



# Spanish Springs Citizen Advisory Board

Minutes of the regular meeting of the Spanish Springs Citizen Advisory Board held March 9, 2016 at the Spanish Springs Library at (7100A Pyramid Lake Highway).

**1. \*CALL TO ORDER/ DETERMINATION OF QUORUM** – The meeting was called to order at 6:02 PM.

**MEMBERS PRESENT** – Dawn Costa-Guyon, Ken Theiss, James Scivally, John Gwaltney, Catherine (Cathy) Gustavson, and Alison Ormaas.

**MEMBERS ABSENT (Excused):** Kevin Monaghan.

**2. \*PLEDGE OF ALLEGIANCE** – Dawn Costa-Guyon led the pledge.

**3. \*PUBLIC COMMENT** –

Andrea Tavener, Office of County Manager, Constituent Services, gave an updates:

- Andrea handed out the phone list for Community Services Department; direct line to County staff
- CAB recruitment is open until April 1<sup>st</sup> – please submit a CAB application in person, online, email, fax, or at the County office.

Matthew Chutter said the Development projects need realistic framework for traffic.

**4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF MARCH 9, 2016:**

Ken Theiss moved to approve the agenda for the meeting of **MARCH 9, 2016**; James Scivally seconded the motion to approve the agenda. The motion carried unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF JANUARY 13, 2016:**

Cathy Gustavson moved to approve the meeting minutes of **JANUARY 13, 2016**; John Gwaltney seconded the motion to approve the meeting minutes. The motion carried unanimously.

**6. \*UPDATES/ANNOUNCEMENTS AND CORRESPONDENCE** – This item is limited to updates and announcements from CAB members, or review of correspondence received by the CAB.

Dawn said she attend the CERT (community emergency response team) training. She said Shirley Rhodes did a presentation to this CAB at a previous meeting. She said it's a great training which teaches you disaster preparedness. She said check out the Washoe County Volunteer website for more information.

**7. \*PUBLIC OFFICIAL REPORTS**

**A.\*Washoe County Commissioner** – Washoe County Commissioner Vaughn Hartung can be reached at (775) 328-2007 or via email at [vhartung@washoecounty.us](mailto:vhartung@washoecounty.us)

**8. \*PUBLIC SAFETY AND COMMUNITY REPORTS/UPDATES**

**A. \*Washoe County Sheriff's Office (WCSO)** – A representative of the Washoe County Sheriff's Office may be available (unless on a call for service) to address public safety questions and concerns from CAB members and the audience, and provide an update regarding safety and recent calls for service in the Spanish Springs area. For more information call (775) 328-3001 or via the webpage at [www.washoesherriff.com](http://www.washoesherriff.com) (This item is for information only and no action will be taken by the CAB.)

Lt. Scott Bloom gave an update:

- He said there is a trend throughout all communities
- Speeding: Please request to have the speed wagon come out and monitor the area of concern. Resources are spread thin because it's a common complaint. Be patient for those requests. We use our motors for special events.
- The Raven has been used extensively flying over Spanish Springs; he said they are looking for abandon cars and other issues.
- Unlocked vehicle burglaries are common issue – targets of opportunities
- Window smashing has been happening; please inform your friends and neighbors. Take the items out of your car. If you have a weapon, please bring it in the house. Lt. Bloom said Chief of Detectives of Sparks said windows have been shot out in homes by kids. They are looking for a white Jeep Cherokee. Please call secret witness if you have any information.
- Please call us if something is suspicious.
- Lt. Bloom said a large percentage of this happens at night and targets of opportunities by kids.
- A public member asked about wireless home security system. Lt. Bloom said if the alarm is registered with Washoe County Sheriffs, they will respond to the alarm. He said, the wireless might be with a private security company. The public member said she currently has the home security, and pays towards the County. Lt. Bloom said there isn't an alarm they don't respond too. Our interest is in public safety.
- James Scivally said he was a victim of a break-in. James said he has a home security and he pays something to the City of Sparks. He said he signed up for to have the Sherriff's monitor his house while he is away. He also said he signed up for a ride along. A public member said it was a great experience. Lt. Bloom talked about the shooting; he said they had a ride along during that call.

