



## Spanish Springs Citizen Advisory Board

### Special Meeting Agenda

June 18, 2014 at 6:00 P.M.

### Spanish Springs Library (7100A Pyramid Lake Highway)

Pursuant to NRS 241.020, this notice has been posted at the Washoe County Administration Building (1001 E. Ninth Street, Bld. A); Washoe County Courthouse (75 Court Street), Washoe County Central Library (301 S. Center St.), Sparks Justice Court (1675 East Prater Way), Spanish Springs Library (7100A Pyramid Lake Highway), and online at [www.washoecounty.us/cab](http://www.washoecounty.us/cab). Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance should notify Washoe County CAB Program at 775.328.2720, two working days prior to the meeting. All number or lettered items on this agenda are hereby designated for possible action as if the words 'for possible action' were written next to each, except for items marked with an asterisk (\*). Items on this agenda may be taken out of order, combined with other items, discussed or voted on as a block, removed from the agenda, moved to another agenda of another later meeting as discretion by the Chairman. Support Documentation for the items on the agenda, provided to the CAB is available to members of the public at the County Manager's Office (1001 E. 9<sup>th</sup> Street, Bldg. A, 2<sup>nd</sup> Floor, Reno, Nevada), Andrea Tavener, CAB Program Assistant (775) 328-2720.

1. **\*CALL TO ORDER/ DETERMINATION OF QUORUM**

2. **\*PLEDGE OF ALLEGIANCE**

3. **\*PUBLIC COMMENT** – *Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. Additionally, during action items [those not marked by an asterisk (\*)], public comment will be heard on that particular item before action is taken. The public is requested to submit a "Request to Speak" form to the Board Chairman. Comments are to be addressed to the Board as a whole.*

4. **APPROVAL OF AGENDA FOR THE SPECIAL MEETING OF JUNE 18, 2014.**

5. **APPROVAL OF THE MINUTES FOR THE MEETING OF MAY 14, 2014.**

6.\* **PUBLIC OFFICIAL REPORTS**

A.\* **Washoe County Commissioner** – Commissioner Vaughn Hartung may be available to provide updated information on discussions and actions by the Board of County Commissioners (BCC). Following his presentation, Commissioner Hartung may be available to address questions and concerns from the CAB and audience. Commissioner Hartung can be reached at (775) 328-2007 or via email at [vhartung@washoecounty.us](mailto:vhartung@washoecounty.us). (This item is for information only and no action will be taken by the CAB).

7. **\* PUBLIC SAFETY AND COMMUNITY REPORTS/UPDATES**

A.\***Washoe County Sheriff's Office (WCSO)** – A representative of the Washoe County Sheriff's Office may be available (unless on a call for service) to address public safety questions and concerns including speeding and reckless use of recreational vehicles. For more information call (775) 328-3001 or via the webpage at [www.washoesheriff.com](http://www.washoesheriff.com) (This item is for information only and no action will be taken by the CAB.)

8. **NEW BUSINESS - Project Descriptions:** 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](http://www.washoecounty.us/comdev/da/da_index.htm)

A. **Regulatory Zone Amendment Case Number RZA14-004 (Autumn Trails)** Applicant/Property Owner: Pinnacle Land Holdings, LLC. Mike Vicks, Monte Vista Consulting will provide information for review and recommendations on the request to consider an amendment to the Regulatory Zone map and zoning designation within the Spanish Springs planning area; and, if approved, forward to the Board of County Commissioners for approval. The amendment request will re-designate ±23.61 acres of a ±47.6 acre parcel from Low Density Suburban (LDS) to Low Density Suburban 2 (LDS2) zoning. The proposed Regulatory Zone Amendment would increase the total density of the subject ±47.6 acre parcel by 16 residential dwelling units. To reflect requested changes and to maintain currency of general planning area data, administrative changes are proposed and include a revised map with updated parcel base, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments. Assessor's Parcel Number: 534-420-08 Section/Township/Range: Within Section 25, T21N, R20E, MDM. Washoe County, NV Staff: Trevor Lloyd, Senior Planner, Washoe County Community Services Department, Planning and Development Division, Phone: 775-328-3620, E-mail: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us) Meeting Date: Planning Commission Tuesday, July 1, 2014.

B. **Tentative Map Case Number TM14-001 (Pebble Creek Estates)** - Property Owner: Mystic Mountain, LLC, – Review and recommendations on the request to develop an 83-lot, single-family residential subdivision. Lots range in size from 35,025 to 53,072 square feet. Traffic Study Geotechnical Report Site Plans Location: At the western terminus of Pebble Creek Drive, approximately ¼ mile west of its intersection with Pyramid Highway.

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Assessor's Parcel Number: 538-171-08 Section/Township/Range: Sections 11 and 14, Township 21 North, Range 20 East, MDM, Washoe County, NV, Staff: Roger Pelham, MPA, Senior Planner, Washoe County Community Services Department, Planning and Development Division, Phone: 775-328-3622, E-mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us) Meeting Date: Planning Commission Tuesday, July 1, 2014.

**9.\* CHAIRMAN/BOARD MEMBER/NEXT AGENDA ITEMS** - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas.

**10.\*PUBLIC COMMENT** – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. The public are requested to submit a “Request to Speak” form to the Board chairman. Comments are to be addressed to the Board as a whole.

**11. ADJOURNMENT**