



Spanish Springs Citizen Advisory Board

Minutes of the regular meeting of the Spanish Springs Citizen Advisory Board held January 10, 2018, 6:04 p.m. 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 PM.

MEMBERS PRESENT – Dawn Costa-Guyon, John Gwaltney, Joe Healy, Abram Woodward, Ken Theiss

MEMBERS ABSENT: James Scivally

2. *PLEDGE OF ALLEGIANCE – The pledge was recited.

3. *PUBLIC COMMENT –

Kris Dondero introduced herself as a representative with the Spanish Springs Library. There will an AARP tax help program for low income seniors who need assistance with electronic filing, starting February 1 through April 15, 2018. Spanish Springs Library will be hosting early voting, the day after Memorial Day through June 6, 2018.

Tim Leighton spoke about an email sent out by the County proposing changes to the building code, particularly access easements and accessory structure heights. Article 6, Accessory Structures, no structure can be more than 12 feet in height. That means that the highest you can have is a 9 foot garage door. He said the reason people move out in the rural area is to store our equipment and RVs. It will prohibit anyone from building a useful garage. He referenced section 10. 306 b2 – you can put a garage higher but it has to have a large setback. It will prohibit any expand or additional structures on personal property. He encouraged people to write a letter opposing it to the commissioners. There will be a public hearing about this change.

4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF January 10, 2018:

John Gwaltney moved to approve the agenda for the meeting of **January 10, 2018**. Joe Healy seconded the motion to approve the agenda. The motion carried unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF May 10, 2017:

Joe Healy moved to approve the meeting minutes of **May 10, 2017**; John Gwaltney seconded the motion to approve the meeting minutes. The motion carried unanimously.

6. *WASHOE COUNTY UPDATE- Washoe County 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 the audience. Commissioner Hartung can be reached at (775)-328-2007 or via email at vhartung@washoecountu.us (This item is for information only and no action will be taken by the CAB).

Update:

He said he started as Citizen Advisory Board chairman, and fought for a light at Calle De La Plata, and the decel lane as well. His next battle is Eagle Canyon to try to get it widened up to west Calle de la Plata. He said his long term goal would be to get Pyramid widened all the way out past the end of the valley. He wants to see a light at Egyptian and Sunset Springs and at Alamosa. Those will take a while; they are just a plan. He wants to see a freeway out here which was always planned.

Victor Szymkiewicz asked about 1,600 homes put in the area. Commissioner Hartung said Harris Ranch has 640 houses that were approved back in 2004. Across the street is Mystic Mountain near Pebble Creek, which

were already approved in the books book for a long time. There are 280 houses near the Rider Homes. One of the developments requested to put in multifamily units. We got that stopped.

Geoff Staffelbach asked about the speed limit in Eagle Canyon. Its 25 mph, but no one goes that speed, and nothing has been done about speeding. The County said they were going to do a study. He said he would like to see calming devices such as speed bumps installed. Commissioner Hartung gave out his cell phone for Jeff to give him a call so he could follow up with the engineers. Commissioner Hartung said has lived on Sky Ranch for 31 years. He said it's a race way. He said his neighbor was hit and he got speed bumps installed, but people speed up for the speed bumps. The fire district hates speed bumps. They had an issue on Nicole; he got speed bumps installed on Carleen and Nicole. A public member said they work sometimes, but then the kids burn out after they go over it. Commissioner Hartung said engineers don't feel it's a viable solution. There needs to be enforcement. He said there are solar powered signs that indicate your speed. A public member said it's the high school kids are the speeders. The school district police officer enforces the nearby area. A public member said the Eagle Canyon expansion will take people off those side streets. Commissioner Hartung said he begged RTC to expand it all the way up to Calle De La Plata. Washoe County School District don't have to pay impact fees. The public has to pay impact fees; but schools don't and they create a lot of traffic. There aren't a lot of places in Nevada that have overcrowded schools on the same street. Commissioner said he is fighting for expansion now. He said RTC has a Capital Improvement Plan. It costs approximately \$830,000 for the light. The projects and priorities change. On the CIP: Southeast connector, studying NDOT spaghetti bowl. He said he thinks the Wells on-ramp should be cut-off. Pyramid highway is on RTC's radar. They just finished with McCarran and Pyramid. He said he is disappointed they didn't do three lanes to Los Altos. They should have widened 3 lanes to at least Rock Blvd. It's a good project, but took care of a small amount now, and it will become a bigger project later. Victor said 395/Pyramid project website says they will make a decision this year. Commissioner Hartung said that was the Disc cut around. He said he isn't crazy about the Wildcreek high school project. It's a prime piece of property. It will greatly impede McCarran's ability to handle traffic. He spoke about solutions with traffic issues and ways to include capacity. When you put a high school in, it reduces the road's carrying capacity. He spoke about the outer Disc ring road; it cuts around Wildcreek into Sun Valley.

