

Washoe County Board of County Commissioners



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SERVICES DEPARTMENT

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

May 28, 2024

- Parcel Map Review Committee unanimously approved the request on March 14, 2024
 - Followed staff recommendation of approval
- March 29, 2024 - Appellant Richard Blake re-submitted an appeal after additional information was requested by staff due to an incomplete appeal being submitted on 3/22/2024.
- Reasons alleged by appellant (*See Appeal (corrected)* at Attachment C, p. 1 & 2):
 - He utilizes Rhodes Road to access his property at 175 Cedar Lane and Rhodes Road cannot handle increased traffic.
 - Concerned that if a sewer lift station is built, that will allow another subdivision to be built in the area.
 - The applicant's eight (8) five-acre parcels can be served by septic systems; and thus, there is no need to divide the subject parcel for dedication of a sewer lift station.

The request is for:

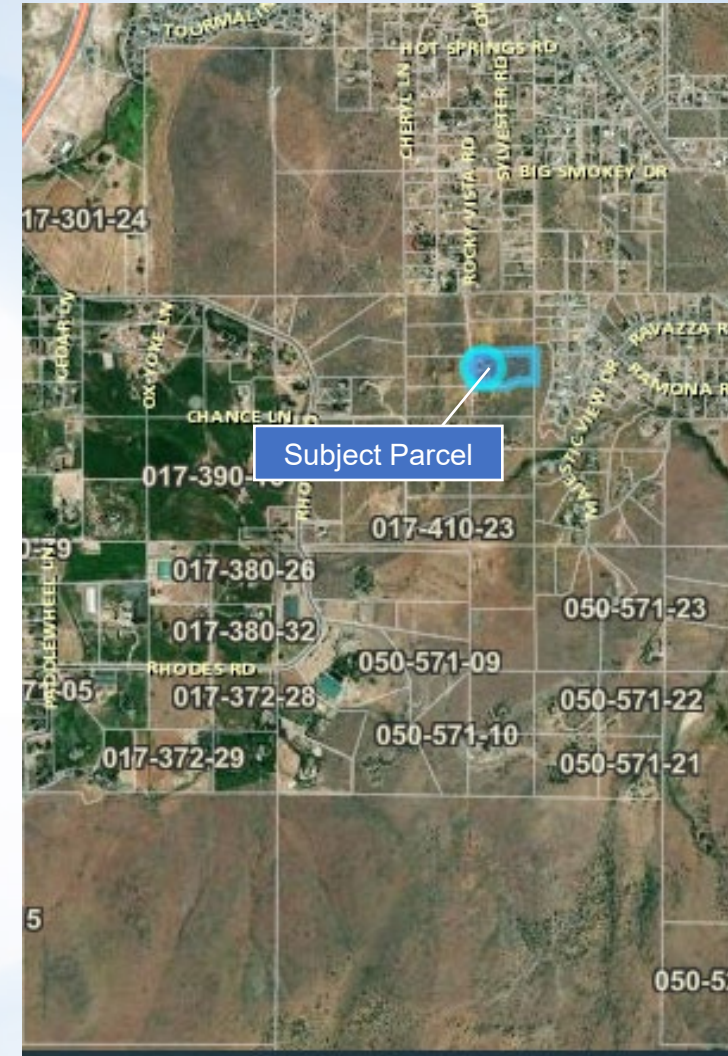
- A tentative parcel map waiver dividing a 5.00-acre parcel into two (2) parcels of 4.99 acres and 0.01 acres (480 square feet). The 480-square-foot parcel is for public utility purposes to serve a previously approved subdivision and will be dedicated to Washoe County for the purposes of operating a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

Background



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- 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)



Background (2)

