



Spanish Springs Citizen Advisory Board

DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB.

Minutes of the regular meeting of the Spanish Springs Citizen Advisory Board held July 9, 2014 at the Spanish Springs Library at (7100A Pyramid Lake Highway)

1. **CALL TO ORDER/ DETERMINATION OF QUORUM** - The meeting was called to order at 6:00 p.m. by Ken Theiss, Acting Chair. A quorum was present.
MEMBERS PRESENT – Dawn Costa-Guyon, At-Large, Catherine Gustavson, At-Large, Charity Rosasco, At-Large Alternate sat in for David Espinosa, David Schneck, At-Large Alternate, James Scivally and Ken Theiss, Vice Chair.
MEMBERS ABSENT - David Espinosa, At-Large, Chair, excused
2. **PLEDGE OF ALLEGIANCE** – Ken Theiss led the salute to the Flag.
3. ***PUBLIC COMMENT**
 - John Gavin introduced himself and announced that he is a candidate for Commissioner, District 5.
 - Chris Wilson introduced himself and announced that he is a candidate for re-election to the Sparks Justice of the Peace.
 - Andrea Tavener, Constituent Services invited everyone to attend a public meeting on July 15, 2014 at 5:30 p.m. in the Washoe County Chambers to hear proposed changes to the Animal Control Ordinance and state their opinions.
 - John Bradbury introduced himself and stated that item 9 is a proposed change to the master plan that is not appropriate for the community at this time. There are open areas where multi-family dwellings are needed however, there is no public transportation and RTC (Regional Transportation Commission) is not planning to make those changes at this time. Mr. Bradbury stated concern regarding the limited waste management service. Mr. Bradbury stated that this proposed master plan amendment would be appropriate ten to fifteen years from now.
 - David Cencula stated concern that the proposed master plan amendment may be a resurrection of the Village at the Peaks which was rejected by local citizens and is an attempt to get it by the citizens of Spanish Springs. Mr. Cencula stated opposition to the high density housing or changing the master plan to accommodate the developer.
 - Ken Theiss asked for further public comment and hearing none, closed this agenda item.
4. **APPROVAL OF THE AGENDA FOR THE JULY 9, 2014 MEETING. MOTION:** James Scivally moved to approve the July 9, 2014 agenda as posted. Catherine Gustavson seconded the motion. The motion carried unanimously.
5. **APPROVAL OF THE MINUTES FOR THE JUNE 18, 2014 SPECIAL MEETING. – MOTION:** James Scivally moved to approve the minutes of the June 18, 2014 meeting as submitted. Dawn Costa-Guyon seconded the motion. The motion carried unanimously.
- 6.* **PRESENTATION OF A CERTIFICATE OF APPRECIATION TO BRUCE OSGOOD.**

Dawn Costa-Guyon reported that Mr. Osgood volunteers to walk Pyramid Hwy. and picks up trash and debris. Mr. Osgood is unable to attend this meeting and Ms. Costa-Guyon stated that she would present the Certificate of Appreciation to Mr. Osgood at a later date. Ms. Costa-Guyon read the Certificate of Appreciation into the record.

 - A member of the audience stated that Mr. Osgood does a wonderful job cleaning up along Pyramid Hwy.
 - A member of the audience stated that Washoe County should pay Mr. Osgood for his efforts.
 - Ms. Costa-Guyon stated that there is someone that picks up the bags of trash a couple of times of week.
 - Andrea Tavener announced that the Board of County Commissioners will present a Proclamation to Mr. Osgood during the July 22, 2014 meeting.
- 7.* **COMMISSIONER UPDATE**

A.* Washoe County Commissioner Vaughn Hartung was unable to attend this meeting due to recent surgery and he sent his regrets with Andrea Tavener. Commissioner Hartung can be reached at (775) 328-2007 or via email at vhartung@washoecounty.us. (This item was for information only and no action was taken by the CAB).
8. ***PUBLIC SAFETY AND COMMUNITY REPORTS/UPDATES**

A. **Washoe County Sheriff's Office (WCSO)** – A representative from the Washoe County Sheriff's Department was unable to attend this meeting. Citizens can contact the Sheriff's Department with questions and to report suspicious or illegal activity.(This item was for information only and no action was taken by the CAB.)
9. **NEW BUSINESS** - The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the *Application Submittals* page:
http://www.washoecounty.us/comdev/da/da_index.htm

A.* Emergency Response and Disaster Preparedness - Shirlee Rhodes, Washoe County Sheriff's Office, Citizen Corps Program Manager presented information on how the Washoe County Sheriff's Office Community Emergency Response Team (CERT) trains and prepares volunteers to assist during emergencies. Ms. Rhodes also provided a brief presentation on the CERT Program's free training and how it benefits local communities. The CERT team focuses on emergency preparedness and disaster response training. The main concern is to educate citizens on what they need to do in an emergency event whether or not citizens continue to volunteer their services after the training. Ms. Rhodes reported that the Sheriff's Department is initiating the new Take Control campaign to educate citizens about locking their vehicles and keeping valuables out of sight particularly at parks and trailheads. Ms. Rhodes introduced Leticia Harris, Volunteer Outreach Coordinator who will be available to present the CERT Program at public meetings and other events upon request. Contact: www.wcsovolunteer.org The next academy is scheduled in October. Contact Ms. Rhodes at srhodes@washoecounty.us and at 775-325-6928 (office) 775-622-7012 (cell) (This item was for information only and no action was taken by the CAB.)