Paul Walters said he lives in Silver Ridge. He spoke about Talking Sparrow. He received a call from Dwayne from public works; he was supposed to get a follow up call after speaking with engineers and sheriffs. He said they are still having an issue. Commissioner Hartung said he will follow up.

A public member asked about Keystone with traffic calming. Commissioner Hartung said we tried to incorporate the way the roads don't access each other in order to slow flow through traffic. Hubble road in Sparks has these. The fire service has to go slow through these traffic calming features.

Tim Leighton said Spanish Springs is the fastest growing area. He said his background is public safety. He asked about the staffing out here. Station 17 is second busiest fire station in the County. The staffing has to increase. Commissioner Hartung said he wants to see a flex crew; a two man rescue. He believes that Sparks intends to put a station out here; that will help us with mutual and auto aid. There are 4 people staffed in Verdi after the catastrophic event. Station 15 is the busiest company which is back up to this station. Geographically, they are close. An engine company is operating independently. This is the number one revenue generating. Commissioner Hartung said we shouldn't always roll an engine company. There is a plan in the near future, hopefully. Tim said its revenue generating. It's leaving here to go to another community. Commissioner Hartung addressed the water supply. Tim said he hopes there isn't a catastrophic event out here. Commissioner Hartung said he purchased the chest compression unit for this area. Tim said we have used it several times. Kudos to Commissioner Hartung.

A public member asked about the subdivision off of La Posada. How much impact will that put on Station 17 with automatic aid. It will impact our intersection. Commissioner said he is working on communicating better with City of Sparks. La Posada is City of Sparks. Brenda Healy asked if there are plans to widen La Posada. Commissioner Hartung said it will be a RTC project.

Ken Theiss asked about the structure limits in the code amendment. Commissioner said he doesn't know the details about that. There are bigger parcels out here.

Kelly Mullin said the planner handling the code amendment with accessory dwellings is Eva Krause Ekrause@washoecounty.us for more information about code amendment for accessory structure.

7. DEVELOPMENT PROJECTS

7A. TEXT AMENDMENT TO SPANISH SPRINGS AREA PLAN. Request for community feedback, discussion and possible action to make an advisory recommendation for approval or denial, with potential comments on a proposal by Washoe County to amend text within the Spanish Springs Area Plan to modify Policy SS.1.3(f), which currently limits the General Commercial (GC) regulatory zone in the Spanish Springs planning area to properties with a regulatory zone of GC prior to August 17, 2004. The request seeks to modify or remove the date limitation within the policy. Supporting information:

BCC 11-28-17 Staff Report WMPA17-0012 Initiation

BCC 11-28-17 Attachment A Resolution

BCC 11-28-17 Attachment B Bcc Minutes 08-08-17

- **Staff:** Kelly Mullin, kmullin@washoecounty.us, (775) 328-3608
- **Reviewing Body:** Washoe County Board of County Commissioners

Master plan amendment proposed by Washoe County

Scope is narrow

She showed the highlighted proposed changes to the plan

1.3F policy – General Commercial (GC) designated as of 2004 specific to Spanish Springs Suburban character management area. Designated growth area. It's affecting what's within that area. That date limit is what we are looking to edit or delete.