**B. \*Regional Transportation Commission Update** – Regional Transportation Commission (RTC) Project Manager, Mr. Scott Gibson, P.E. will provide the background and related information regarding the Pyramid-McCarran Intersection Improvement Project proposed to meet the short- and long-term transportation needs of the project area in response to regional growth. The purpose of the project is to decrease traffic congestion to meet community LOS standards and improve safety. The purpose of the project is based on the existing and projected transportation needs and deficiencies in the Pyramid and McCarran corridors. For more information please visit [www.rtcwashoe.com](http://www.rtcwashoe.com). Mr. Gibson can be reached by calling (775) 335-1874 or via email at [sgibson@rtcwashoe.com](mailto:sgibson@rtcwashoe.com) (This item is for information only and no action will be taken by the CAB.)

- Scott Gibson, RTC, gave an update on Pyramid and McCarran intersection project (NDOT highways):
- Background: He reviewed transit, street/highways, long range transportation plan
- Pyramid/McCarran intersection improvement emerged from previous RTPs plans
- Started NEPA process in 2005
- He showed the project area
- He said they look at needs for traffic usage up to 2035-2040.
- He showed slides to show growth and change of Sparks in 1976; Greg Street, Sparks Blvd, Prater Way, Vista Blvd didn't exist. McCarran dead-ended. A lot has changed.

RTC Plan 2030:

- Plan to meet regional needs. Each project is part of big picture.
- Current and Future Needs: Traffic congestion, crash locations
- Current design approach: Transportation plans with growth plan
- 395 connection from Disc Drive observation – needs an interchange
- A response to extensive public outreach efforts
- Uses updated consensus forecast for future traffic

- Assumes US 395 connection is in place by 2035

#### Emerging preferred alternatives:

- Triple left turns
- Fixing the southbound right turn lane – full, free right turn lane
- Currently incomplete bicycle/pedestrian facilities

#### The project site:

- Completely cleared
- 40-60 feet for landscape improvements
- Pyramid Lake is the inspiration for aesthetics
- Preferred alternative: he showed landscaping and screening
- Northeast corner of McCarran – there will be landscapes and mounds. He said you will be able to walk from the nearby neighborhood. Making it walkable.
- Sculptural element developments on the corners
- Queen Way intersection – discourages cut through traffic in northeast quadrant; helps with church traffic from neighborhood street. Queen Way becomes right in and right out. Eliminates stop signs.
- Improved access and safety at the shopping center and church

#### Current status and schedule:

- Awarded contract to Granite Construction for \$30million
- Partial acquisitions continuing
- 33 properties cleared
- Demo
- 5 phases – extensive public outreach, eastside moving west, south and moving north
- Traffic plan/goal – business access and two lanes of access both ways during construction
- Complete Fall 2017
- Pyramid highway and 395 connection – completing environmental process
- Relieve existing congestion on Pyramid and Queen Way
- US 395 connector improves
- Addressing concerns – Calle De La Plata down to Sparks Blvd
- FEIS preferred alternative
- 6 lane arterial
- Phases: Pyramid widening; US 395 connector and interchange at Parr/Dandini; widening Disc; Spaghetti bowl and US 395
- NDOT traffic study and planning underway
- US 395 widening north of the Spaghetti bowl to Parr Blvd is included in the RTP improvements are include in the RTP plan for 8-10 years

#### Questions:

John Gwaltney thanked Scott for the presentation. John said he wants to know what happens after the Lutheran church. Scott showed the Queen Way intersection. He said they are changing Queen right in and right out. He said sight distance will improve. Scott said the road goes back to 4 lanes after the TWMA facility. John asked about raising the speed limit. Scott said that is an NDOT question. He said because it's so wide open out there, he said his perception, there is little visual constraint, and they force the speed limit down. He said he thinks it's set artificially low.

