



# Spanish Springs Citizen Advisory Board

Minutes of the regular meeting of the Spanish Springs Citizen Advisory Board held September 14, 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 6:06 PM.

**MEMBERS PRESENT** – Dawn Costa-Guyon, John Gwaltney, Joe Healy

**MEMBERS ABSENT:** Alison Ormaas (Excused), Ken Theiss, (excused), James Scivally.

## 2. \*PLEDGE OF ALLEGIANCE – A veteran led the pledge.

## 3. \*PUBLIC COMMENT –

Kris Dondero gave an update about the Spanish Springs library programs this month and next month. September 27th is Family Emergency preparation night. Emergency kits will be given to the first 30 people in attendance. They will be hosting the Spell Binders program with magicians. Early voting will be at the library beginning, Sunday, October 23 – November 3<sup>rd</sup>.

Claudia Zaehringer said she lives in Silver Ridge. She didn't receive notifications of the meetings. She wanted to know about the infrastructure and NDOT with all building and development. She wanted to know more about the ingress and egress south of her house.

Richard Zinnick said they have a Facebook page for 'Save Spanish Springs.' A lot of information is public on that Facebook page.

John Bradbury said he lives in Eagle Canyon. He wanted to thank the Sheriff's department for parking out there and monitor the 25 mph zone. He said there is still a problem with the the weeds on the highway.

Will Brown said he bought his property in 1977. In 1977, they divided Sky Ranch into parcels. He said his house was zoned one home per acre. He said the county decided to down zone the one acre zoning, but they decided there wasn't enough water out there to support it. He said there are 22,000 people out here now. They keep building out off of Calle De La Plata. He said the county approved the Desert Springs development on wells. There have been a lot of unfair situations out here. He said if they continue, we have problems in Spanish Springs. There are a lot of gravel trucks on our roads, bad traffic, and schools overcrowding. He said we need to take corrective actions. He said 37 wells went dry in his neighborhood. They had to drill deeper with their own money. The county was pumping their wells and supplying other neighbors. A community without water is a serious problem.

## 4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF September 14, 2016:e

John Gwaltney moved to approve the agenda for the meeting of **SEPTEMBER 14, 2016** with Dawn Costa's announcement regarding an error on a development project; Joe Healy seconded the motion to approve the agenda with the change. The motion carried unanimously.

## 5. APPROVAL OF THE MINUTES FOR THE MEETING OF JULY 13, 2016:

Joe Healy moved to approve the meeting minutes of **JULY 13, 2016**; John Gwaltney seconded the motion to approve the meeting minutes. The motion carried unanimously.

## 6. \* PUBLIC OFFICIAL REPORTS

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

**6. ELECTION OF OFFICERS** – Elections will be held to elect the Chair and Vice Chair to serve for the 2016 – 2017 term of office which will be effective through June 30, 2017 or until a successor is elected. (This item is for possible action by the CAB.)

Election of officers was tabled until the next meeting.

**7. 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. Amendment of Conditions Case Number AC16-003 (Spanish Springs Aggregate Pit)** – Request community feedback, discussion, and possible action to approve an amendment to condition number 15 of Major Project Review Case Number MPR7-6-88 to clarify that asphalt batch plant operations and on-site ready-mix concrete plants are allowed to operate 24-hours per day and that all other equipment and machinery may be operated from 6 am to midnight only. This action will also complete the required 5-year review of operations of the facility. Applicant: Martin Marietta Materials, 7381 W. 133rd Street, Suite 401, Overland Park, KS 66213  
Property Owner: Martin Marietta Materials, 10170 Church Ranch Way, Suite 201, Westminster, CO 80021  
Location: 1500 Sha Neva Road, at the western terminus of the road Assessor's Parcel Number(s): 089-160-51 and 089-170-02  
Staff: Roger Pelham, 775-328-3622, rpelham@washoecounty.us  
Reviewing Body: This item will be scheduled for review by the Planning Commission on October 4, 2016

Angela Fuss, Abram Woodward from Martin Marietta, and James Nicholson, Environmental Engineer

- Angela said they are presenting on the amendment to project review of the aggregate pit site.
- *Major project review* – that process is not in place anymore, it's now called a Special Use Permit
- The old process was: Every 5 years they review and approve, which has changed. Now, you have to go through an administrative process. If you are going to make changes to the site, you come back before the Planning Commission.

She gave some background on the Aggregate Pit Site:

- Approved in 1984
- In 1998, they were approved for 24 hour use at the asphalt batch plant
- In early 2000, the concrete plant was constructed which currently operates 6am – midnight
- They are asking for an amendment to allow for 24 hour operation at the Ready Mix concrete plant. A lot of projects and improvements are 24 hours. The state often requires projects to be completed at night. It's based on project and needs.

