



Spanish Springs Citizen Advisory Board

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 September 5, 2018, 6:00 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: Matt Lee, Donald Christensen, Stan Smith (alternate), Joseph Healy, Ken Theiss

MEMBERS ABSENT: James Scivally, Abram Woodward (excused).

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

3. *PUBLIC COMMENT –

Allayne Everett spoke about Fire Blight infecting trees. It kills 10-12 inches of the tree. She said if the tree is infected, cut the branch into the unaffected area, sterilize the clippers, and spray a product for this particular infection. She said it's destroyed pear orchards in California. She said she is informing Bridal Path HOA. She said its spread by birds and wind.

Geoff Staffelbach spoke about Goldeneye Parkway traffic. He said he spoke with the commissioner and reported it to 311. He said Mark Finch with the County will come out with rubber hoses to gauge how fast they are going. He said it's getting ridiculous. He said more parents will be driving and speeding with the cancelled bus routes. He said something needs to be done such as speed bump. The kids on motorcycles are burning out and popping wheelies. Traffic is bad on the streets surrounding the schools. Goldeneye has become a thoroughfare. He also spoke about the pot store; he said they lied about being inconspicuous and there is no security. They have an illuminated sign above their building. They need to get security out there. There was a RV parked outside the building for a month. He spoke about weed control on Eagle Canyon – there needs to be landscaping; there is a dust storms on Eagle Canyon.

4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF SEPTEMBER 5, 2018:

Ken Theiss moved to approve the agenda for the meeting of **SEPTEMBER 5**. Joe Healy seconded the motion to approve the agenda.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF July 11, 2018: Ken Theiss moved to approve the minutes of July 11, 2018. Joe Healey seconded the motion to approve the minutes of July 11, 2018. Motion passed 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

Commissioner Hartung provided an update on projects and topics:

- He said unfortunately Eagle Canyon will not be widened anytime soon, but he said he is still working on it. He said when RTC widened Eagle Canyon from Pyramid to Neighborhood Way, he said he begged RTC to widen Eagle Canyon to West Calle de la Plata.

- He said his next goal is to get an acceleration lane from Ingenuity, west Calle De La Plata.
- Next signalization goals are from Sunset Springs and Egyptian. These have met the warrants, but don't know when it will happen.
- Things are happening, but the County budget is flat. He said he doesn't want to raise taxes.
- Commissioner Hartung addressed Mr. Staffelbach's concerns about speeding. He said he asked a Washoe County Sheriff to go out and monitor the area. Commissioner Hartung spoke about current roads with speed bumps. Those who don't obey the speed limit still speed through them; however, bumps pose challenges for fire trucks.
- A public member spoke about speeders on Calle de la Plata. Mr. Staffelbach's asked if stop signs would be a solution. Mr. Theiss said people don't obey stop signs either. Commissioner Hartung said the four-way stop at Cordova has worked well; however, County Traffic Engineers hesitate to put in stop signs.
- Dirt bike riders are hard to catch by the Sheriff's Department. A public member said something needs to control the speed. The law enforcement is poor.
- A public member said motorcycles are an issue in Bridal Path. He said he has been taking photos to submit to the HOA and Sheriff's office with home addresses.
- A public member, Cindy, said the school buses have been an issue as well. She said she has seen them run red lights. Commissioner Hartung advised her to call the School District with the bus number, time, and route where they saw the bus.
- Commissioner Hartung said he sent a work crew from the Sheriff's Office out to handle the weeds. He said he doesn't have purview over the Sheriff's office, but works with them.
- Mr. Stafflebach said he had to stop at the first roundabout due to the dust storm. Commissioner Hartung advised him that is tribal land.
- Commissioner Hartung said he will be attending the next Bridal Path HOA.
- A public member spoke about the jurisdiction and funding for Pyramid Highway. Commissioner Hartung advised her to contact NDOT. He said he will pose the question during the next RTC meeting.
- A public member said his driveway is close to the highway, and people often park in his driveway. He said he calls the non-emergency number, and the Sheriff's deputies have come out within 10 minutes.
- Mr. Stafflebach said people are already speeding on Veterans Parkway.
- Mr. Hartung said he has requested gap studies to find gaps in necessary infrastructure. He said he wants to make determinations of what is needed and potentially ask the developers to fund those improvements.
- He said RTC is bringing a proposal to widen Pyramid Highway. He explained the recent expansion of Pyramid and McCarran. He said he requested the widening up to at least Disc. This was phase one. They want to take it to Golden View. Commissioner Hartung said it needs to be taken to at least Sparks Blvd. He said they are continuing to have these discussions of expansion.
- A public member spoke about turn lanes at Cordova. Mr. Hartung said that's City of Sparks, Toll Brothers paid for that widening. He spoke about agreements with RTC and credits.
- A public member, Cindy, asked where the marijuana dispensary money goes. Commissioner Hartung said the State informed the County that we owe for Medicaid funding. Commissioner Hartung said he suggested using cannabis money.
- Commissioner Hartung said he initiated the process to change the alarm code company. He said if you have an alarm, you pay a fee to Washoe County to have it registered. He said we previously had PMAM. We changed to a company called Cry Wolf.
- Commissioner Hartung provided his cell, 775-432-4372

