



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE Meeting Minutes

Parcel Map Review Committee Members

Rob Pierce, Planning Commission
Wes Rubio, Northern Nevada Public Health
Wayne Handrock, Engineering
Eric Young, Planning and Building
Richard Edwards, Truckee Meadows Fire
Protection District

Thursday, March 12, 2026
2:00 p.m.

REMOTE TECHNOLOGY MEETING ONLY

The Washoe County Parcel Map Review Committee met in a schedule session on Thursday, March 12, 2026. 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>.

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

Chair Young called the meeting to order at 2:04 p.m. The following Committee members and staff were present:

Departments represented: Community Services Department (CSD)

Wayne Handrock, Engineering
Eric Young, Planning and Building

Northern Nevada Public Health

Wes Rubio

Planning Commission

Rob Pierce

Truckee Meadows Fire Protection District

Jen Williamson

Members Absent:

Staff present:

Adriana Albarran, Recording Secretary
Julee Olander, Planner, Planning and Building Division
Chaz Lehman, Deputy District Attorney, District Attorney's Office

2. Ethics Law Announcement and Instructions for Providing Public Comment via Zoom/Telephone [Non-action item]

Deputy District Attorney Chaz Lehman recited the Ethics Law standards and instructions for providing public comment via Zoom/Telephone.

3. Appeal Procedure [Non-action item]

Eric 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 March 12, 2026 Agenda [For possible action]

Rob Pierce moved to approve the agenda for the March 12, 2026 meeting as written. The motion, seconded by Wes Rubio, passed unanimously with a vote of 4 to 0.

6. Approval of January 8, 2026 Draft Minutes [For possible action]

Wes Rubio moved to approve the minutes for the January 8, 2026 Parcel Map Review Committee meeting as written. The motion, seconded by Wayne Handrock, passed unanimously with a vote of 4 to 0.

7. Project Review Items [For possible action]

A. Tentative Parcel Map Case Number WTPM23-0011 (Dierksen) – For hearing, discussion, and possible action to approve a tentative parcel map dividing a 2.43-acre parcel into four (4) parcels of 30,069 SF, 30,771 SF, 21,672 SF and 23,345 SF.

- Applicant/Property Owner: Sierra Dierksen, et al.
- Location: 16000 Perlite Drive, Reno, NV 89521
- APN: 017-111-19
- Parcel Size: 2.43 acres
- Master Plan: Suburban Residential
- Regulatory Zone: Medium Density Suburban (MDS)
- Planning Area: Southeast Truckee Meadows
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 2 – Commissioner Clark
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3627
- Email: JOlander@washoecounty.gov

Planner Julee Olander provided a presentation.

Applicant Sierra Dierksen was present but did not have anything to add.

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

Wayne Handrock stated that on the map displayed, an access easement being abandoned on the parcel map and confirmed that abandoned access easements have to go through the abandonment process to get rid of access easements.

John Gomez, Land Surveyor and applicant representative, responded to Wayne’s comment regarding access easement. States he does not see an access easement being granted in Washoe County.

Wayne Handrock confirmed that open offers of dedication are treated as access easements until they’re accepted for abandonment.

Eric Young asked John Gomez to comment on functionality of parcels without the abandonment.

John Gomez stated that they were attempting abandonment to create more setbacks, however, this doesn't need to be done to get into the parcels to function.

Wes Rubio asked if SSWS have the rights and capacity to serve new parcels going into this area since Tim Burr had reviewed this being based off TMWA and not Steamboat Springs Water System.

John Gomez confirmed that the applicant has gone through the process.

Sierra Dierksen confirms that she has worked with Steamboat Springs and they have provided a letter of intent and a discovery report and they have confirmed their ability to provide water to the new parcels.

Eric Young asked Julee Olander if Tim Burr reviewed this after the Steamboat Springs.

Julee Olander confirmed that Tim Burr wrote a new condition, which is why the condition has been amended.

Jen Williamson from TMFPD asked to confirm if TMFPD has access to the five parcels.

Julee Olander confirmed that that is correct.

Rob Pierce asked if there is access to the BLM property near the parcel.

Julee Olander confirmed that there is.

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

Wayne Handrock 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 WTPM23-0011 for Sierra Dierksen, et al., subject to the conditions of approval included as Exhibit A with the staff report, and the exception of the abandonment of the cul-de-sac as shown on the map, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30e 1:1-12. Wes Rubio seconded the motion which carried unanimously with a vote of 4 to 0.

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 [Non-action item]

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

9. Public Comment [Non-action item]

Recording Secretary Adriana informed the committee there were no cases to be heard next month, hence there would not be a February PMRC meeting. As there was no further response to the call for public comment, the comment period was closed.

10. Adjournment

Eric Young made the motion to adjourn at 2:34 p.m.

Respectfully submitted,

Adriana Albarran, Recording Secretary

Approved by Committee in session on May 14, 2026

Eric Young, Chair
Senior Planner