



# WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE Meeting Minutes

## Parcel Map Review Committee Members

Thursday, May 12, 2022  
2:00 p.m.

Larry Chesney, Planning Commission  
James English, Health District  
Wayne Handrock, Engineering  
Dale Way, Truckee Meadows Fire Protection District  
Roger Pelham, Planning and Building

**REMOTE TECHNOLOGY MEETING ONLY**

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The Washoe County Parcel Map Review Committee met in a scheduled session on Thursday, MONTH DAY, 2021. This meeting was held via Zoom teleconference.

The meeting was televised live and replayed on the Washoe Channel at: <https://www.washoecounty.gov/mgrsoff/Communications/wctv-live.php>, and can also be found on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>.

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### 1. Call to Order and Determination of Quorum [Non-action item]

Senior Planner Young called the meeting to order at 2:01 p.m. The following Committee members and staff were present:

Departments represented: Community Services Department (CSD)

Wayne Handrock, Engineering  
Eric Young, Planning and Building

Health District

Wes Rubio

Planning Commission

Larry Chesney

Truckee Meadows Fire Protection District

Dale Way

Members Absent: Roger Pelham, Planning and Building

Staff present: Adriana Albarran, Recording Secretary  
Jennifer Gustafson, Deputy District Attorney, District Attorney's Office

### 2. Ethics Law Announcement [Non-action item]

Deputy District Attorney Jennifer Gustafson recited the Ethics Law standards.

### 3. Appeal Procedure [Non-action item]

Senior Planner Young recited the appeal procedure for items heard before the Parcel Map Review Committee.

**4. Public Comment [Non-action item]**

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

**5. Approval of May 12, 2022 Agenda [For possible action]**

Wes Rubio moved to approve the agenda for the May 12, 2022 meeting as written. The motion, seconded by Larry Chesney, passed unanimously with a vote of 5 to 0.

**6. Approval of February 10, 2022 Draft Minutes [For possible action]**

Larry Chesney moved to approve the minutes for the February 12, 2022 Parcel Map Review Committee meeting as written. The motion, seconded by Wes Rubio, passed unanimously with a vote of 5 to 0.

**7. Project Review Items [For possible action]**

**A. Tentative Parcel Map Case Number WTPM22-0004 (ETL Investments) [For possible action]**

– For hearing, discussion, and possible action to approve a tentative parcel map dividing an 11.21-acre parcel into 2 parcels; parcel 1 would be 6.06 acres and parcel 2 would be 5.16 acres.

- Applicant: Silverado Homes, NV Inc.
- Property Owner: ETL Investments, LLC
- Location: 401 Neighborhood Way, Washoe County, NV 89441
- APN: 532-031-16
- Parcel Size: 11.214 acres
- Master Plan: Commercial
- Regulatory Zone: Neighborhood Commercial
- Area Plan: Spanish Springs
- Development Code: Authorized in Article 606, Parcel Maps
- Staff: Courtney Weiche, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3608
- Email: [cweiche@washoecounty.gov](mailto:cweiche@washoecounty.gov)
- Applicant: Silverado Homes, NV Inc.

Senior Planner Weiche reviewed her staff report.

Larry Chesney asked what the purpose of splitting the lots was, if the whole parcel was going to be used for the continuum of care facility.

Professional Consultant, Kevin Almeter with Wood Rodgers was available to answer Larry Chesney's question. Mr. Almeter responded that the purpose of splitting the lots was for phasing because not everything was going to be constructed at once.

Design engineer, Todd Gammill, confirmed that the reason for the division of the lots was for phasing.

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

Larry Chesney 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 WTPM22-0004 for ETL Investments, LLC 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(e). Wes Rubio 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:
  - 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 parcels of land being created;
  - 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 division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created;
  - 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.

**8. Reports and Future Agenda Items [Non-action item]**

- A. Future Agenda Items - None
- B. Legal Information and Updates - None

**9. Public Comment [Non-action item]**

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

**10. Adjournment**

Chair Pelham made the motion to adjourn at 2:15 p.m.

Respectfully submitted,

  
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Adriana Albarran, Recording Secretary

Approved by Committee in session on June 9, 2022

  
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Roger Pelham, Chair  
Senior Planner