

# 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.

The special meeting of the Spanish Springs Citizen Advisory Board held August 4, 2011 at the Spanish Springs Library - 7100 Pyramid Lake Hwy., Spanish Springs, Nevada

1. **CALL TO ORDER** – The meeting was called to order at 6:30 p.m. by Lorrie Adams, Liaison. Captain David Nikoley led the salute to the flag.
2. **ROLL CALL AND DETERMINATION OF QUORUM**  
**MEMBERS PRESENT** - Cyndy Brown, At-Large, Joe DuRousseau, At-Large, Christopher Mirando, At-Large, Laurretta Nawojski, At-Large, Alternate, Jonathan Reynolds, At-Large, Michael Salerno, At-Large, and William Steward, CAC representative.  
**MEMBERS ABSENT** – Lee Leighton, At-Large, unexcused and Kevin Roukey, At Large, unexcused
3. **APPROVAL OF THE AGENDA** – Cyndy Brown moved to approve the May 11, 2011 agenda as posted. Joe DuRousseau seconded the motion. The motion carried unanimously. Item 5 will be heard after item 9.
4. **APPROVAL OF THE MINUTES** – Chris Mirando moved to approve the minutes of the May 11, 2011 meeting as submitted. Jonathan Reynolds seconded the motion. The motion carried unanimously.
5. **ELECTION OF OFFICERS** – Lorrie Adams officiated during the election of the Chair, Vice Chair and Secretary for the 2011-2012 Term of Office. **MOTION:** Chris Mirando moved to elect himself for Chair. as the 2011 – 2012 term of office. Joe DuRousseau seconded the motion. The motion carried unanimously. **MOTION:** Cyndy Brown moved to elect herself for Vice Chair. as the 2011 – 2012 term of office. Chris Mirando seconded the motion. The motion carried unanimously. **MOTION:** Jonathan Reynolds moved to elect himself as Secretary for the 2011 – 2012 term of office. Joe DuRousseau seconded the motion. The motion carried unanimously.
6. **REPORTS AND UPDATES** – The following reports and updates will be informational only and no action will be taken and will be limited to five minutes each.
  - A. **UPDATES/ANNOUNCEMENTS/CORRESPONDENCE** – This item is limited to updates and announcements from CAB members, or review of correspondence received by the CAB. There were no updates, announcements or correspondence presented.
  - B. **WASHOE COUNTY SHERIFF'S OFFICE ITEMS** – Captain David Nikoley, North District Commander, Washoe County Sheriff's Office was present to report on public safety issues within the CAB area, including recent calls for service. Capt. Nikoley urged citizens to lock vehicles and dwellings and to keep valuables out of sight. Capt. Nikoley discussed issues pertaining to graffiti and how to make a report to the Sheriff's Department at [www.washoesheriff.com](http://www.washoesheriff.com). Capt. Nikoley introduced Sgt. Buell and Sgt. Gill and asked citizens to contact them with comments and concerns.
  - C. **WASHOE COUNTY UPDATE:**
    - Commissioner Robert Larkin was not present to provide an update on County issues.
    - Lorrie Adams, County Liaison for Districts 4 and 5, was available to answer your questions and concerns. Please feel free to contact her at [ladams@washoecounty.us](mailto:ladams@washoecounty.us) (775) 328-2720. To sign up to receive email updates from the County, visit [www.washoecounty.us/cmail](http://www.washoecounty.us/cmail). The written County updates are available online at [www.washoecounty.us/cab](http://www.washoecounty.us/cab) (follow the link to your CAB). Incline Village, Sparks and Ms. Adams discussed the recent Supreme Court decision regarding repayment of property taxes in Incline Village. Contact Roger Pelham, Staff Representative regarding the pipeline funding. Ms. Adams reported that there have been several fires recently caused by juveniles. Citizens are reminded about the special election on September 14, 2011. The library is looking for volunteers to help during the budget cuts. Information is available on the Washoe County Library web-site. There is a fuels reduction through October 2011 in the Sun Valley area. Ms. Adams reported on a fraud alert issued from the Attorney General's office regarding union workers credit services.
  - D. **ACTION PLAN/COMMITTEE REPORTS**
    - **Search and Rescue** – Joe DuRousseau volunteered to present the reports on any recent activities by the search and rescue team operating out of the Spanish Springs Airport. Mr. DuRousseau stated that there have not been many recent searches.
    - **Citizens Advisory Committee (CAC)** – William Steward, Sparks CAC representative reported on matters discussed by the City of Sparks CAC at their most recent meeting
  - E. **UPDATE ON COMMUNITY FORUM HELD ON JUNE 8, 2011** – Cyndy Brown, reported that there were a few citizens who attended the June 8, 2011 Community Forum. Mike Feuss, NDOT provided information on the Calle de la Plata intersection. Cyndy Brown stated that they can schedule community forums when issues of interest of the community come up for discussion.

