

Washoe County Parcel Map Review Committee



**COMMUNITY
SERVICES DEPARTMENT**

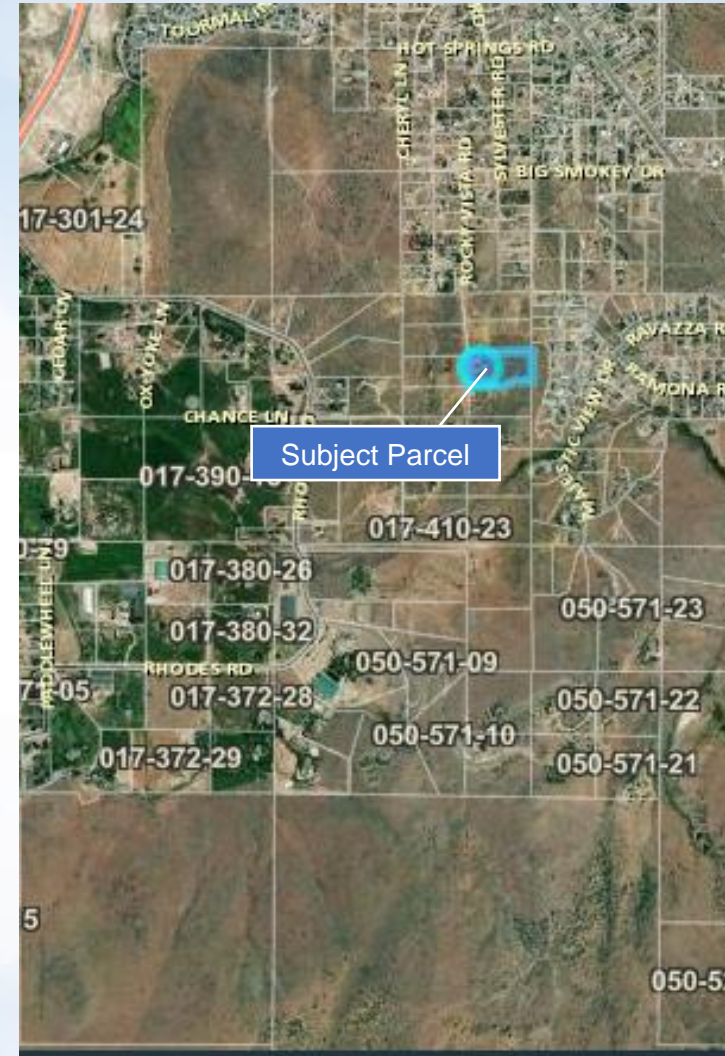
Tentative Parcel Map WTPM23-0015 (Pleasant Valley Lift Station)

March 14, 2024

Background



- 5.0-acre parcel
- Developed with a single-family dwelling.
- Surrounding parcels are similarly developed with single-family dwellings and accessory structures.
- South Valleys
- Zoned Medium Density Rural (MDR), Medium Density Suburban (MDS), and Low Density Suburban (LDS)



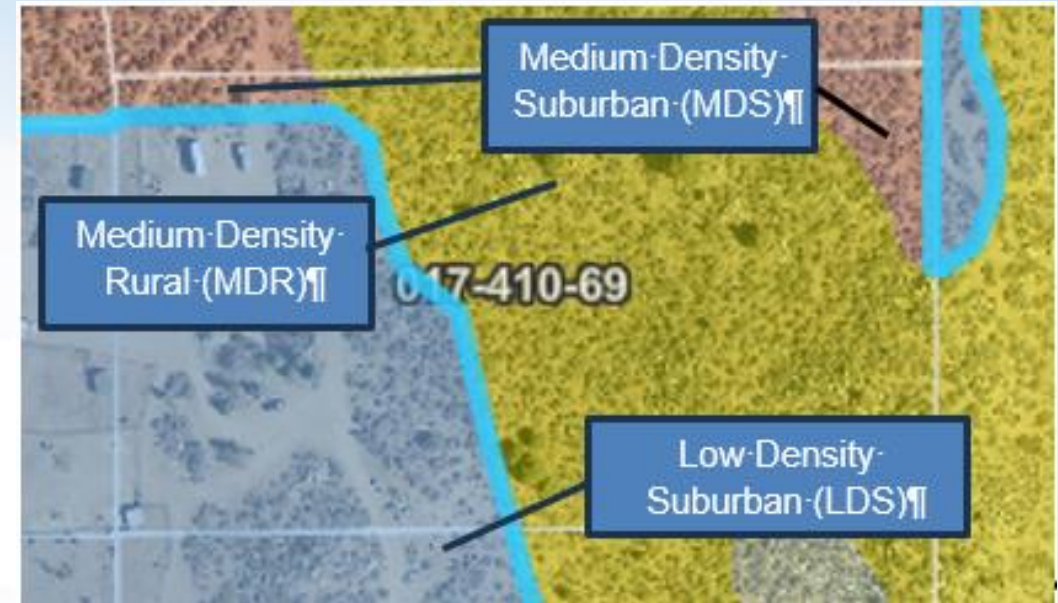
The request is for:

- A tentative parcel map waiver dividing a 5.00-acre parcel into two (2) parcels of 4.99 acres and 0.01 acres (480 square feet). The 480-square-foot parcel is for public utility purposes to serve a previously approved subdivision and will be dedicated to Washoe County for the purposes of operating a sewer lift station.

