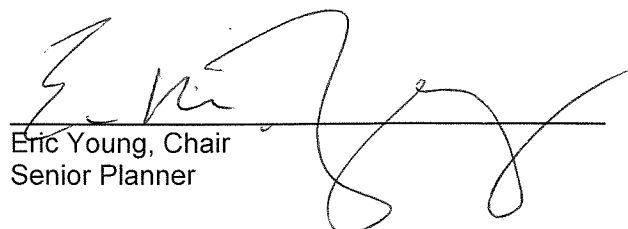
**10. Adjournment**

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

Respectfully submitted,

  
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Donna Fagan, Recording Secretary

Approved by Committee in session on April 9, 2020.

  
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Eric Young, Chair  
Senior Planner