7. **PUBLIC COMMENT** – Any person is invited to speak on any topic that is not listed as an action item on this agenda (public testimony will be received during each action item). Each speaker is asked to fill out a “Request to Speak and/or Submit Comments for the Record” sheet, may discuss any matter not listed on the agenda as an action item, and must limit comments to three minutes. The comments may be discussed, but action may not be taken on any matter raised during this Public Comment period until the matter is specifically listed on a future agenda as an action item. Comments are to be made to the CAB as a whole.

- John Bradbury stated concern that vegetation is growing in cracks in residential streets particularly in the Eagle Canyon neighborhoods and asked if the removal is the responsibility of Washoe County or individual residents. Lorrie Adams stated that she would pursue the issue.

8. **NEW BUSINESS**- (The staff contact listed on items for Community Development may not be in attendance but can be contacted with code and policy questions.)

**A. Washoe County Sheriff’s Office Partners with AlertID Using On-Line Technology to Protect Our Families and Our Community** – Kaydee Paschall, Citizen Core Volunteer from the Sheriff’s Office provided information on the new AlertID program that the Sheriff’s Office rolled out during the first quarter of 2011. The volunteer will discuss what AlertID is and how it works to create instant two-way communication via a myriad of electronic devices (e.g. cell phones, PCs, etc.) between citizens and public safety authorities exchanging critical information that can help keep our family and neighborhood communities safe. (This item was information only and no action was taken.)

**B. Potential Master Plan and/or Regulatory Zoning changes for the Village at the Peak/Sugarloaf Peak LLC** – Bill Thomas, AICP, Conrey Consulting LLC representing the property owner presented information on a potential Master Plan and/or Regulatory Zone Amendment to the Village at the Peak/Sugarloaf Peak located at 370 Calle de la Plata near the intersection of Pyramid Way and Calle de la Plata (APN 534-562-07, +39.835 acres). The discussion included possible amendments to modify the currently approved land uses of Neighborhood Commercial (NC) and Industrial (I) to include Multi-Family (MF) residential land uses. The CAB and members of the audience discussed this matter with Mr. Thomas who solicited comments. (This item was for information only and the CAB took no action.)

**Comments and Concerns**

- Mr. Thomas stated that they do not have a specific time frame for the development. Possibly three to five years. Mr. Thomas stated that they would contact neighbors for their comments and concerns.
- Theresa Theiss, property owner on Calle de la Plata stated opposition to low income housing and stated concern regarding negative traffic impacts to Pyramid Hwy.
- In response to questions raised, Mr. Thomas stated that they would consider two to three story condominiums. Mr. Thomas stated that this project would probably not be appropriate for commercial businesses. The master plan would include a club house and other amenities for the residents. The access would be off of Calle de la Plata.
- John Bradbury encouraged a speed limit reduction and an easement along the Freer property for a deceleration lane.
- John Bilka stated that per Mike Feuss, NDOT there will not be a signal prior to 2025 at the earliest and adding any lanes are out of the question.
- Steve Grosz asked if there would be a market for the multi-family residential development with the proposed development being a distance from shopping and employment opportunities. Mr. Thomas stated that they would not build beyond what the market would support and there seems to be some drastic changes in the market in the near future. There could be more residential demand if the development of the business park.
- In response to questions raised, Mr. Thomas stated that he is not aware of any For Sale signage on the proposed development site near Calle de la Plata.
- John Bilka asked if the developer has considered the impact to local schools that are at capacity.
- Jonathan Reynolds stated that he is a teacher at Spanish Springs High School and addressed the questions regarding bussing in students from other communities.
- Mr. Thomas stated that they may have an application within 60 days.
- Lorrie Adams read an e-mail from Dan Herman into the record as follows: My property is adjacent to the Village at the Peak/Sugarloaf Peak LLC. My property is zoned 1 house per 10 acres. I am totally opposed to any increase in density to Multi-Family land uses. I am concerned with any increase in building height, increased traffic flow, and higher density. This project just went thru planning process in the last couple of years and my position has not changed. NO MULTI-FAMILY ZONING !!!!!!! PERIOD. (This e-mail is held at the Department of Community Development and available for public review.)
- Ms. Adams suggested that the SSCAB could schedule a public forum to address questions on the proposed project.
- Mr. Thomas stated that this is a privately funded developed and is not subject to subsidized housing. Mr. Thomas stated that this project is not comparable to the Springs Mountain development (further out on Winnemucca Ranch Road).

- John Bradbury stated that the City of Sparks has approved the residential project adjacent to Spanish Springs High School that would be in competition with this project.

9. **OLD BUSINESS** – There were no Old Business items scheduled for review.

10. **CHAIRMAN/MEMBER COMMENTS** (This item limited to announcements of topics/issues posed for future workshops/agendas).

- **Next Agenda Items:** (Items for the September 14, 2011 agenda must be submitted to the Chair by August 30, 2011.)

11/ **ADJOURNMENT** – With no further business, Lorrie Adams adjourned the meeting at 7:45 p.m.

Respectfully Submitted By: Allayne Donnelly-Everett, Recording Secretary