Why are we looking at it? How did we get here?

Last year, an applicant wanted to open a RV storage zoned neighborhood commercial. They wanted to change the plan to allow RV storage if they could get a special use permit. It was denied, appealed, and went to County Commissioner where they overturned the denial.

Commissioner Hartung said let's not affect entire area plan. The subject property is on the corner of La Posada and Pyramid; it used to be a park. They staff and commissioners seek a path and a zone change to General Commercial. If eliminated, it would allow for a requested re-zone. There is a specific limit of 9.6% of suburban character management plan. There isn't a lot of wiggle room for commercial industrial.

Commissioner Hartung said the zone change concept was his idea. He said he was around in 2004; it was a compromise with Sparks in regards to industrial and commercial. There was no such thing as neighborhood commercial zoning. It's the same zoning that we are asking for. We later added neighborhood commercial for less intense uses. This won't change our cap. He said he didn't want to make a big change to the entire plan. He said the road to the ballpark didn't go to the north originally. They convinced the County to do a dog leg next to the store; it was the only store in town. The park was a fixture. Commissioner Hartung had to get rid of the park because it was becoming a hazard. It went back to the original owner of the land. David Frear. was the successor who received the land. It was ultimately sold. Menke is requesting RV storage units there. Everything to the south of that property is the City of Sparks. A piece of that land is zoned multifamily (MF). These people could have asked for self annexation and have built apartments there. Commissioner Hartung

said he believes this is a compromise. This wasn't his first choice. He didn't want to change the entire area plan. The edge of Calle De La Plata is General Rural zoning, and could request a zone change and it could become too intense. We will place conditions on the requesting party. All access will be off of La Posada. There is no easement off of Pyramid. The Commissioner said the Commission was going to change the entire plan; but this one concession won't be bad. Sight visibility triangle and easement for vision for traffic is required. We would ask them to install a turn lane, and all those things will be looked at.

This is far less intense use on that corner versus turning it into a convenience store. He said he felt it's a compatible use. He said he is trying to abate the weeds at the property. A public member said he is a responsible land owner who isn't taking care of that property. It looks like a used parking lot. Commissioner Hartung said he wants manageable plans.

John Gwaltney said he appreciates the commissioner not wanting to change the area plan, but what is the cap. Commissioner Hartung said when we designed the Spanish Springs area plan, there was a job/housing balance so we didn't always have to commute out of the area. There needs to be a balance.

A public member asked about the rock quarry out by Pebble Creek. He said the trucks are bad. It has been in operation since early 1900s; they were hauling the best road aggregate in Nevada. It's a sad scenario. It was in the middle of nowhere. Pat Shane owned it. It has supplied the whole valley with aggregate. He said he wants to see an acceleration lane. We moved into their neighborhood.

Commissioner Hartung said the reason for the area plan change is that he didn't want to change the entire area plan over one request. When the City of Sparks develops the parcel to the south, there may be access granted. Until then, it's right-in, right-out on La Posada. We can place conditions on that when they come back for special use permit. Commissioner Hartung said he doesn't think anyone will notice this. This will be less intrusive than the ball park because of the noise and lighting

Kelly Mullin gave her contact information. She provided staff report and business cards.

Planning Commission meeting is the first Tuesday in February. She gave an overview of the process for approval. There are a lot of steps before approval.

