

Washoe County Parcel Map Review Committee



WTPM23-0012
(Phungphiphadhana)

March 14, 2024

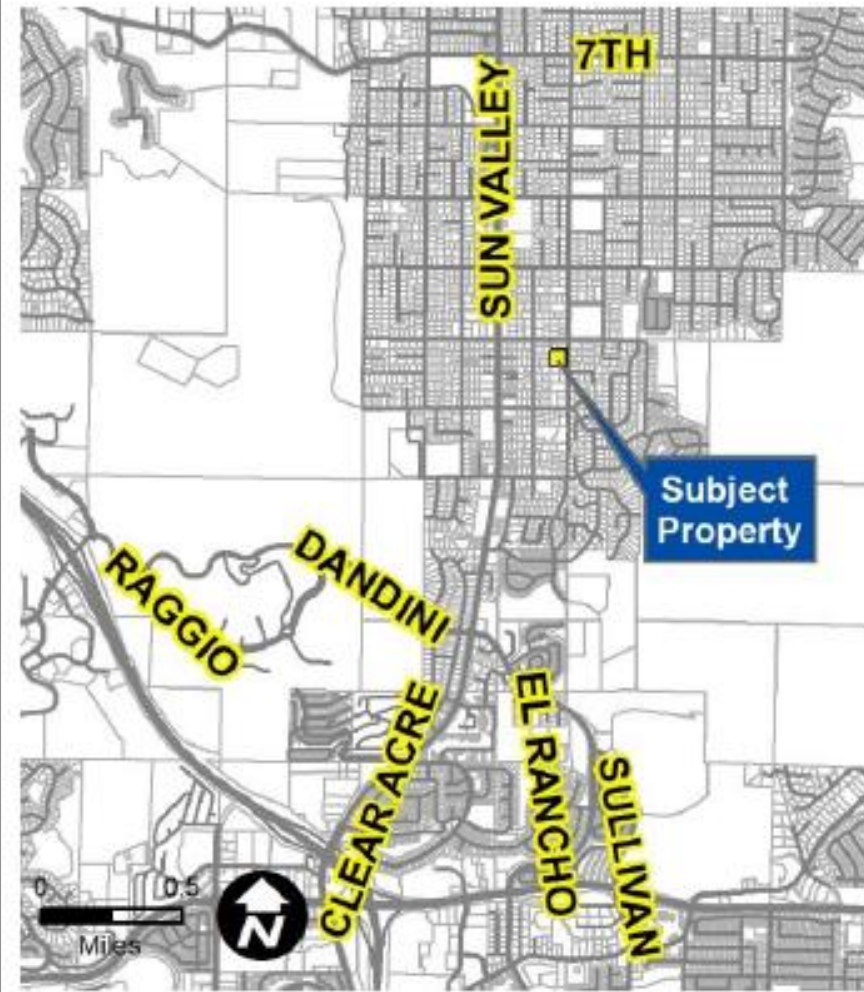
Case Description



CASE DESCRIPTION

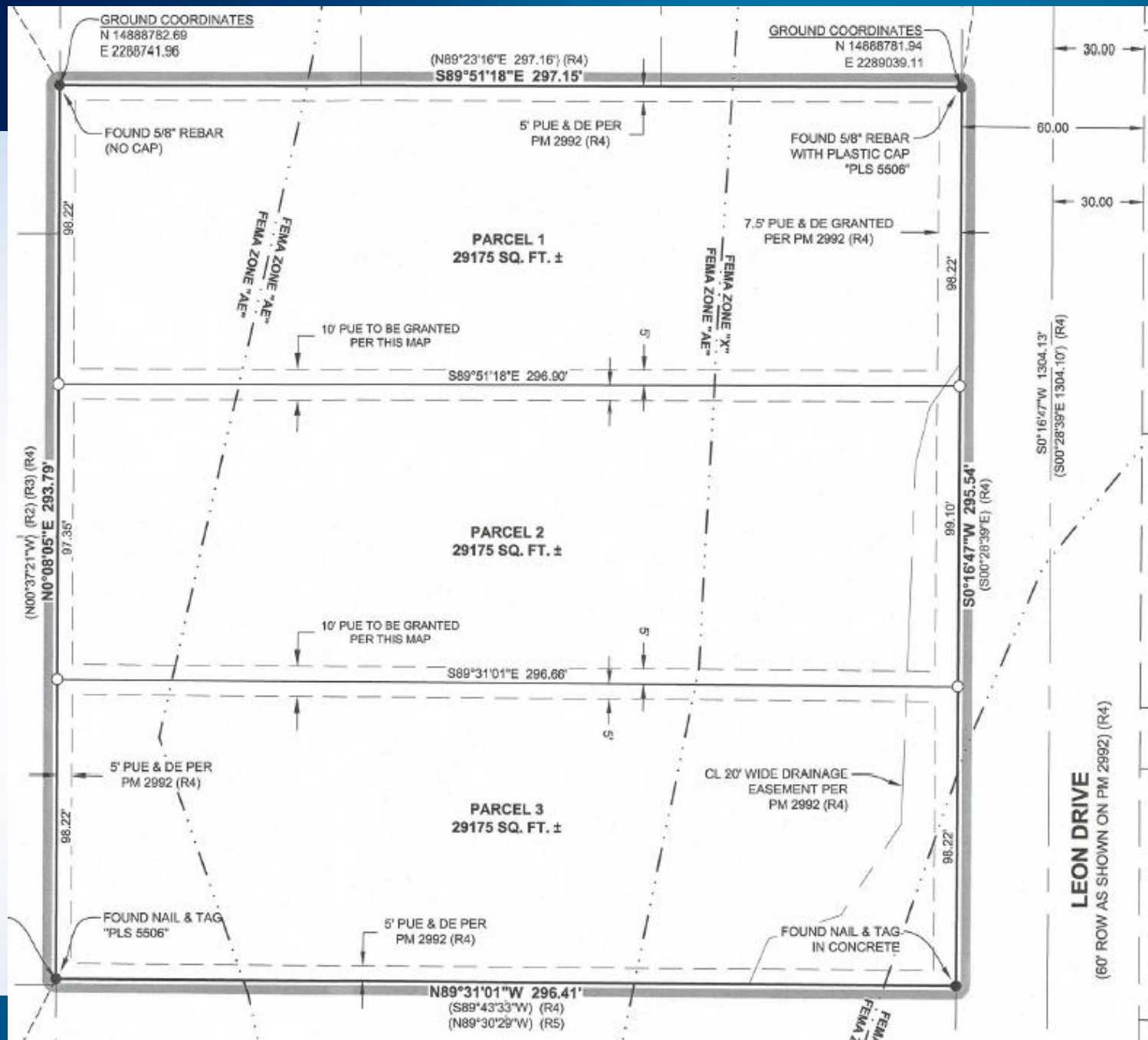
For hearing, discussion, and possible action to approve a tentative parcel map dividing a 2.01-acre parcel into three (3) parcels of 29,175 square feet (0.67 acres), each.

Applicant:	Terraphase Engineering
Property Owner:	Spencer Phungphiphadhana
Location:	5275 Leon Drive, Sun Valley, NV 89433
APN:	085-042-44
Parcel Size:	2.01 acres
Master Plan:	Suburban Residential
Regulatory Zone:	Medium Density Suburban (MDS)
Area Plan:	Sun Valley
Development Code:	Authorized in Article 606, Parcel Maps
Commission District:	3 – Commissioner Garcia



