



# 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 June 18, 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, Chair, David Schneck, At-Large Alternate sat in for James Scivally, Ken Theiss, Vice Chair.  
**MEMBERS ABSENT** - David Espinosa, At-Large, Chair, excused, and James Scivally, At-Large, unexcused..
2. **PLEDGE OF ALLEGIANCE** – Tim Johnson, Veteran, led the salute to the Flag.
3. **\*PUBLIC COMMENT**
  - John Gavin introduced himself and announced that he is a candidate for Washoe County Commissioner, District 5.
  - Ken Theiss asked for further public comment and hearing none, closed this agenda item.
4. **APPROVAL OF THE AGENDA FOR THE JUNE 18, 2014 SPECIAL MEETING.– MOTION:** David Schneck moved to approve the June 18, 2014 agenda as posted. Dawn Costa-Guyon seconded the motion. The motion carried unanimously.
5. **APPROVAL OF THE MINUTES FOR THE MAY 14, 2014 MEETING. – MOTION:** David Schneck moved to approve the minutes of the May 14, 2014 meeting as submitted. Dawn Costa-Guyon seconded the motion. The motion carried unanimously.
6. **\*COMMISSIONER UPDATE**
  - A.\* Washoe County Commissioner Vaughn Hartung was unable to attend this meeting. Commissioner Hartung can be reached at (775) 328-2007 or via email at [vhartung@washoecounty.us](mailto:vhartung@washoecounty.us). (This item was for information only and no action was taken by the CAB).
7. **\*PUBLIC SAFETY AND COMMUNITY REPORTS/UPDATES**
  - A. **Washoe County Sheriff's Office (WCSO)** – Lt. Stacy Hill, Washoe County Sheriff's Office (WCSO) was available to present information on law enforcement issues and concerns in the Spanish Springs planning area. Lt. Hill reported that research shows that there is an increase in illegal activity including vandalism during the summer months when juveniles are out of school. Lt. Hill urged everyone to keep their vehicles and dwellings locked and valuables out of sight. Lt. Hill urged citizens to report any illegal or suspicious activity to the Sheriff's Department. (This item was for information only and no action was taken by the CAB.)  
**Comments and Concerns**
    - In response to questions raised, Lt. Hill reported that reports of illegal activity are concentrated throughout the Spanish Springs residential area.
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 provided 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.  
**MOTION:** Dawn Costa-Guyon moved to recommend approval of RZA14-004 Autumn Trails as presented. Catherine Gustavson seconded the motion. The motion carried with five in favor and Ken Theiss abstaining.  
**Comments and Concerns**

- In response to questions raised, Mr. Vicks stated that previously there was 185 acres with one lot per acre. The new proposed density is for the addition of twelve to sixteen new lots with 1.08 houses per acre. The proposed amendment is in conformance with the underlying zoning. Some lots will be less than one acre and some others will be one acre plus. This development is a common open space community. Development will be limited to the previously planned single family homesites. The applicant still has to go through the tentative map process.
- Roger Pelham, Senior Planner stepping in for Trevor Lloyd, Senior Planner reminded the CAB and members of the audience that this hearing is a request for a regulatory zone amendment and increased density.
- Concerns were raised regarding whether a traffic study has been or will be conducted. Mr. Vicks stated that a traffic study would not be required for this proposed amendment.
- In response to questions raised, Mr. Pelham stated that Clara Lawson, Washoe County Engineering would address questions regarding traffic issues.
- In response to questions raised, Mr. Pelham stated that this type of request has not been presented in the Spanish Springs planning area, however a very similar situation was submitted in the Golden Valley area.

**B. Tentative Map Case Number TM14-001 (Pebble Creek Estates)** - Property Owner: Mystic Mountain, LLC, – Roger Pelham, Senior Planner was available to introduce this tentative map request and address questions on code, policy and process. Jesse Haw, Upland Contractors, applicant was available to address questions and concerns. Sam Chacon, C & M Engineering representing the applicant was available to present the request for the tentative map and address questions and concerns 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. 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. Contact Mr. Chacon at 775-856-3312. **MOTION:** Catherine Gustavson moved to recommend approval of TM14-001 Pebble Creek Estates as presented. Dawn Costa-Guyon seconded the motion. The motion carried unanimously. I

**Comments and Concerns**

- In response to questions raised, Sam Chacon stated that the lot sizes are approximately one acre, similar to Pebble Creek. The architect will establish the building envelope.
- In response to questions raised, Jesse Haw, HAWCO Properties stated that they have not determined they plan to follow successful trends in the neighborhood. In response to concerns raised, Mr. Haw stated that ditches and drainage would be developed to Washoe County standards. Mr. Haw stated that he would preview the area and determine what measures need to be taken to address drainage issues.
- Mr. Chacon stated that the engineers would determine what would be needed to stabilize the soils.
- Concerns were raised that there is already over crowding at local school and the addition of new children in the area needs to be considered.
- Concerns were raised regarding the current heavy traffic flows and questions were asked regarding what mitigations would be taken to address increased traffic. Mr. Haw was stated that traffic would flow out of Pebble Creek Drive, north of Calle de la Plata.
- Mr. Haw stated that HAWCO has already dedicated property for several schools and is considering dedicating an additional school site.
- Concerns were discussed about having to bus students out of the valley to other high schools.
- Mr. Haw stated his concern about the traffic issues and RTC needs to address the intersection of Pyramid Hwy at McCarran and other congested roadways. Mr. Haw stated that in his opinion, elected officials need to come to terms with solutions and a long term plan to mitigate traffic impacts as well as to school overcrowding.
- Mr. Haw agreed that there will be more negative impacts on law enforcement as well as fire protection in the Spanish Springs area.
- Mr. Chacon stated that the proposed development would drain toward Boneyard Flats.
- Mr. Haw stated that the homes should be one story with four car garages.
- Concerns were stated regarding the cumulative effect of negative impacts. The applicant was asked to consider construction with enhanced fire resistant materials.
- Support was stated for building with enhanced energy efficiency in consideration of the environment. Tax breaks should be offered to purchasers who add enhanced energy efficient measures.
- In response to questions raised, Roger Pelham provided copies of the courtesy notices sent to forty property owners in Pebble Creek.
- Concerns were raised that Pebble Creek property owners received two project notices within two days of each other.

- Mr. Pelham stated that courtesy notices are followed by the official notice of hearing which is legally required. Mr. Pelham urged citizens to attend the Planning Commission and state their opinions on the record.

**9.\* CHAIRMAN/BOARD MEMBER ITEMS**

- **Next Agenda Items:** Tumbleweed abatement on property owned by HAWCO particularly in the vicinity of Dromedary and Rosetta Stone, Paving and other improvements to Dolores Drive between Sun Valley and Spanish Springs, Andrea Tavener, Commissioner Support Report, CERT reschedule Bruce Osgood. NDOT Pyramid Hwy traffic.

**10.\*PUBLIC COMMENT**

- John Gavin asked everyone to meet with him to address questions and concerns.
- Concerns were raised regarding the increase in truck traffic particularly generated from the industrial park.
- Ken Theiss asked for further public comment and hearing none, closed this item.

**11. ADJOURNMENT** – David Schneck moved to adjourn the meeting at 7:06p.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, One representative of the Sheriff's Department, Sixteen members of the audience, One Washoe County Staff Representative, Two application presenters and Two Administrative recorder personnel.