



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE Meeting Minutes

Parcel Map Review Committee Members

Thursday, July 10, 2014
1:30 p.m.

James Barnes, Planning Commission
James English, Health District
John Cella, Water Resources
Mike Gump, Engineering
Sandra Monsalve, Planning and Development
Amy Ray, Truckee Meadows Fire Protection District
Grace Sannazzaro, Planning and Development

Washoe County Administration Complex
Building A, Room 275
Mt. Rose Conference Room
1001 East Ninth Street
Reno, NV

The Washoe County Parcel Map Review Committee met in regular session on Thursday, July 10, 2014, at 1:30 p.m., in the Washoe County Mt. Rose Conference Room, 1001 East Ninth Street, Reno, Nevada.

1. Determination of Quorum

Sandra Monsalve called the meeting to order at 1:37 p.m. The following members and staff were present:

Members present: James English, Health District
John Cella, CSD, Water Resources
Kimble Corbridge, CSD, Capital Projects and Engineering
Sandra Monsalve, CSD, Planning and Development

Members absent: James Barnes, Planning Commission
Amy Ray, Truckee Meadows Fire Protection District
Grace Sannazzaro, CSD, Planning and Development

Staff present: Wes Rubio, Health District
Vahid Behmaram, CSD, Water Resources
Vic Erickson, CSD, Surveying
Greg Salter, Deputy District Attorney, District Attorney's Office
Sara DeLozier, Office Support Specialist
Donna Fagan, Recording Secretary

2. Ethics Law Announcement

Deputy District Attorney Greg Salter recited the Ethics Law standards.

3. Appeal Procedure

Ms. Monsalve recited the appeal procedure for items heard before the Parcel Map Review Committee.

4. Public Comment

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

5. Approval of Agenda

In accordance with the Open Meeting Law, Mr. Corbridge moved to approve the agenda of July 10, 2014 as written. The motion, seconded by Mr. English, passed unanimously.

6. Project Review Items

Agenda Item 6A

PUBLIC HEARING: Tentative Parcel Map Case Number PM14-003 (Eagle Peak, Inc.) – To divide one ±1.66 acre parcel into three parcels consisting of ±35,320 square feet (Parcel 1); ±25,081 square feet (Parcel 2); and ±11,822 square feet (Parcel 3).

- Applicant/Property Owner: Eagle Peak, Inc. – Mark Liebsch
- Consultant: Cornerstone Surveying – Jon Loder
- Project Location: Southwest Corner of Pyramid Hwy and Eagle Canyon Drive within the Spanish Springs Area Plan
- Assessor's Parcel Number: 532-132-01
- Parcel Size: ±1.66 Acres
- Master Plan Category: Commercial (C)
- Regulatory Zone: General Commercial (GC)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 35, T21N, R20E
Washoe County, NV

Ms. Monsalve opened the public hearing and reviewed the staff report dated June 27, 2014, prepared by Trevor Lloyd. She noted that the request for three parcels meets the minimum lot size requirements provided for within the Development Code. The Applicant was not present.

Mr. Corbridge requested a revision to Condition 2(e) in order to correctly identify the flood zone map # and LOMR as "09-09-0489P, March 18, 2009."

With no further discussion or requests to speak, Ms. Monsalve closed the public hearing. Mr. Corbridge moved that after considering the information contained in the staff report and the information received during the public hearing, that the Washoe County Parcel Map Committee approve Parcel Map Case Number PM14-003 for Eagle Peak, LLC, with conditions, including a revised Condition 2(e), having determined that the following criteria is, or will be, adequately provided for pursuant to Washoe County Development Code Section 110.606.30(d); Mr. Cella provided the second. The motion carried unanimously and considered the following criteria:

- 1) General improvement considerations for all parcel maps including, but not limited to:

- i. 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;
 - ii. The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
 - iii. The availability and accessibility of utilities;
 - iv. The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
 - v. Conformity with the zoning ordinances and master plan;
 - vi. General conformity with the governing body's master plan of streets and highways;
 - vii. The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
 - viii. Physical characteristics of the land such as floodplain, slope and soil;
 - ix. The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
 - x. 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;
 - xi. Community antenna television (CATV) conduit and pull wire; and
 - xii. Recreation and trail easements.
- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Section 110.606.30(d) and which are in addition to the criteria listed above."

8. Reports and Future Agenda Items

A. *Legal Information and Updates

None

9. Public Comment

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

10. Adjournment

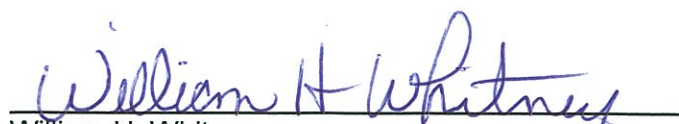
The meeting adjourned at 1:47 p.m.

Respectfully submitted,



Donna Fagan, Recording Secretary

Approved by Committee in session on September 11, 2014



William H. Whitney
Secretary to the Parcel Map Review Committee