Vicinity Map

Site Plan



Evaluation



Tentative Parcel Map Evaluation

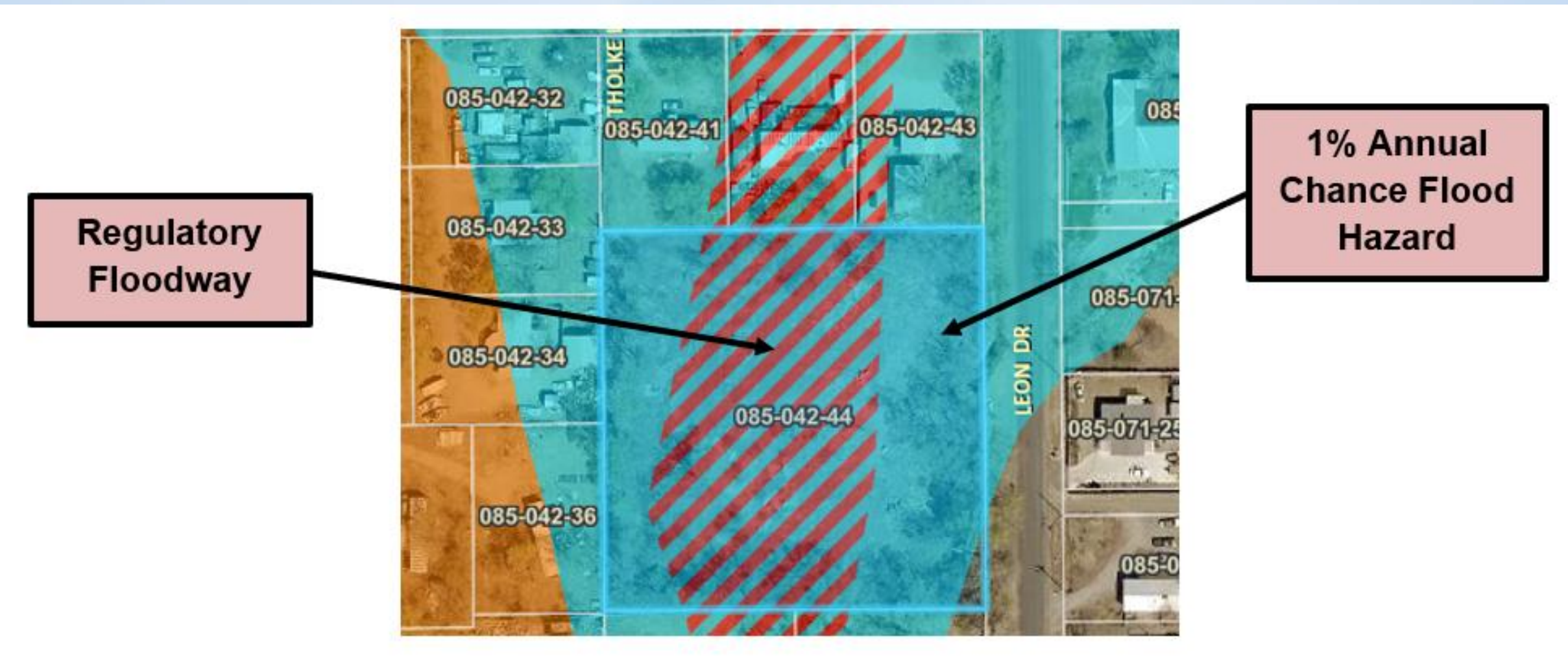
Requirement	Evaluation
Area Plan	Sun Valley
Truckee Meadows Service Area (TMSA)	Inside TMSA
Regulatory Zone	Medium Density Suburban (MDS)
Maximum Lot Potential	6
Number of Lots on Parcel Map	3
Minimum Lot Size Required	12,000 square feet
Minimum Lot Size on Parcel Map	29,175 square feet
Minimum Lot Width Required	80 feet
Minimum Lot Width on Parcel Map	97.35 feet
Development Suitability Map	Most Suitable
Hydrographic Basin	Sun Valley Hydrographic Basin

Development Information



- The subject parcel is undeveloped.
- Regulatory zone – Medium Density Suburban (MDS) – setbacks 20 ft. front & rear, 8 ft sides
- FEMA flood hazard zones pass through the property.
- WCC Section 110.416.70(a) – every new encroachment, including fill, new construction, substantial improvement & other development, is prohibited in a designated floodway
- No construction is allowed in a floodway.

Development Information – Flood Zones



Development Information – Flood Zones



- Washoe County Engineering Condition 2.c. –

c. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.