#### Scott's contact information:

PyramidandMcCarran.com website – it will be updated with construction updates; public outreach

Scott explained the morning issue traffic and evening issues. He said he wants to improve traffic flow. Joe, Public Information Officer said once the email is up and running, you can sign up online with your email to receive the updates.

**9. 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](http://www.washoecounty.us/comdev/da/da_index.htm).

**A. Tentative Subdivision Map Case Number TM16-002 (Sugarloaf Ranch Estates)** – Request for community feedback, discussion and possible approval of a tentative subdivision map to allow the creation of up to 119 lots for single-family residences. The lots are proposed to range in size from 8,050 square feet to 17,261 square feet with an average size of 10,317 square feet. The Citizen Advisory Board may take action to summarize public feedback and recommend approval or denial of the request. (This item is for possible action by the CAB.)

**Please note:** The tentative subdivision map case number TM16-002 will not go forward to the Planning Commission until and unless the Master Plan Amendment Case Number MPA15-004 and Regulatory Zone Amendment Case Number RZA15-006, which are under consideration at this time, are ultimately approved.

**Applicant/Property Owner:** Sugarloaf Peak, LLC, Attn.: Jim House, 2777 Northtowne Lane, Reno, NV 89512

**Location:** On the north side of Calle De La Plata, approximately 2/10 of a mile east of its intersection with Pyramid Highway.

**APN:** 534-562-07

**Staff:** Roger Pelham, MPA, Senior Planner Washoe County Community Services Department Planning and Development Division • Phone: 775-328-3622 • E-mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

**Reviewing Body:** Planning Commission, date to be determined, please see note above.

Roger Pelham, Washoe County Planning:

He said he isn't a proponent or opponent. He said the master plan amendment zone change hasn't been finalized yet. It was appealed by County Commission, sent it back to the Planning Commission, and they still denied it. It will go back to County Commissioners. They can take final action next month. Master plan amendment will go regional planning for conformist. The Tentative map can't go to the Planning Commission until master plan and zoning is approved. It isn't finalized.

Dawn asked about building codes. Roger said it's not about building code, which refers to studs, and that doesn't come into play until they are building structures. He said he believes she is asking about traffic, drainage, etc. Roger said no, we have not looked at that to see if that complies. He said they are going through that now. He said it is likely the plans will meet the considerations. He said we are considering the 'should' it be approved. That is the step we are at now. Roger said we are asking ourselves if this project meets the intent of the Spanish area plan. Configuration of lots carved out in a lot with roads and development lots. Roger said the maximum building high of 35 feet. He said with good engineering, it can be more than two stories. Basic code limitation. Dawn said we are looking at the land and foot print.

John Gwaltney said he attended the planning meeting. John said the issue identified is the character of the region by changing the zoning. That was the concern. He asked if all the homes between Pyramid and La Pasada, are allotted 1 acre of land, but there was a group of cluster homes; the total acre was a total of 1 acre per house. Roger said in Donavon ranch area, the density is concentrated by Pyramid, the rest is used as the aggregate pit. John said if the zone is changed, then it will be 3 houses per acre. Roger said primarily, because we aren't looking at master planning and zoning, we are looking at the tentative map. We are considering the tentative map as if the zoning and master plan gets approved. Is the zoning character with the area plan is a valid question with interpretation with various opinions.

Tom Bruce on Valley Verdi said you cannot install a septic system on less than 1 acre lot. Roger said that isn't his wheelhouse, but yes. They will need to get wastewater connection. Tom said he heard Sparks wastewater is getting full. A new wastewater plant would cost a million. Roger recommends to those who is interested in this topic to talk to Dwayne Smith. He said there is capacity in the line and the line that is allocated to Washoe County; it was purchased years ago. It was oversized, and we are well under that capacity. 120 houses on a sewer line aren't very much. Capacity has been allocated and it's available.

