



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 April 3, 2019, 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: Abram Woodward, Donald Christensen, Stan Smith (alternate filling in for Joseph Healy).

MEMBERS ABSENT: James Scivally (not excused), Ken Theiss (excused), Matt Lee (excused).

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

3. *PUBLIC COMMENT –

Janna McMillian, new Branch Manager of Spanish Springs Library, introduced herself and handed out calendar of events. She spoke about the Food for Fines program, kid programs such as STEAM with silly puddy. The AARP tax help is 1-4 on Thursdays – it's tax help for low income families. She spoke about a roses care class hosted by Moana Nursery. The park next door in partnership with the Food Bank hosts a low cost meal program \$2 for lunch T-F. You have to get in your meal choice by the morning. Older American Month is May. Sheriff Baalam will be out here. She said they have lots of reading programs with scientist themed topics. Please check the website. Library Cards are free. The website has a lot of resources for card holders.

4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF APRIL 3, 2019:

Abram Woodward moved to approve the agenda for the meeting of **APRIL 3, 2019**. Donald Christensen seconded the motion to approve the agenda of **APRIL 3, 2019**. Motion passed unanimously

5. APPROVAL OF THE MINUTES FOR THE MEETING OF NOVEMBER 7, 2018: Donald Christensen moved to approve the minutes of **NOVEMBER 7, 2018**. Abram Woodward seconded the motion to approve the minutes of **NOVEMBER 7, 2018**. Motion passed unanimously.

6. 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

6.A WAC19-0002 Blackstone Estates (TM15-001) - Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for an amendment of one condition of approval for Tentative Subdivision Map TM15-001. The request specifically seeks to amend condition 1(y), which required a neighborhood park to be constructed prior to recordation of the 80th lot in the subdivision. The amendment would change the timing for construction of the park to occur prior to recordation of the 107th lot, or issuance of the Certificate of Occupancy for the 80th home, whichever comes first. (for Possible Action) • Applicant/Property Owner: JC Blackstone, LLC

- Location: 350 Calle de la Plata
- Assessor's Parcel Number: 534-571-01
- Staff: Kelly Mullin, Senior Planner, (775) 328-3608; kmullin@washoecounty.us
- Reviewing Body: Tentatively scheduled for Planning Commission, May 7, 2019

Karl Matzoll, KDH representative, provided a project presentation:

This project has been approved; it's North of Calle De La Plata

He said they are working on residential park tax agreement and maintenance agreement. We are asking for an amendment to the condition. He said currently, the developer is to build the park on the 80th lot in the second phase. He said they are requesting instead of the 80th, want to amend the condition to be 107th unit in the third phase.

Abram Woodward asked if the reason to allow more time to get agreement together. Karl said it will give us 7 more months. He said we are still tied to 80th lot now. It's an extension of 7 months.

Colleen Barnum, Washoe County Parks, said we had turn over in the Parks Department, and we haven't had the timing or staff. It's a reasonable request because the Parks Department has held up the plans. There are other examples throughout the County with residential tax used on the park. We need to work with developers on maintenance agreement because our staff is small.

Donald Christensen, it's not financial, nor is it the developers fault. Colleen said that's correct. It's private developer land. It's not a County parcel.

Stan asked how long the contract for maintenance will be. Colleen said until the HOA is created. She said there are two agreements – one for the park to be built and another for the park to be maintained.

MOTION: Abram Woodward moved to recommend approval of WAC19-0002 Blackstone Estates (TM15-001). Stan Smith seconded the motion to recommend approval. Motion carried unanimously.

6.B. Administrative Permit Case Number WADMIN19-0004 (Wilder Detached Accessory Structure) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for an Administrative Permit to allow the construction of a detached accessory structure (garage) that is larger than the dwelling on the same parcel of land. The existing dwelling is approximately 3,107 square-feet in size, the detached accessory structure (garage) is proposed to be approximately 5,000 square-feet in size. (for Possible Action)

- Applicant/Property Owner: Matthew Wilder
- Location: 615 Capistrano Drive
- Assessor's Parcel Number: 076-361-47
- Staff: Roger Pelham, Senior Planner, (775) 328-3622; rpelham@washoecounty.us
- Reviewing Body: Tentatively scheduled for Board of Adjustment, May 2, 2019

Roger Pelham, Washoe County Planner, provided an overview of the detached accessory dwelling. He said this is additional review for compatibility for surrounding area. He said there will be a fair amount of grading and slope.

Abram Woodward asked about the notice to the neighbors. Roger said courtesy notice was sent and then a required noticed prior to hearing. Roger said he received an Agency Review comment from Engineering regarding BMPs, and Planning has conditions regarding tree preservation and stabilization of disturbed area.

A public member asked the size of the lot. Applicant said 9 acres. The accessory dwelling is proposed to 5,000 square feet.

MOTION: Stan Smith moved to recommend approval of Administrative Permit Case Number WADMIN19-0004 (Wilder Detached Accessory Structure) to allow the construction of the detached accessory structure. Donald Christensen seconded the motion to recommend approval. Motion carried unanimously.

7. *WASHOE COUNTY COMMISSIONER UPDATE- Commissioner Hartung was not present. He can be reached at (775)328-2007 or via email at vhartung@washoecounty.us

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).

9. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –

There were no requests for public comment. Abram Woodward closed the public comment item.

ADJOURNMENT

Meeting adjourned at 6:20 p.m.

Number of CAB members present: 3

Number of Public Present: 10

Presence of Elected Officials: 0

Number of staff present: 1