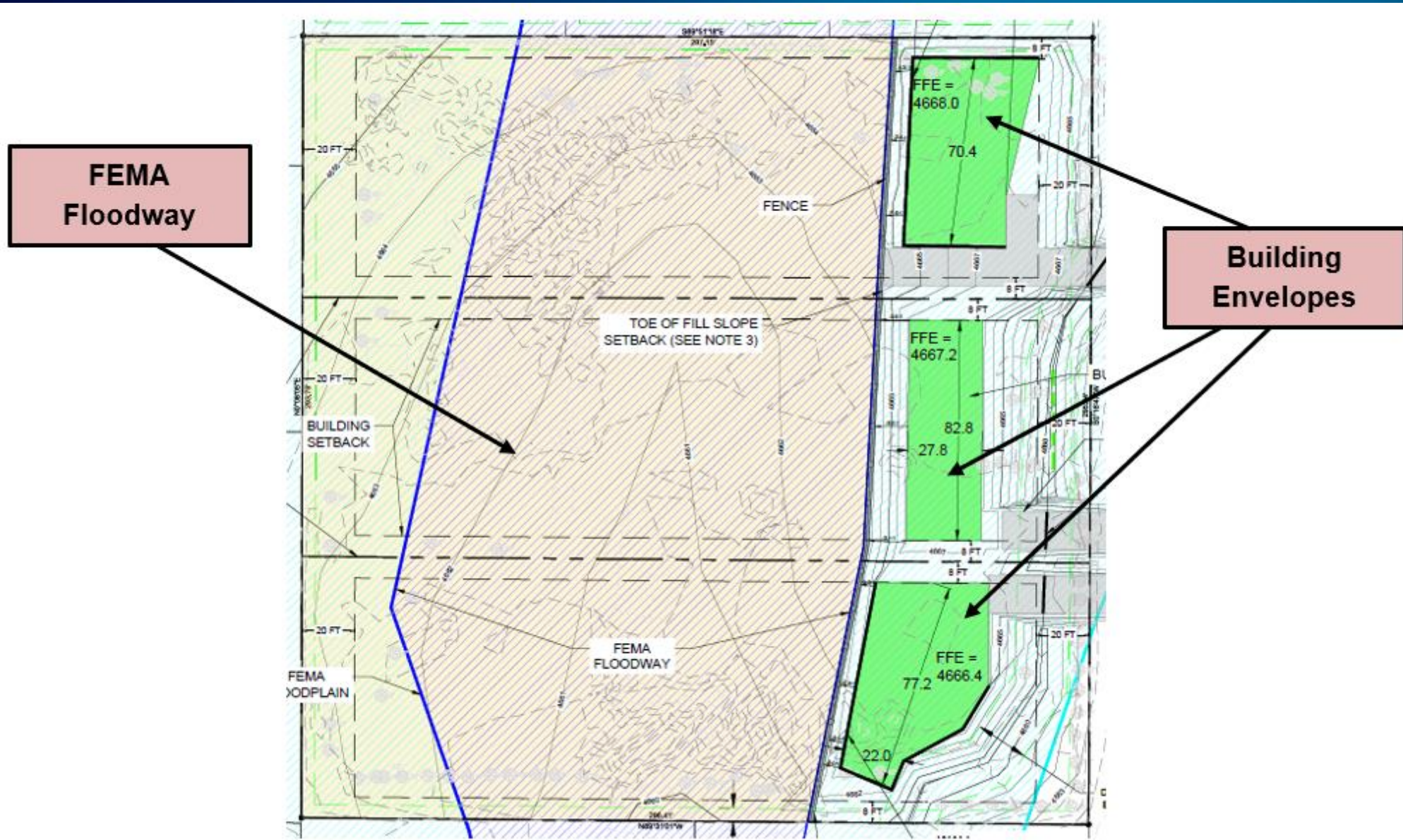
- Washoe County Engineering Condition 2.d. (Exhibit D) –

d. The applicant shall provide a site plan exhibit which identifies the proposed buildable area for a structure and parking area that complies with the proper setbacks, as well as eliminating any encroachment, including fill, construction of any structures, or any other physical improvements, into the floodway on each proposed parcel. Please note that the fill slope proposed adjacent to the eastern edge of the floodway shall comply with the Washoe County Development Code Figure 110.438.60. TOE OF FILL SLOPE and that the floodway eastern edge shall be interpreted as a “property line”.

- Washoe County Engineering Condition 2.f. (Exhibit E) –

f. The applicant shall provide a hydraulic analysis of the floodplain which shows that the import of fill material and structures into the FEMA floodplain Zone A causes no rise in flood elevation levels to the satisfaction of the County Engineer.

Site Plan – Building Envelopes



FEMA Floodway

Building Envelopes

Development Information – Article 218



- Article 218 – Sun Valley Area modifiers
- Off-street parking spaces for mobile/manufactured homes – NOT required to be located in an enclosed garage or carport
- WCC Section 110.218.35(b)(4):

(4) Parking. Properties on which mobile homes and manufactured homes are placed shall contain at least two (2) off-street parking spaces. These parking spaces do not have to be located in an enclosed garage or carport.

