



Spanish Springs Citizen Advisory Board Meeting Agenda

September 14, 2016 at 6:00 P.M.

Spanish Springs Library (7100A Pyramid Lake Highway)

Accessibility. The meeting location is accessible to the disabled. If you require special arrangements for the meeting, call the Office of the County Manager, (775) 328-2000, two working days prior to the meeting.

Following the agenda. 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.

Public comment and time limits. Public comments are welcomed during the Public Comment period for all matters, whether listed on the agenda or not, and are limited to three minutes per person or as designated by the Citizen Advisory Board Chair at the beginning of the meeting. Additionally, public comment will be heard during individually numbered items on the agenda. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Citizen Advisory Board meeting. Persons may not allocate unused time to other speakers.

Forum restrictions and orderly conduct of business. The Citizen Advisory Board is an advisory body providing community comments and recommendations to Washoe County governing boards. The presiding officer may order the removal of any person whose statement to other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warning against disruptive conduct may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

Responses to public comments. The Citizen Advisory Board can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda. The Open Meeting Law does not expressly prohibit responses to public comments by the Commission. However, responses from Citizen Advisory Board members to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel and to ensure the public has notice of all matters the Citizen Advisory Board will consider, Citizen Advisory Board members may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff clarification, or ask that a matter be addressed on a future meeting or district forum. CAB members may do this either during the public comment item or during the following item: "CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS"

Posting locations. Pursuant to NRS 241.020, this notice has been posted at the Washoe County Administration Building (1001 E. Ninth Street, Bldg. A); Washoe County Courthouse (75 Court Street), Downtown Reno Library (301 S. Center St.), Sparks Justice Court (1675 East Prater Way), Spanish Springs Library (7100 A Pyramid Lake Highway), and online at notice.nv.gov and www.washoecounty.us/cab.

Support documentation. 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. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada), Sarah Tone or Jennifer Oliver, Office of the County Manager, 775-328-2000.

AGENDA

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 are 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 MEETING OF SEPTEMBER 14, 2016

5. APPROVAL OF THE MINUTES FOR THE MEETING OF JULY 13, 2016

6. ELECTION OF OFFICERS – Elections will be held to elect the Chair and Vice Chair to serve for the 2016 – 2017 term of office which will be effective through June 30, 2017 or until a successor is elected. *(This item is for possible action by the CAB.)*

7. DEVELOPMENT PROJECTS – 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. Amendment of Conditions Case Number AC16-003 ([Spanish Springs Aggregate Pit](#)) – Request community feedback, discussion, and possible action to approve an amendment to condition number 15 of Major Project Review Case Number MPR7-6-88 to clarify that asphalt batch plant operations and on-site ready-mix concrete plants are allowed to operate 24-hours per day and that all other equipment and machinery may be operated from 6 am to midnight only. This action will also complete the required 5-year review of operations of the facility.

Applicant: Martin Marietta Materials, 7381 W. 133rd Street, Suite 401, Overland Park, KS 66213

Property Owner: Martin Marietta Materials, 10170 Church Ranch Way, Suite 201, Westminster, CO 80021

Location: 1500 Sha Neva Road, at the western terminus of the road

Assessor's Parcel Number(s): 089-160-51 and 089-170-02

Staff: Roger Pelham, 775-328-3622, rpelham@washoecounty.us

Reviewing Body: This item will be scheduled for review by the Planning Commission on October 4, 2016

B. Tentative Map Case Number TM15-001 ([Blackstone Estates](#)) – Request community feedback, discussion, and possible action to approve a 161-lot single-family residential common open space subdivision on a 58.49-acre property.

Applicant: SP58, LLC, 439 W. Plumb Lane, Reno, NV 89509

Property Owner: Jacie, LLC c/o Douglas Properties, LLC, 3820 Lone Tree Lane, Reno, NV 89511

Location: 350 Calle de la Plata, on the north side of the road and approximately 650 feet east of its intersection with Pyramid Highway

Assessor's Parcel Number: 534-571-01

Staff: Kelly Mullin, Planner and Roger Pelham, Senior Planner 775-328-3608 (KM) and 775-328-3622 (RP)
kmullin@washoecounty.us and rpelham@washoecounty.us

C. Special Use Permit Case Number SW16-002 ([Henderson](#)) – **Please note: This case was heard at the May 11, 2016 Spanish Springs Citizen Advisory Board meeting. The applicant has changed their proposal from a modular home to a stick-built home. We are re-sending this notification as a courtesy. If your original comments on the proposal have changed, please contact the assigned case planner.** Request community feedback, discussion and possible action to approve a 1,016 square foot detached accessory dwelling on a parcel that contains an existing 2,033 square foot main dwelling. The Spanish Springs Area Plan requires a special use permit through the Washoe County Planning Commission for this type of use.

Applicant/Property Owner: Ronald and Judy Henderson, 95 Carneros Drive, Sparks, NV 89411

Location: 95 Carneros Drive, ¼ mile north of its intersection with Benedict Drive and approximately 1.4 miles east of Pyramid Highway

Assessor's Parcel Number: 534-361-04

Staff: Kelly Mullin, 775-328-3608, kmullin@washoecounty.us

Reviewing body: The following case is tentatively scheduled to be heard by the Planning Commission on October 4, 2016

D. Pyramid Ranch Annex Tentative Subdivision Map-- This item is being presented at the Citizen Advisory Board meeting prior to the subdivision map being submitted to Washoe County Community Services Department, Planning and Development Division and is informational only at this time. This item will be sent out for agency review at a later date. This is a request for community feedback and discussion on a proposed tentative subdivision map to allow for the creation of up to 61 lots for single family residences. The lots are proposed to range in size from 12,000 square feet to 17,762 square feet. *(This item is for information only and no action will be taken by the CAB).*

Applicant/Property Owner: Spanish Springs Associates LP

Location: Intersection of Sand Dune Drive and Dromedary Road

APNs: 532-091-09 and 532-091-10

Staff: (not yet assigned)

Reviewing Body: Once submitted, this item will be tentatively scheduled for review by the Planning Commission on November 1, 2016.

8. *COUNTY UPDATE – Jennifer Oliver, Office of the County Manager will provide an update on County services. Ms. Oliver is available to answer questions and concerns. Please feel free to contact her at joliver@washoecounty.us or (775) 328-2720. To sign up to receive email updates from the County visit www.washoecounty.us/cmail. *(This item is for information only and no action will be taken by the CAB).*

9. *CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas. *(This item is for information only and no action will be taken by the CAB).*

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.

ADJOURNMENT