



# WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE Meeting Minutes

## Parcel Map Review Committee Members

Thursday, April 13, 2017  
1:30 p.m.

James Barnes, Planning Commission  
James English, Health District  
Tim Simpson, Utility Services  
Mike Gump, Engineering  
Amy Ray, Truckee Meadows Fire Protection District  
Eric Young, Planning and Development

Washoe County Administration Complex  
Building A, Room 275  
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, April 13, 2017, at 1:30 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 1:31 p.m. The following members and staff were present:

Departments represented: Community Services Department (CSD)  
Tim Simpson, Environmental Engineer  
Mike Gump, Engineering  
Eric Young, Planning and Development

Health District  
James English

Members Absent: Planning Commission  
James Barnes

Truckee Meadows Fire Protection District  
Amy Ray, Fire Marshal

Staff present:  
Kelly Mullin, Planner, Planning and Development  
Kimble Corbridge, P.E., Project Manager, Engineering  
Wayne Handrock, Geomatics Specialist, Engineering  
Nathan Edwards, Deputy District Attorney, District Attorney's Office  
Donna Fagan, Recording Secretary

### 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. Public Comment

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

#### 5. Approval of Agenda

In accordance with the Open Meeting Law, James English moved to approve the agenda of April 13, 2017, as written. The motion, seconded by Mike Gump, passed unanimously.

#### 6. Approval of March 9, 2017 Draft Minutes

Mike Gump moved to approve the March 9, 2017 draft minutes, as written. The motion was seconded by James English and passed unanimously.

#### 7. Project Review Items

**A. Tentative Parcel Map Case Number WTPM17-0002 (Christy Corporation)** – Hearing, discussion, and possible action to approve a parcel map dividing one parcel of ±1.164 acres (±50,721 square feet) into two parcels of: 19,733 square feet and 30,988 square feet.

- Applicant: Christy Corporation
- Property Owner: C4 Holdings, LLC
- Location: At the southeast corner of Sanctuary Trail and Inspiration Point, immediately north of Mount Rose Highway
- Assessor's Parcel Number: 142-343-01
- Parcel Size: ±1.164 acres
- Master Plan Category: Suburban Residential (SR) and Rural (R)
- Regulatory Zones: Medium Density Suburban (MDS) (Maximum density: 3 dwelling units per acre) and General Rural (GR) (Maximum density: 1 dwelling unit per 40 acres)
- Area Plan: Southwest
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606, *Parcel Maps*
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 30, T18N, R20E, MDM, Washoe County, NV
- Staff: Kelly Mullin, Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775-328-3608
- Email: kmullin@washoecounty.us

Eric Young opened the public hearing. Kelly Mullin reviewed her staff report dated March 27, 2017.

Mike Gump requested the following language be added to condition 2(b); "...and note this within the Owner's Certificate on the final map".

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

Mike Gump moved that, after giving reasoned consideration to the information contained within the staff report, the additional language added to condition 2(b), and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM17-0002 for Christy Corporation, 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 Development Code, Section 110.606.30. Tim Simpson 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**

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

**10. Adjournment**

Mr. Young made the motion to adjourn at 1:36 p.m.

Respectfully submitted,

  
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Donna Fagan, Recording Secretary

Approved by Committee in session on May 11, 2017

  
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Eric Young, Chair  
Senior Planner