Sun Valley Area Plan Modifiers



Sun Valley Area Plan Modifiers

The subject parcel is located within the Sun Valley Area Plan. The following are the pertinent development code regulations from Article 218, Sun Valley Area Plan Modifiers:

WCC Section 110.218.05 Community Water and Sewer. The following types of development shall be served by community water and sewer facilities:

(a) Residential development of one (1) unit or more per acre;

WCC Section 110.218.25 New Parcel Restrictions. The creation of additional parcels in any regulatory zone within the Sun Valley planning area is restricted to areas within the service area of recognized water purveyors.

- All proposed parcels will be served by municipal water & sewer services via Sun Valley General Improvement District (SVGID)
- Condition provided by Water Rights in Exhibit A – will-serve letter

Envision Washoe 2040 Master Plan



Master Plan Conformance

Vision Statement	Explanation of Conformance with Vision Statement
<i>“Sun Valley will continue to prioritize its people through the prioritization of sustainable growth...”</i>	The creation of two additional parcels, as requested in this application, will allow two additional individuals or families to purchase land and build a home.

Envision Washoe 2040 Master Plan



Master Plan Element Conformance Priority Principles & Policies

Master Plan Element	Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
<p>Adaptation & Resiliency Principle 1. Limit development in the Development Constraints Area.</p>		
<p>AR1.2 - Limit development in floodplains that would constrict or otherwise result in higher floodwater levels or peak flows, or impact to floodplain functions.</p>	<p>A floodway runs through all parcels in the proposed parcel map. The applicant completed a hydraulic evaluation (Exhibit E) at the request of Washoe County Engineering (Engineering) and provided a figure (Exhibit D) showing building envelopes outside of the floodway. Engineering has included conditions in Exhibit A to ensure that no structures are built in the floodway.</p>	
<p>Land Use Principle 6. Direct Development into the TMSA.</p>		
<p>LU6.2 - Promote compatible mixed-use and infill development patterns within the TMSA.</p>	<p>The proposed parcel map will allow three main residences to be built within a 2.01-acre area that previously would have allowed only one main residence. The property is located within the TMSA.</p>	

Envision Washoe 2040 Master Plan



<p>Public Facilities & Services Principle 2. Provide sufficient water to meet the current and future needs of County residents.</p>	
<p>PFS2.3 - Ensure new suburban- and urban-level development is served by a community water supply system.</p>	<p>The proposed parcels will be served by municipal water and sewer services via SVGID.</p>

Master Plan Element Conformance Sun Valley Priority Principles & Policies

Master Plan Element	Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
<p>Population & Housing Principle 2. Coordinate population growth with the availability of water, sanitary sewer, streets and highways, and other public facilities and services.</p>		
	<p>PH2.2 - Direct development of residential densities greater than 1 unit per five acres in the TMSA where it can utilize planned local and regional infrastructure.</p>	<p>The proposed parcel map will allow three residences to be built within a 2.01-acre area. The property is within the TMSA, and the proposed parcels will be served by municipal water & sewer services via SVGID.</p>

Reviewing Agencies



Various agencies reviewed the application. Conditions are included in Exhibit A.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NV Water Resources	X	X	X	Steve Shell, sshell@water.nv.gov
Washoe County Parks & Open Space	X	X		Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
Washoe County Surveyor (PMs Only)	X	X	X	Wayne Handrock, whandrock@washoecounty.gov ; Matt Philumalee, mphilumalee@washoecounty.gov
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSD Law Enforcement	X	X		Brandon Zirkle, bzirkle@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov ; Janelle Thomas, jkthomas@washoecounty.gov
NNPH Air Quality	X			
NNPH EMS	X	X		Sabrina Brasuell, emsprogram@nnph.org
NNPH Environmental Health	X	X		James English, jenglish@washoecounty.gov
TMFPD	X	X		Brittany Lemon, blemon@tmfpd.us
Sun Valley GID	X			

Recommendation



Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Parcel Map Review Committee carefully consider all aspects of Tentative Parcel Map Case Number WTPM23-0012 and the nature of the stringent recommended conditions of approval and approve the requested Tentative Parcel Map.

Thank you

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