

**Churchill County
Agenda Report**

Date Submitted: 8/10/2021

Agenda Section: _____

Agenda Date Requested: 9/2/2021

To: Board of Churchill County Commissioners
From: Christian Spross, Director, Public Works, Planning & Zoning
Subject Title: Consideration and possible action re: Consideration and possible action re: A parcel map application filed by Chris Thomas for property located at 1320 Moody Lane, Assessor's Parcel Number 008-292-31, consisting of 5.66 acres in the E-1 zoning district. The applicant proposes to split the parcel into two lots—one each for the two existing residences.

Type of Action Requested: (check one)

Resolution

Ordinance

Formal Action/Motion

Other – Informational Only

Does this action require a Business Impact Statement? No

Recommended Board Action: Motion to:

- (A) [**APPROVE** // **DENY**] the Parcel Map permit application for Chris Thomas to divide APN: 008-292-31 into two parcels. This approval is subject to conditions, as listed in the discussion.
- (B) ACCEPT the offer to grant easements identified on the map.
- (C) ACCEPT the offer to dedicate land and improvements for Moody Lane, and REJECT all other offers to dedicate lands and improvements at this time.

Discussion:

There are several complications with this map.

1. The property currently has 4 owners, being two couples that are related. Chris is the son of Wayne and Kathleen. This parcel map is intended to separate the ownership between the couples into two lots roughly along an existing fence and elevation break.
2. The property has 2 homes, which the map will separate: with Chris and Jessica's home (closest to Moody Lane) being on the north lot and Wayne and Kathleen's home on the south lot. Doing so is complicated by the fact that both homes use one well that will go with the south lot. This will have to be resolved by installing independent water service for Chris and Jessica's home. The applicant plans to build a well for the lot.
3. An additional complication is that the applicant will soon be building a new, larger home on the north lot, which in turn will result in two homes on one property. At the time of building the new home, the owner will first have to obtain approval for an Accessory Dwelling Unit through an Administrative Special Use Permit, which they are planning to do, that will convert the small existing home into the accessory dwelling.
4. The new home will be further complicated by the fact that the land fronts the County sewer line and must connect to it. The same will apply to the County water supply that is planned for Moody Lane, unless the applicant builds the home before installation of the water line (which they plan to do).

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Both lots have a non-rectangular configuration, The south lot will have a “flag-pole” reaching to Moody Lane that will include the driveway, the Truckee Carson Irrigation District (TCID) canal, and a private ditch. The flag-pole configuration of the south lot will make future development more difficult. The parent parcel is zoned E-1 and has sewer frontage, which allows ½ acre lots. The 5.66 acre parcel has the potential for 11 new parcels (though existing development would probably reduce the realistic number). When the new County water line is installed, the parcel could potentially be rezoned and developed with roughly double that number. The proposed configuration will make the development of the proposed south lot much more difficult because the flag-pole will not be usable as a future access road. This means further development will have to come from Rice Road using a canal crossing, which will be up to the discretion of TCID and the Bureau of Reclamation. These limits will reduce the potential value of the south lot.

The existing parcel has an existing access onto Moody Lane, which is a County-maintained paved road within a 60’ easement – half being on the property. The property also has frontage on Rice Road, though accessing it will require the construction of a bridge and approval by TCID and Bureau of Reclamation (BOR). No road construction will be required with this map. The Moody Lane road easement is offered for dedication. Rice Road is outside the parcel map, and no offer of easement or dedication of road is proposed.

The Planning Commission has recommended approval of the Parcel Map application with these Recommended Conditions:

- 1) Changes shall be made for compliance with Churchill County Code, including but not limited to:
 - a) Labeling of the centerline of the canal forming the south property line.
- 2) Any final changes required by the County Surveyor shall be made prior to recording, including but not limited to the following:
 - a) Modification of line symbols and point symbols
 - b) The map shall be modified to display the dedicated strip of land for Moody Lane as a separate parcel of land using a solid line, including appropriate metes and bounds.
- 3) Before recording the map, a solution for providing water to the home that will be on the north property shall be proposed that is acceptable to the Public Works Director, with a preference for the following:
 - a) A new water well for the north parcel shall be constructed or financially guaranteed.
 - b) The water line from the well on the south parcel to the home on the north parcel shall be disconnected or financially guaranteed.
- 4) Water dedication requirements must be met prior to recording the map.

Alternatives:

Make changes as deemed appropriate

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Prepared By: Diane Moyle

Date: 8/10/2021

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