7. DEVELOPMENT PROJECTS- The project description is provided below with links to the application or you may visit the Planning and Building Division website and select the Application Submittals page:

www.washoecounty.us/comdev

7.A Master Plan Amendment Case Number WMPA18-0003 AND Regulatory Zone Amendment WRZA18-0002 (Estates at Calle de la Plata) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request: 1) To adopt an amendment to the Washoe County Master Plan, Spanish Springs Area Plan to change the Master Plan Category on one parcel of ±39.21-acres from Industrial to Suburban Residential, and to remove it from the Village Green Commerce Center Specific Plan; and 2) Subject to final approval of the associated Master Plan change, to recommend adoption of an amendment to the Spanish Springs Regulatory Zone Map, changing the Regulatory Zone from Industrial to Medium Density Suburban. (for Possible Action)

- Applicant/Property Owner: Blackstone Development Group/STN 375 Calle Group, LLC
- Location: 375 Calle de la Plata
- Assessor's Parcel Number: 534-561-10
- Staff: Kelly Mullin, AICP, Senior Planner; 775-328-3608; kmullin@washoecounty.us
- Reviewing Body: Tentatively scheduled for Planning Commission, October 2, 2018

Kelly Mullin introduced herself. She encouraged the public to provide comments in writing for the staff report for the Planning Commission – she provided her contact information.

Mike Railey, Rubicon Design Group, applicant representative, provided a PowerPoint presentation. He said they requested this application be postponed at the Planning Commission meeting in October. He said they are compiling comments. He said they are on a fact finding mission and getting feedback.

- Mr. Railey showed the proposed project location
- Requesting Master Plan amendment and regulatory zone amendments
- He provided site photos
- Zoned industrial – proposing 3 to 1 acre, Medium Density Suburban.
- Proposing high compatibility
- He provided highlights from community feedback: people expressed concern about density; some said they wish it would remain industrial; some prefer it become residential; consider less dense use; install traffic light at Calle de la Plata, which is coming as early as need week; concerned about the 'snowball' effect.
- This site is on the eastern edge of Character Management Plan.

Next steps:

To be heard by the following boards and commissions:

Washoe County Planning Commission in November (at the earliest)

Board of County Commission

Truckee Meadows Regional Planning Commission

Tentative map steps (CAB, Planning Commission)

Mike Railey provided his contact information:

mrailey@rubicondesigngroup.com

(775) 425-4800; (775) 250-3455

Public Comment:

Jason Evans said he lives east of Calle De La Plata; he said these are horse properties. He said this proposed property and zoning for medium density doesn't fit Bridal Path; doesn't fit the feel of the area. He said his other issue is public services. The fire stations out here are the busiest stations. We don't have the public services. Chief Moore is doing a great job with what he has. He said he understands their attempts and efforts with staffing. He said we need to stop blindly approving these projects. Let the tax base build up. Adding 117

homes is not a good idea for this area. He stated the number of emergency medical (not including fires) calls come through for each station. He said we have a good relationship with City of Sparks emergency services; however, they have a 14 minutes response time, which doesn't account for the dispatch process. Stop development and allow tax base to build up.

Dan Engler referenced the project location map. He said he purchased 10 acres in 2015. He said he did his research about future growth and was told it was going to remain industrial. He said he isn't NIMBY, but it needs to make sense. He said his property is next to the subject property. Traffic is already bad. Stop light is great, but proposing housing in a small space makes no sense. He said there are ranches. He said he is still fine with industrial zoning. 117 houses will produce 400 trips a day. He said we have horse and cow property. He said we don't want the neighbors to complain about farm land. This is not a good project. If they were one acre parcels, that would be better, but that will never happen.

