



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE DRAFT Meeting Minutes

Parcel Map Review Committee Members

Thursday, August 9, 2018
2:00 p.m.

Larry Chesney, Planning Commission
James English, Health District
Tim Simpson, Environmental Engineer
Mike Gump, Engineering
Lisa Beaver, 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

The Washoe County Parcel Map Review Committee met in regular session on Thursday, August 9, 2018, 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 2:02 p.m. The following members and staff were present:

Departments represented: Community Services Department (CSD)
Walt West, Engineering (alternate)
Tim Simpson, Environmental Engineer
Eric Young, Planning and Building
Health District
Wes Rubio (alternate)
Planning Commission
Larry Chesney

Members Absent: Truckee Meadows Fire Protection District
Lisa Beaver

Staff present: Julee Olander, Planner, Planning and Building Division
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 August 9, 2018, as written. The motion, seconded by Tim Simpson, passed unanimously.

6. Possible action to approve July 14, 2018 Draft Minutes

Tim Simpson moved to approve the July 14, 2018 draft minutes, as written. The motion was seconded by Wes Rubio and passed unanimously.

7. Project Review Items

A. Tentative Parcel Map Case Number WTPM18-0007 (Spanish Springs Associates) - For possible action, hearing, and discussion to approve a parcel map dividing one parcel of ±14.38 acres into two parcels; ±11.08 acres in size and ±3.30 acres in size. The parcel is located north of Eagle Canyon Drive, behind the Eagle Landing Shopping Center, and approximately 100 feet west of Pyramid Drive.

- Applicant/Property Owner: Spanish Springs Associates L.P.
- Location: North of Eagle Canyon Drive, behind the Eagle Landing Shopping Center, and approximately 100 feet west of Pyramid Drive

- APN: 532-032-03
- Parcel Size: ±14.38 acres
- Master Plan: Commercial and Open Space (C and OS)
- Regulatory Zone: Neighborhood Commercial and Open Space (NC and OS)

- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 4 – Commissioner Hartung
- Staff: Julee Olander, Planner
Washoe County Community Services
Department
Planning and Building Division

- Phone: 775-328-3627
- E-mail: jolander@washoecounty.us

Eric Young opened the public hearing. Julee Olander reviewed her staff report dated July 24, 2018. Ms. Olander noted, on page 9, there were two “xx” that were inadvertently left in.

There were no comments from the applicant or any of the Committee members.

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

Wes Rubio 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 WTPM18-0007 for Spanish Springs Associates L.P., 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. 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

Mr. Young noted he had spoken with Lisa Beaver, TMFPD, and asked her to consider choosing an alternate for her place on the Committee in the event she is unable to make the scheduled meeting. He will follow up with her.

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,

Donna Fagan, Recording Secretary

Approved by Committee in session on September 13, 2018

Eric Young, Chair
Senior Planner