Evaluation



- Zoned Medium Density Rural (MDR), Medium Density Suburban (MDS), and Low Density Suburban (LDS)
- The proposed 480 square foot parcel will be located entirely within the MDS zoning.
- Minimum requirements for the MDS regulatory zoning is 12,000 square feet in size and 80 feet in width.
- Proposed parcel is 480 square feet in size and has a width of twenty-four (24) feet.
- Pursuant to WCC Sec. 110.404.10, *Reduction in Size*, a parcel may be created that is less than the minimum requirements of the zoning if the proposed parcel is being created for a public agency – parcel for the sewer lift station will be dedicated to and operated by Washoe County.



Reviewing Agencies



- The project application was sent to seventeen (17) agencies for review.
- Four (4) agencies provided conditions, which are included in Exhibit A of the staff report.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOW (Wildlife)	X	X		
NV Water Resources	X			
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X	X		
Washoe County Sewer	X			
Washoe County Surveyor (PMs Only)	X			
Washoe County Traffic	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X			
NNPH EMS	X	X		
NNPH Environmental Health	X	X	X	English, James, JEnglish@nnph.org
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon, BLemon@tmfpd.us
NV Energy	X			
Truckee Meadows Water Authority	X			

Public Comments



- Public comments received from eleven (11) members of the public. Concerns are addressed on pages 10 and 11 of the staff report. The concerns are:

Why is Mr. Fry proposing and applying for a Lift Station for 5-acre parcels rather than having wells and septic tanks?

Staff Response: The lift station is part of the Pleasant Valley Ranch subdivision which was previously approved. The lift station is only to serve the Pleasant Valley Ranch subdivision for sewer service.

Why is Washoe County building this Lift Station and who is paying for it?

Staff Response: The lift station is required to provide municipal sanitary sewer service to the Pleasant Valley Ranch subdivision. The developer is responsible for the cost of building the lift station.

Will any other subdivisions in the area hook up to the Lift Station?

Staff Response: The lift station has been sized for the subdivision. It is unlikely that other subdivisions would be able to connect.

How will the sewer water be moved and to where will it be connected to?

Staff Response: The sewer flows will utilize laterals from each property that flow into a large sewer main connected by manholes. That flow will enter a wet well at the lift station and the sewer flows will be pumped to a manhole at a high elevation to allow for sewer to flow to the County's water reclamation facility.

Why were the homeowners adjacent to this property not notified of this Lift Station meeting?

Staff Response: Per Washoe County Code, unless a parcel map is a second or subsequent parcel map, noticing is not required. This is a parcel map waiver and is not considered a second or subsequent parcel map.

Is the plan to increase the number of parcels so that in the future Mr. Fry will be able to file for a parcel map for re-zoning?

Staff Response: The applicant has informed staff that there is no intent to further subdivide. Additionally, to rezone a property, a master plan amendment and/or regulatory zone amendment is the path forward - a parcel map cannot be used to change a property's zoning.

Staff is able to make all 8 required findings, as detailed on pages 11 & 12 in the staff report.

- (a) Conformity with Laws. That the proposed tentative parcel map conforms with Chapter 278 of NRS and this Development Code;
- (b) Conformity with Regulations. That the proposed tentative parcel map conforms to state and County requirements as to area, improvement and design, and flood water drainage control;
- (c) Environmental Effects. That the proposed tentative parcel map will not have an adverse effect on the environment;
- (d) Conformity with Master Plan. That the proposed tentative parcel map conforms to the Washoe County Master Plan, including the area plans and any specific plans adopted by the County;
- (e) Change in Nonconformity. That no existing nonconformity with the other divisions in this Development Code will be increased;
- (f) Conformity with Other Ordinances. That the proposed tentative parcel map conforms with all other County ordinances;
- (g) Lack of Need. That unusual circumstances exist so that a parcel map is not necessary to ensure proper legal description of property, location of property lines and monumenting of property lines; and
- (h) Facilities. That appropriate improved public roads, adequate sanitary disposal facilities, and adequate water supplies are available.

Staff recommends approval of Tentative Parcel Map Case Number WTPM23-0015 and provides the following possible motion:

I move 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 WTPM23-0015 for Harry Fry, 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 110.606.75.

Thank you

Tim Evans, Planner
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775-328-2314



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