Public Comment:

Gordon Astrom said the Neighborhood Commercial zoning, you are allowed to have storage. You can put it on the corner. Now, let's talk about putting RVs on this property. The walls are 8-10 foot. RVs are 14 feet; it can stick out over the wall. They have to plant trees. The applicant came before the board to allow RVs for personal storage. The Planning Commission turned it down. Commissioners voted for it. He said he didn't believe they knew about the subject property. It went back to planning commission and it got turned it down again; the commission rejected it with provisions to revisit it. They are trying to change the parcel from neighborhood commercial to general rural for RV storage; it's not appropriate to have in that area. Just south of that area is Sparks. If that road hadn't changed, that area would probably be Sparks. Next to it is multifamily and they might not want to look at that storage facility. This is a run around the original agreement. He said he would hate to hear someone with money buy their way through the system. It's the wrong thing in the wrong place.

John Gwaltney said he believes the board will preserve it. He sympathizes with RV storage, but given the alternatives with multifamily unit, we are facing what is lesser of the evils.

Ken Theiss asked about parcel sizes. Kelly said she would have to check. The special use permit would show what and how much development would be requested. Kelly said the request is for modifying the area plan.

This came about with a specific parcel. If this change is successful, the applicant would come back to request a zone change and special use permit.

Commissioner Hartung said its operable vehicle storage with a mini storage as well. It's a small pie shaped parcel. It's not a 40 acre parcel. What we are asking about is changing just a part about zoning of the plan versus the entire plan. It's parcel specific. It's a change in plan, but specific to that parcel. What keeps everyone else for not doing this is the cap is at its ceiling. There is a threshold. Kelly said the area plan has a percentage cap. We can dictate the conditions during special use permit request. Commissioner Hartung said people are already storing cars for a business. We can place conditions on this business. He said he lives here too.

John, a public member, asked about a shopping center. Commissioner Hartung said it can go in Neighborhood Commercial zoning. You will see more by Eagles Landing. Neighborhood Way and Eagle Canyon might get a shopping center. An additional 10 acres will put us close to the cap. This is leaser of the evils. He can annex himself and build multifamily units.

MOTION: Ken Theiss made a recommendation approval to amend text within the Spanish Springs Area Plan to modify Policy SS.1.3(f), which currently limits the General Commercial (GC) regulatory zone in the Spanish Springs planning area to properties with a regulatory zone of GC prior to August 17, 2004. John Gwaltney seconded the motion to recommend approval. Motion passed unanimously.

Ken said we can address the concerns when this comes back during special use permit.

8. ELECTION OF OFFICERS – Elections by the CAB members will be held to elect the Chair and Vice-Chair for 2017/2018 term office which will be effective immediately.

CHAIR: Dawn Costa-Guyon nominated Joe Healy. Joe Healy seconded that. Motion passed unanimously. Joe Healy accepted his position as chair.

VICE CHAIR: Joe Healy nominated Dawn Costa-Guyon to be chair. Dawn Costa-Guyon seconded the nomination. Motion passed unanimously. Dawn Costa-Guyon accepted the position as vice chair.

9. *CHAIRMAN/BOARD MEMBER ITEMS- This item is limited to announcements by CAB members. (This item is for information only and no action will be taken by the CAB).

Dawn Costa-Guyon said notices haven't gone out. Board members said they didn't receive the agenda or a notice. Some people might not be receiving CMail and notifications. Commissioner Hartung said the CAB will move back to the planning and development. Alice McQuone is in charge of the CABs. There will be some transition. He said he wants an agenda item for training and parliamentary procedures on the next agenda.

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.

Mike Hudson said the public showed up about the developments. He said we spent meeting after meeting getting denials for lack of infrastructure and support, water, classroom size. The developers went to planning commission and got approved even though we have lack of infrastructure. He asked if this CAB board is even needed. None of our concerns are taken to Planning Commission.

Jeff S said he drove by the pot store. 99% of people didn't want it but it got shoved down our throat. They can sell recreational marijuana now. We saw people sparking up in the parking lot. They are supposed to have security. He said he thought that was a requirement.

ADJOURNMENT – 7:51 p.m.

Number of CAB members present: 5

Number of Public Present: 28

Presence of Elected Officials: 1

Number of staff present: 1

Submitted By: Misty Moga