B. Master Plan Amendment Case Number MPA14-002 – Sandra Monsalve, Senior Planner Washoe County Planning and Development presented the request to consider an amendment to the Master Plan map, a component of the Spanish Springs Area Plan by changing the Master Plan designation from Industrial (I) to Rural Residential (RR), and removing the subject parcel from the Village Green Commerce Center Specific Plan; and all Specific Plan maps related thereto;

AND

Regulatory Zone Amendment Case Number RZA14-003 – Discussion and recommendations on the request to consider an amendment to the Spanish Springs Regulatory Zone map. The amendment request would redesignate Assessor's Parcel Number 534-561-09 from the Regulatory Zone category of Industrial (I) to Low Density Rural (LDR), on a ±10.45 acre property. The proposed Regulatory Zone Amendment would decrease the Spanish Springs Citizens Advisory Board overall development intensity from industrial to large-lot residential. The subject property is located 365 Calle De La Plata, approximately 1,500 feet east of the intersection of Pyramid Hwy. and Calle De La Plata. To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the Spanish Springs Area Plan and Village Green Commerce Center Specific Plan are proposed. These administrative changes include a revised map series with updated parcel base and updated applicable text, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments. Applicant: STN 365 Calle Group, LLC, Attn: Randy Kuckenmeister, was available to address questions and concerns. Contact Staff Representative; Sandra Monsalve, AICP, Senior Planner Community Services Planning and Development. 775.328.3608 E-mail: SMonsalve@washoecounty.us with further questions and concerns. The application is tentatively scheduled to be heard by the Planning Commission Tuesday, August 5, 2014. Ms. Monsalve stated that this proposed project is not the old Village at the Peak. One 10 acre parcel has a dwelling and the property owners have asked that this property be rezoned low density residential, one house per ten acres. Mr. Kuckenmeister, CPA stated that the property can not be sold at this time due to the fact that the property is industrial zoned and the owners can not get a bank financing in the present zoning. There was no provision in the Specific Plan to grandfather in residential use. The applicant would like to leave the property in its current use. **MOTION:** Catherine Gustavson moved to recommend approval of MPA14-002 and RZA14-003 as presented. James Scivally seconded the motion. The motion carried unanimously.

Comments and Concerns

- In response to questions raised, Ms. Monsalve stated that the previous zoning was general rural residential, one dwelling per forty acres.
- In response to questions raised, Ms. Monsalve stated that there is no commercial development on the east side of Pyramid Hwy.
- Support was stated for approving the request to change the zoning back to the original zoning from Industrial back to Rural Residential.
- Concerns were raised regarding any change to the Master Plan as setting a precedence for further changes that could have negative impacts to the local area including opening the door to the Village at the Peak..
- In response to concerns raised, the applicant stated that a purchaser would be aware that the parcel with the dwelling would know that their property would be surrounded by light industrial zoning.
- Ms. Monsalve stated that Master Plan Amendments can be proposed by Washoe County or by private property owners. This request just returns the property to it's originally zoning. Any change to the Master Plan must go through the public hearing process.
- Ms. Monsalve stated that standards require that this property have buffering per the development code.
- Mr. Kuckenmeister stated that his firm represents another property owner and they do not see that development of the property is currently not viable.
- Catherine Gustavson stated that she spoke with Commissioner Hartung and in his opinion, any reversal of zoning is a good thing.

10.* CHAIRMAN/BOARD MEMBER ITEMS

- James Scivally reported that Jesse Haw has been working with neighbors to address the blowing tumbleweeds and dirt and dust from vehicles and has restricted vehicle access to the property.

Next Agenda Items: There were no items presented for a future agenda.

11.*PUBLIC COMMENT

- Andrea Tavener, Constituent Services encouraged everyone to contact her at 775-328-2720 or atavener@washoecounty.us regarding questions and concerns. Ms. Tavener announced that Washoe County will hold the first public hearing on possible changes to the Animal Control Ordinance and encouraged everyone to state their opinions on the public record. Anyone that is unable to attend the hearing can submit their comments on their smart phone. Also submit comments on Open Washoe.
- Ken Theiss asked for further public comment and hearing none, closed this item.

12. ADJOURNMENT – James Scivally moved to adjourn the meeting at 700 p.m. Catherine Gustavson seconded the motion. The motion carried unanimously.

Respectfully submitted by: Allayne Donnelly-Everett, Administrative Recorder Services

Those in Attendance: Five CAB members, Thirteen members of the audience, Two agenda item presenters, Two application presenters and Two Administrative recorder personnel.