Questions and comments:

George McKiernan asked about noise and dust. Abram said they have an air admissions permit. Everything is subjected to air pollution and health department. There are other conditions on the permit that will still be enforced. The public health permit governs it. He said they take care of the road dust. Admissions and fugitive dust is taken care of.

Richard Zinnick asked where they are getting their millions gallons of water with the state of Nevada. Abram said their well; they have purchased effluent water from city of sparks to supplement their well water. They have a permit of a certain amount of water a year. James said they are regulated by the state of Nevada. James said they clarify the dirt and stock pile the mud and recycle the millions of gallon of water. He said they use effluent water as a supplement to reduce impact to ground water.

James Bradbury asked about the location of the open parcel behind. They said it's behind the airport. Nothing is being done on that parcel. It's reserved.

Claudia Zoehringer asked about production. Abram said they would be shipping concrete, not rock by contract. They have to have a contract with the specific operation hours. Claudia wants to know if you will be notified. He said no. Claudia said Sha Neva is a private road, and they were told to get off the road because it's dangerous. Abram said there are gates with barbwire to block, but those gates are currently down to stop people from trespassing; it their easement and they maintain it. Claudia asked to use their water. James said you have to get permits from the state for ground water. James said they would like to put a gate at Pyramid, however, we can't block Stormy Canyon BLM land. Abram said there is an effluent water station and a NV energy facility at the end of their property that they need access to.

Dan Herman said he lives right on Pyramid Hwy and Sha Neva road. He said it's a private road and we want to keep it that way. It's better for our community. He said noise carries at night. It's more perceptible at night. He said he doesn't like to change the hours at night. It's more nuisance noise. The trucks use the jake brakes. And they aren't allowed to use their jake breaks. He asked about the arsenic testing. James said they have a holding pond. He said they have done studies. It's no greater than the arsenic in the ground. Dan asked them to test for arsenic in the holding ponds. James said he will look into it. Dan said he is concerned about the noise.

Kelly Mullen, Planning Department, said back in the 80s, it was a different permit, similar to special use permit. It will amend a Major Project Review. It's just titled differently. Angela explained the process of approval.

Dawn asked about their expected needs to operate at night. Abram said currently, in 2016, they haven't run their other operations past 6pm. It's based on Ready Mix's needs. Abram explained their specific needs for concrete curing for projects. And that's why they need their concrete during the night. That will displace the traffic to the nighttime.

James said if the Ready Mix plant had been in place with the asphalt plant, they would have both been approved for 24 hour operation. James said it's a big safety aspect for workers working on the roads at night.

Dave Hasco asked about the volume of trucks. Abram said if they can run during the night, the contractors have expanded hours. There will be more trucks on the road in the day, if they can only pour concrete during the day. Dave asked about water. Abram said they use effluent first, and well water secondary. This 24 hour operation won't use additional water. They aren't a heavy user of water. They would be within the amount of water they are allotted. They can't go passed their permitted use of water to minimize impact.

Joyce Lehman asked about the gallon of water from the wells do they use monthly. James said he can't remember off the top of his head. He said he can get that information. Angela said they have to report how much water they use per their permit. They water rights assigned to that property, and they meet those requirements.

Jim Lehman asked about current acre of water rights. James said he would have to look; he said he can report back. He regulates 27 plants. Jim talked about the density has increased over the years. The ratio of water rights has changed. James said they purchase the water rights to operate what they need. He said they purchase the effluent water from city of sparks. Jim said Martin Marietta is a good neighbor, and continue to be so. James said we aren't saying they will always operate 24 hours, but we want them to have that option. Onsite customers will alleviate traffic.

Roger McGibbon asked about concrete plants with auxiliary plants. He said they had been asked to cut back in water use. Abram said the economy has been down; therefore the water usage has been down. There is a certain number of tonnages they are allowed to produce. He said they are under that amount. James said they can purchase more effluent water. If the economy comes back, they can increase production and more effluent water usage. Abram said they pay for effluent regardless if they use all of it.

James said the equipment includes a loader to take aggregate to bins, a concrete truck and water truck.

Ken Fuller asked about explosive/blasting of rock. Abram said they have specific blasting hours, usually once a month. Ken asked about crusher hours. Abram said 6-midnight. James said they would like to get Ready Mix on the same schedule as asphalt.

John Gwaltney said they are supervised by the health department. John asked if they have had any citations. James said there have been no citations for environmental concerns since he took over. John asked the audience if they have been bothered by dust or noise levels. People said they are bothered by the trucks, not necessarily the hours. John asked James if they can address the truck problem. James said the sheriffs can regulate the jake break issue. Abram said a public member complained about a truck driver. He said he followed the truck drive and called \*NHP. He said they make sure they improve as much as they possibly can. Customers call up the trucking company to pick up DG for their yard. He said they provide the product and the customers bring in the trucks.

