



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE Notice of Meeting and Agenda

Parcel Map Review Committee Members

James Barnes, Planning Commission
James English, Health District
John Cella, CSD, Utilities
Mike Gump, Engineering
Amy Ray, Truckee Meadows Fire Protection District
Grace Sannazzaro, Planning and Development

Thursday, December 10, 2015
1:30 p.m.

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

PUBLIC HEARING ITEMS

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

- **Tentative Parcel Map Case Number PM15-019 (Bull Wheel/Flume Trail)**

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 public hearing and planning items that are *not* marked with an asterisk (*). 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, five minutes for a speaker representing a group, and three minutes for individual speakers unless extended by questions from the Committee or by action of the Chair. At the discretion of the Chair, additional time may be provided to any party if the request is made at least 24 hours in advance of the meeting start time. 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 seven copies of any written or graphic material for the Committee’s consideration should be provided to the Recording Secretary. Subject to applicable law, public comment or testimony may be submitted to the Review Committee in written form for its consideration. However, the Committee is not required to read written statements aloud during the meeting.

Posting of Agenda. In accordance with NRS 241.020, this agenda has been posted at: <https://notice.nv.gov>, (i) Washoe County Administration Building (1001 E. 9th Street); (ii) Washoe County Courthouse (Court and Virginia Streets); (iii) Washoe County Library (301 South Center Street); and (iv) Sparks Justice Court (1675 East Prater Way, Suite 107).

How to Get Copies of Agenda and Support Material. Copies of this agenda and supporting materials may be obtained on the Planning and Development Division website (www.washoecounty.us/comdev then select "Boards and Commissions") or at the Planning and Development Division Office (contact Donna Fagan, 1001 E. Ninth Street, Building A, Room A275, phone 775.328.3600, or e-mail 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 24 hours 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 Development 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, application fee, and the time in which you must act.

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.

1:30 p.m.

AGENDA

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

The public is invited to speak on any item on or off the agenda during this period. However, action may not be taken until this item is placed on an agenda as an action item.

5. Approval of Agenda
6. Approval of [November 12, 2015](#) Draft Minutes
7. Project Review Items

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

- A. [Tentative Parcel Map Case Number PM15-019 \(Bull Wheel/Flume Trail\)](#) – Hearing, discussion, and possible action to approve a parcel map, dividing a 144.60 acre parcel into:

- a. One 18.646 acre parcel to be held by the Nevada Land Trust for the benefit of, and ultimate conveyance to, the United States Forest Service for purposes of passive recreation and public use, and
- b. One 125.95 acre parcel to remain with the applicant.

- Applicant: Ponderosa Ranch, LLC
- Property Owner: Ponderosa Ranch, LLC
- Location: East of Ponderosa Ranch Road and Tunnel Creek Road
- Assessor's Parcel Number: 130-010-10
- Parcel Size: 144.60
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 606, Parcel Map
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 23 and 24, T16N, R18E, MDM, Washoe County, NV
- Staff: Eva M. Krause, AICP, Planner
Washoe County Community Services Department
Planning and Development Division
- Phone: 775-328-3628
- E-mail: ekrause@washoecounty.us

8. *Reports and Future Agenda Items

A. *Legal Information and Updates

9. *General Public Comment

The public is invited to speak on any item on or off the agenda during this period. However, action may not be taken until this item is placed on an agenda as an action item.

10. Adjournment