Rich Lewis asked for clarifications – he said this is the one plan that had requested apartments which was denied. They haven't proposed a light. He said it's the cart before the horse.

Ken Theiss said he went to the County Planning meeting – he asked the same question, because they paid their fee, process, even though the master plan hasn't changed, this can come before us. They paid their fees, so they have the right to ask the question.

Dawn Costa said there are two different things; there is the freeway and the building. They don't believe in considering the freeway and light until building.

Cindy Thomas said she lives on Calle De La Plata. She said we are talking about 120 homes, but it's more than that. There are 180 homes going in next to it. She asked if there will be capacity. Roger said yes, there will be capacity. He encouraged you to talk to the utility staff.

Larry Thomas said he is disillusioned why we have a County Planning Commission if the County Commissioners are going to appeal it. He said we keep talking about the character statement of Spanish Springs; they are changing what is already there. Spanish Springs Ranches don't fit the character. The Planning Commission voted it down twice. He asked why the Commissioner isn't here. It's not new. Be aware. They are trying to sneak something in.

Matthew Chutter said when you have horse area, you need a transition area. From economics view, it can benefit the view. The adjacent properties will be comparatively more value. The general area benefits from the large properties. That is a win-win for community and developer if done the right way.

Toni Jacobs said she is concerned about water. She said we have been in a drought; we have a house across the street who's well is dry and they are abandoned home. If we put 300 houses down below, what will that do for us. We pull from the same aquifer. Dawn said she believes they will be hooked up to TMWA system.

Ralph Theiss said he is adjacent to his son and this project. He said the developer wanted a 300 houses, after negotiations, they came to the idea, he could put in 120 houses with screening; he said 3 years ago, he said the developer realized he wasn't going to make anything off of 120 houses. He said the developer then wanted up to 3,000 houses on 40 acres. Now, the developers got rid of the apartment idea, now he is back to 120 houses again. He has irritated everyone. He said we need to put a stop to this political football. He said we have been to every commission and planning meeting for the past several years.

Larry Thomas said we need to change the notifications to more than 750 feet within the property. Ken Theiss said that is in legislation. Larry said they are claiming its Truckee River water rights and supplement with our water.

Melody Chutter she said we are residential rural; everyone in the valley doesn't want the houses and apartments congestion. Rather than go forward, why don't we go back to general rural. We have enough

people to do this. It will be harder for them to change their master plan. If we get too many people, they will start complaining about the horses and chickens.

John Gwaltney said the County Commission pretty much gave them approval of this. He said he heard suggestions about berms and landscaping. Tesla will bring a lot of new employees to the area which will mean 25-40K new households. The County is probably feeling the pressure. He said he is intrigued by the comments. He said maybe the County can guarantee the spaces between the houses. He said he bought his house because of who we are. He asked if we can make this less painful.

Lois said she was on the CAB years ago. She said she never seen an item without the representative present to address those issues. She said they are thumbing their nose at us. She said we want a signal, separation, drainage into settling pond, and all water north of Calle De La Plata to go under into drainage so there isn't flooding. North of Calle De La Plata are still in the flood zone. They will have to raise the homes. She said she heard the settling pond is a temporary play area. The kids will have to across the road and access it. There needs to be a barrier. The traffic study is bogus. She said their study says 35% is going north. She said nothing is north. There is no reason to go north. She said the sewer capacity was bought for this area. Other parcels can't use it later on because they will take it all up. She said 3 per acre is a blessing to this area. If it's 3 per acre, they won't put in apartments. In a way, it protects the area because they won't be able to build later. She said those are concerns. She said she wants feathering and protection of nearby properties. No one is addressing the issues. There should be a play area or money to develop a play area in settling pond, something to help the kids.

Mike Hudson said we have beat the horse dead. He said you don't have to take action. Why should we care if Jim didn't even show.

Larry Thomas said they propose 120 houses because that is what it takes to make money. He said he doesn't want a play area because they live by it. He said we don't need to work with them. We can't run scare. He said they buy property and cram it down our throat to those who don't live out here. We have to fight it as much as we can.