Pete Cox said he hears motorcycles which overshadow trucks every day. Abram said they do what they can to stop the kids from racing their bikes. Abram said he uses the sheriff's app to call out the sheriffs about dumping and racing.

Mike Hudson asked if this isn't approved, is there other providers in the area. Abram said there are concrete sites in Sparks, but that is more traffic to go back and forth. If there are contracts out here, then more trucks have to travel further, and it keeps costs down.

**MOTION: John Gwaltney approved the amendment with a letter of request to encourage the County Sheriff and staff to pay special attention to the traffic in that area, especially trucks. Joe Healy seconded. The motion passed unanimously.**

**B. Tentative Map Case Number TM15-001 (Blackstone Estates)** – Request community feedback, discussion, and possible action to approve a 161-lot single-family residential common open space subdivision on a 58.49-acre property. Applicant: SP58, LLC, 439 W. Plumb Lane, Reno, NV 89509 Property Owner: Jacie, LLC c/o Douglas Properties, LLC, 3820 Lone Tree Lane, Reno, NV 89511 Location: 350 Calle de la Plata, on the north side of the road and approximately 650 feet east of its intersection with Pyramid Highway Assessor's Parcel Number: 534-571-01 Staff: Kelly Mullin, Planner and Roger Pelham, Senior Planner 775-328-3608 (KM) and 775-328-3622 (RP) kmullin@washoecounty.us and [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

Mike Railey, Rubicon Design Group for Blackstone development group  
Began this process one year ago

- Zoning is Medium Density Suburban – up to 3 units per acre
- It's permitted for 175 units; they are proposing 160 with common space.
- He said the plan has evolved
- Mr. Herman has an open space buffer
- Access on Calle De La Plata with secondary on Sugar Loaf
- The open space will have a split rail fence by Mr. Herman.

- Zero- scape in the front yards installed by developer – low water usage
- Mike said he has been living in Spanish Springs, so he understands the area.
- Conditions with agreement with Sugar Loaf Estates to install the traffic lights; long standing problem will be address.
- Truckee river water rights from TMWA

Richard Zinnick asked if MDS 3 units per acre; mike said they are currently below that.

Dan Herman asked Mike to commit to specific construction hours. Mike said yes, they can commit to that. Dan said we have been fighting against the apartments that are proposed to go in next to this project. He said there is a Hawco project going in the north of this project with common open space.

John Bradbury asked about the signal. He asked about the north bound right hand turn lane. Mike said yes, according to the traffic report, there will be a decel lane and a dedicated left turn lane. Mike said those will be conditions of approval. Mike said they will pay for it through impact fees.

Mike Hudson asked about the number of bedrooms. Mike said the floor plans are being worked out. 3-5 bedrooms with dens. Mike Hudson said there could be 300-500 kids in the schools. Mike Railey said every school is at capacity or over, and they have to let buyers know the schools have to be bused to other schools. That is an issue they are working with the school district.

Dawn asked where everyone can read about the conditions that have to be met. Kelly Mullen, County Planner, said conditions are made by a number of agencies, a lot are in draft form, and they can be available online, and they will be heard on October 4<sup>th</sup> at the Planning Commission meeting. Please submit your comments with a written letter for the planning commission.

Diane Dutcher said the Hawco project was rejected last week by the Planning Commission. Trevor Lloyd said Harris Ranch was appealed and will be heard by the County Commission on October 25.

Nadine Berrymon asked about the water from the Truckee River. She asked what happens if that runs dry. Mike said someone from TMWA will be at the hearing date.

George McKiernan asked about orientation of other neighborhoods. Mike showed him.

Terri Basso asked about parks planned. Mike said they will perpetuate the Sugar Loaf trail to get to the peak. She asked about widening the lanes on Pyramid.

Pat Abrahams said the project will bring about 300 kids, other projects bring more kids, which would be 500 kids. He asked who is responsible for the schools being built. He asked where will they go to school? Mike said Washoe County School District is responsible for building schools.

Kris Dondero said there will be a conversation corner community meeting with Tracy Davis on September 19 at Spanish Springs Library, 5:30 – 6:30 pm.

Terri Basso said if there are increases of school kids, where will the tax dollars go to build the school. Mike said he is very sympathetic to this. He said their projected school rate according to the school district was expecting: 45 elementary, 10 middle, 15 highschool generated by this project.

Roger McGibbon asked about an impact fee for new construction. Mike said that is not currently part of legislation.

Dawn said Hawco has set aside land for parks and schools. There are tentative space but based on the budget of the school district to build, and the same with parks.

Bob Sader from Hawco properties said they are north of Spanish springs. He said they set aside land sites for schools and parks. In the subdivisions, they plan for the future.

Bill Samson said Hawco got land back from the county that was supposed to be a school or park. If the county doesn't carry the ball, it won't happen. It won't materialize. We don't have the infrastructure to support more growth. There is a lack of county participation. They would love to see this go in because they will get \$50,000 a year from the houses on this project. Please don't approve development out here, we can't handle it. The zoning has already been approved.