Larry Thomas said he wanted to reiterate what Mr. Engler said. Pyramid Highway cannot handle this. He said he doesn't trust that the 'snowball' effect won't happen. He said he prefers industrial zoning as well. He said 112 people will trump complaints against the horse owners.

Allayne Everett said she lives on the corner of Tranquil and Moonbeam. She said there are many horse trails. She said at the end of Moonbeam, there were homes that had to elevate foundations due to flooding. A lot of thought had to go into drainage. She asked what happen to the thought of feathering. It's not appropriate for surrounding areas to absorb high density. These neighbors won't care to hear braying of the donkeys. Higher density won't work with the current country rural lifestyle.

Public member said he wouldn't have purchased his property if he knew this property would be changed to residential. He said he doesn't deny their right to develop their property, but it needs to make sense.

Commissioner Hartung provided some history and background regarding the current property. He said it's left over 'Village at the Green,' property owned by David F. Commissioner Hartung said he lives in David's original subdivision. As Haco was encouraged to have reverse commute with a job center at their development to create the Haco Industrial Center, David wanted to create a green industrial park on the east side powered by wind and solar. It got approved due to its green business effort. It was going to be off the grid. He said there are 50 acres left over. 10 acres on the west side, zoned for industrial, is owned by another man. The subject property is 39 acres. Mike Railey said he worked on the original project; David worked with Waste Management to locate a transfer station on that property with industrial zoning. Commissioner Hartung said David lost the property to the bank. The original owners took it back; it's not bank owned. David donated the catch basin to the County. Cindy said she thought they were going to put a veterinary hospital for the horses to support the ranches. Commissioenr Hartung said she may be confusing his idea with the intent for the property.

Marlene McVey said she lives next to the property. She asked if they can be proposed to be larger, ranch style properties to fit the character. Mr. Railey said we are looking at all options.

Mr. Railey asked Kelly if the PUD can be amended. Ms. Mullin said the current request is to pull this property out of the current area plan. She said we can look at that offline about the process.

Ken Theiss said he wouldn't oppose less density if it cannot remain industrial. He said he certainly doesn't want high density.

MOTION: Ken Theiss moved to recommend denial. Joe Healy seconded the motion to recommend denial. Motion carried unanimously.

Board comments:

Ken Theiss said he isn't in favor of houses. He said he is next to this proposed property. He said he wasn't happy with the industrial zoning, but it has been hashed out, and he said he would like to see it stay.

Don Christensen said he lives in a Low Density Suburban (LDS) zoning area. He said he appreciates the comments about density; he said he enjoys LDS, but has open mind about it, and hasn't created an opinion yet.

Joe Healy said when this first proposed sites were brought to the CAB in the past, it was stated they would have to remove a sign Spanish Springs Ranch Estates, because those are not ranches. He said he didn't believe it went over well when it was first proposed.

8. *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).

- Commission Hartung suggested the board request to have a CAB training/mock meeting be put on the agenda.
- Board members requested an update regarding operable vehicle storage based on Washoe County code.

Chair Healy re-opened item 6. Commissioner Hartung spoke about the new alarm company. He said if you have questions about something in your neighborhood, he encouraged them to call 311. They will route it to the appropriate agency, and the requests will go into a log for the commissioner to follow up with staff. A public member asked why they have to pay the county for alarm service. Commissioner Hartung said it's to register your alarm and false alarms.

9. *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.

A public member thanked the CAB for serving.

Arch Libby said he has over an acre of property. He said he an issue with Washoe County code. The code states he cannot have more than one RV on his property. He said the County code enforcement received an anonymous complaint. He removed all RVs from the backyard. He said 4 RVs belonged to his family. He would like to amend the code to make it legal to have RVs in his backyard. He posed the question to staff at Washoe County; what is the benefit to removing RVs and now weeds grow. He said he counted 12 addresses that have more than one RV in their backyard. He said if has to remove his RVs, they should too. He said he isn't about to file a complaint. Change zoning or something to allow more than one RV in your backyard.

Meeting adjourned at 7:32 p.m.

Number of CAB members present: 5

Number of Public Present: 17

Presence of Elected Officials: 1

Number of staff present: 1