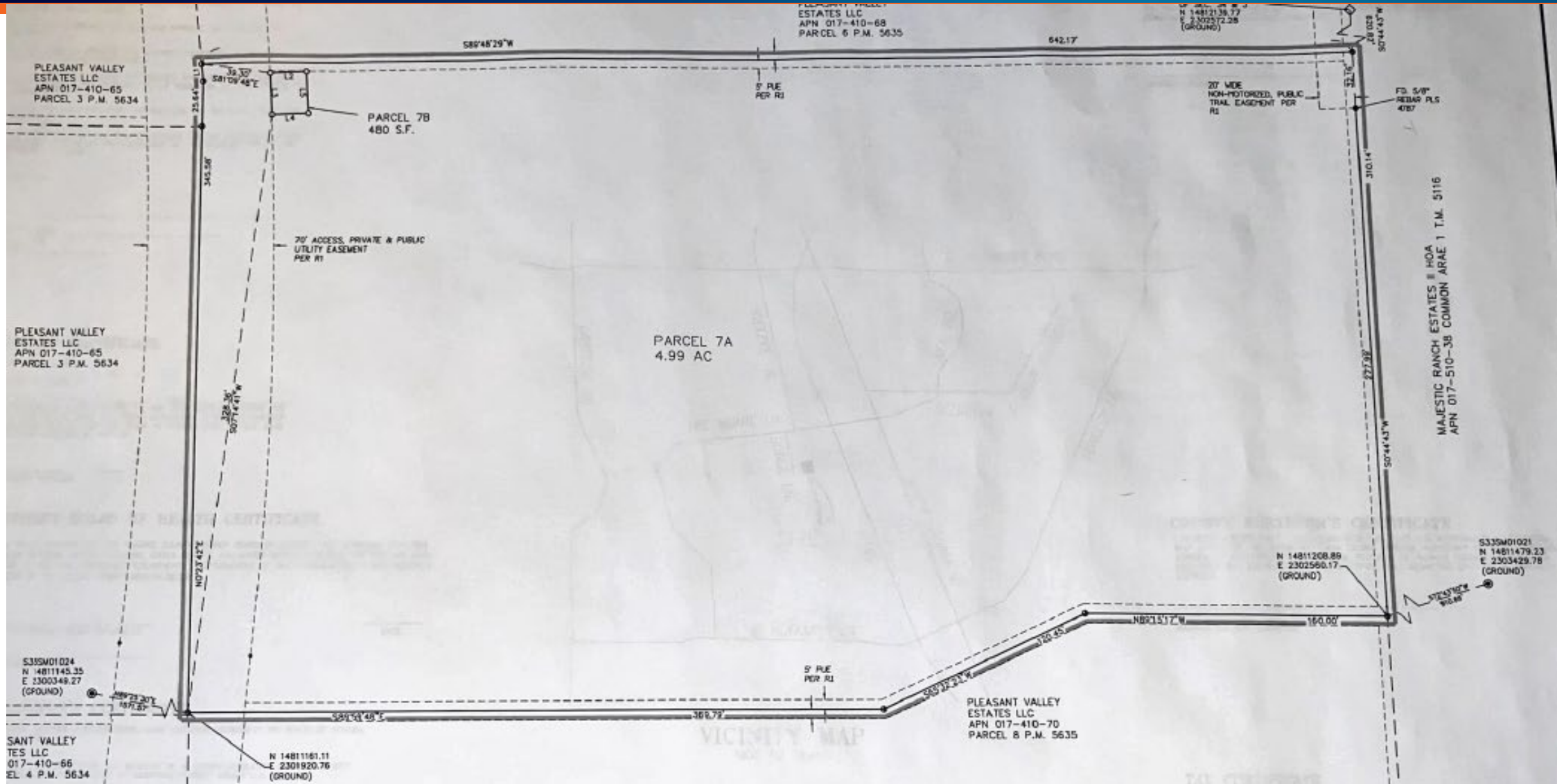


- On January 14, 2021, the Parcel Map Review Committee approved WTPM20-0014 (Pleasant Valley Ranch 1) and WTPM20-0015 (Pleasant Valley Ranch 2) for the division of two (2) 20-acre parcels into eight (8) 5-acre parcels.
- Applicant initiated discussions with Washoe County Engineering to provide sewer service to the eight (8) parcels – septic systems would further contribute to the poor quality of the groundwater, which impacts wells used for drinking water in the area.
- Washoe County Engineering recommended a separate parcel instead of an easement for the lift station, so the parcel could be dedicated to Washoe County for the provision of sewer services to the eight (8) 5-acre parcels.
- A lift station is a pump station that uses a collection system to move sewage and wastewater from a lower to a higher elevation, and finally into a water reclamation facility.
- Standard practice for the sizing of a lift station is to take into account possible failing septic systems in the area that may connect and the development of any vacant property in the area.
- Per Washoe County Engineering, it is not likely that other subdivisions in the area would be able to connect to the lift station.