Ken Theiss said this development is right up against his property. He said it's a slap to us that a representative didn't show. There is a road that goes to the end of his property. He said he has been fighting this for years. A no vote means a yes to them. It would be a bad idea to have a no vote. Regarding sewer, Roger said we have more than we need. There are 1000 homes or more who were on septic who need to be on the system. Capacity is a misnomer because we don't know. He said we have been fighting this for year; focus on structural support – no water, sewer, fire, police, and schools. He said as of this morning, the high school, 121% capacity, 10 extra temporary building. He said the schools are way over crowded and there is no discussion for another highschool. They are at 100% capacity at the middle school. Elementary schools are nearing capacity or over capacity. With an additional 300 more homes, expect 150 more students minimum. Please focus on the supporting agencies resource.

John Gwaltney said he is fishing for something to do. He said would it be accepted to pass motion to agree 1 home per acre for character? That may have impact with county commission. Matthew said 1 home per acre isn't compatible with house property. He said it isn't enough transition. Drastic lifestyle change. He said we want our horses and privacy.

John Gwaltney asked Roger about the next steps. Roger said this, tentative map, hasn't been heard by planning commission. It will go forward in the process if master plan and zone are approved. The next step, the comments from Planning Commission go to the County Commission next month. County Commission will probably approve it. The master plan will go to Regional Planning Commission in May or June. If it is

approved, found conformist for area plan, it will be approved. If it's not in conformist, it will go back for possible appeal. 3 members of Regional Board are members of Planning Commission. He said assuming it goes to the Board of County Commissioners, appeal by Regional board, we are looking at September or October for final decision. If it's not conformist by Regional board, we are looking at a May/June timeframe. John said he is confused – zoning regulation change, probable for this plan will no longer be out of compliance, and county commission can't be out of compliance and they would approve. Roger said not necessarily – if they are approved, 30-60 day after decision, tentative map will be heard by Planning Commission, they have final authority unless appealed. The Board of County Commissioners would only hear it on an appeal. If the Planning Commission says no and should not be appealed, then applicant would appeal to bcc. Timeline would be 6 months or so, roughly.

Cindy Thomas asked about appeals; does this cycle continue. Roger said Trevor spent two or 3 years on this project. Roger said it won't keep going. A final decision will be made. He said he assumes a final decision in 6-8 months.

Ken Theiss said he disagrees. There are several courts of law. Roger said everything we have talked about is the administrative process. Once it goes passed administrative process, it moves on to judicial process. It's very rare occasion that happens.

Larry Thomas said he wanted to speak to a comment he heard. Compromise is a good thing, but they will try to meet us half way. We will have to comprise more and we will cave. He said we need to stick with it. There will be development out there, but not this. They won't take what we offer.

Mr. Swayder said he doesn't think anyone is in favor of this. It's time to take a vote. Ken Theiss said John made a comment to negotiate, but that isn't our job. Dawn Costa said it's on the tentative map, not the master plan.

Matthew said there are two incompatible philosophies, unlimited growth, and other hand, environment with limited resources. They are trying to merge those philosophies. The community opinion is to deny it.

MOTION: Ken Theiss moved to deny request due to lack of infrastructure, school, police, fire; Dawn Costa seconded the vote. The motion passes unanimously.

10. \*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).

No items were discussed.

11. \*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.

Roger Pelham said one of his Eagle Scouts presented his Eagle Scout project to collect trash. Roger said Ken Theiss was an important part of that project. Roger said 7 tons of trash was collected and disposed of, and 57 tires were dumped. Roger said the project is complete; the paper work is turned in. The Eagle Scout still has to do a final board review.

**11. ADJOURNMENT** – Dawn moved to adjourn the meeting, Ken seconded. Meeting was adjourned at 7:50pm.

Number of CAB members present: 6

Number of Public Present: 25

Presence of Elected Officials: 0

Number of staff present: 2

Submitted By: Misty Moga