- Applicant, Harry Fry, is responsible for costs to construct the lift station and for having the lift station constructed to Washoe County Engineering's specifications.

Site Plan



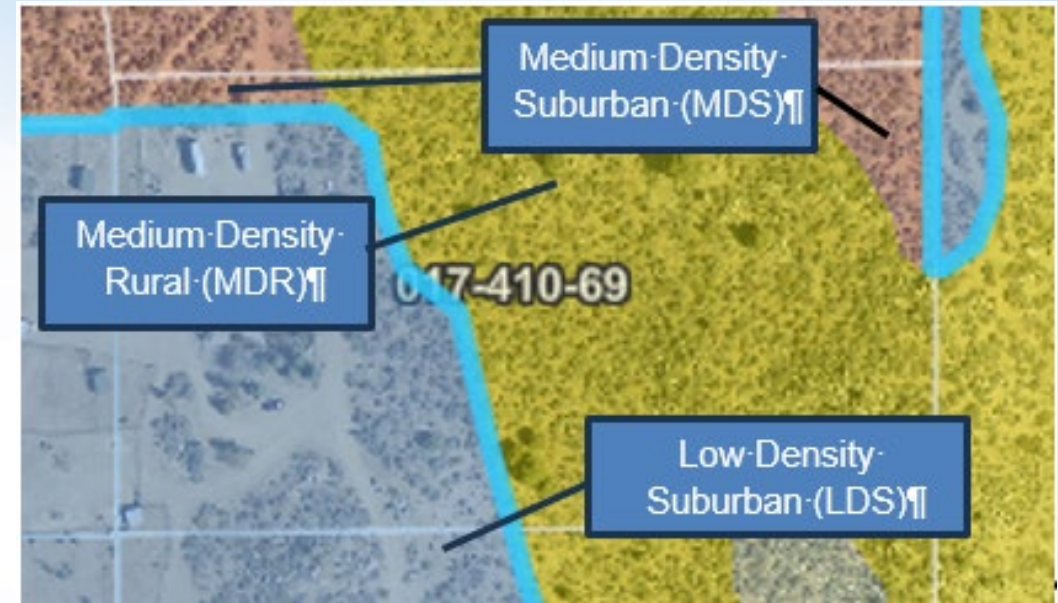
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Evaluation



- 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.



The Parcel Map Review Committee was able to make all 8 required findings.

- (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.

It is recommended that the Board of County Commissioners review the whole record and consider the record and any testimony, materials and evidence submitted at the Board's public hearing. **The Board may take one of the following actions:**

- 1. Deny the appeal and affirm the Parcel Map Review Committee's decision** to approve Tentative Parcel Map Case Number WTPM23-0015 (Pleasant Valley Lift Station); or
- 2. Grant the appeal and reverse the Parcel Map Review Committee's decision**, and thereby deny Tentative Parcel Map Case Number WTPM23-0015 (Pleasant Valley Lift Station), as presented to the Parcel Map Review Committee.

Thank you

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