John Gwaltney asked Kelly at what stage does the county reach a conclusion on this. What stage are you in this development project. Kelly said we are collecting input. She said she received already 17 pages of comments from other agencies. She said this is part of the project is receiving public input. She said they will forward a staff report to planning commission and they may vote. It may go to board of county commissioners as well. John asked her what the current feeling is. Kelly said they are still gathering info for their analysis. John asked about our process and the character statement. Kelly said all comments here and provided are part of the analysis.

Sarah Mahler asked about the emergency services impacts. This is 161 new homes. She asked about square footage and price ranges. Mike said 2200 up to 2850 sq ft, but that is an estimate. Price would be low to mid \$400K.

Mike said TMFPD is a reviewing agency. They can provide comments and conditions. This was down zoned to build houses. Commercial zoning is harder on fire departments.

John Bradbury said they only have 4 inch flow. He said the fire flow is a concern.

Mike Hudson asked where does this go from here if disapproved. Kelly Mullen said tonight, they are asked to make advisory vote to recommend/not or provide comments. It's ultimately up to the board for the planning commission. It's approved or deny by planning commission on Oct 4, 6:30pm at the County Commission chambers.

Pubic member said he hasn't heard any positive public comments. If you welcome our comments, why do you heed them.

Jim said when you get a development like this; you increase a tax base for Washoe County. It's a facade. They can redirect funds to whatever they want. He said he isn't sure what happens with the education portion. Mike said \$642,000 is paid in impact fees and they have to be use for this CIP.

Sarah Mahler asked for the proposed schedule of the project. Mike said 5 phases; approval in October, and possibly break ground in spring. Mike said it's a 2-3 year build out.

Joan Abrahams said if the developers pay toward a stop light and expenses, why we can't ask the developers to build the schools. Mike said he understands it's a small amount, but Blackstone Developer group made a \$5k donation. That's not a lot, but Hawco has donated and dedicated school and park sites. She said the developers must do something. It can't happen.

Pat Abrahams said the amount of land donated is worthless if its repurpose for residential use. The land has been reassessed for houses. If you allow this to go on, the sites assigned for schools cannot be changed. Adding 161 houses, what happens to the property values in the nearby houses. Mike said these are upper-end homes, similar to Shadow Ranch, had a positive impact on the property values.

Dawn said the zone change has been done. If the tentative map isn't approved, Mike said someone will come back with a new proposal. Mike said this was zoned for commercial and now it's residential.

Nadine asked why the zoning be 3 per acre. Cut the housing in half. Mike said there is market study for this demand.

Stan, Public member asked about the floor plans. Mike said he believes the houses by Mr. Herman's homes are single story.

Brenda Healy asked what is next if its not approved. Mike said someone else can come back to ask for this project.

Mike said the map is less dense than what was already approved.

**MOTION: Joe Healy made a motion to disapprove the plan. John Gwaltney seconded. The motion passed unanimously.**

**C. Special Use Permit Case Number SW16-002 (Henderson) – Please note: This case was heard at the May 11, 2016 Spanish Springs Citizen Advisory Board meeting. The applicant has changed their proposal from a modular home to a stick-built home. We are re-sending this notification as a courtesy. If your original comments on the proposal have changed, please contact the assigned case planner.** Request community feedback, discussion and possible action to approve a 1,016 square foot detached accessory dwelling on a parcel that contains an existing 2,033 square foot main dwelling. The Spanish Springs Area Plan requires a special use permit through the Washoe County Planning Commission for this type of use. Applicant/Property Owner: Ronald and Judy Henderson, 95 Carneros Drive, Sparks, NV 89411

Location: 95 Carneros Drive, ¼ mile north of its intersection with Benedict Drive and approximately 1.4 miles east of Pyramid Highway

Assessor's Parcel Number: 534-361-04

Staff: Kelly Mullin, 775-328-3608, [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us)

Reviewing body: The following case is tentatively scheduled to be heard by the Planning Commission on October 4, 2016

Dawn restated the notice – This case hasn't not been heard by this CAB.

Judy Henderson said when she bought out there; she wasn't told it was an association. She was told they could build a grandmothers quarter behind the house. She was told by Linda and Pete, if they did a stick built, and not a modular, it would be ok. Contractor said they want to make that property multigenerational. They run a group home. They want a small space to have peace at night. They take care of small children with nannies during the day.

Kelly Mullin said their request is for a detached accessory dwelling for 1016 sq ft stick built. They revised their application to include Spanish tile roof to match the home. Accessory dwellings are usually reviewed under administrative review, but the Spanish Springs area plan requires it to come before the board. This dwelling will match the existing home.

John Rinzo said he moved into a house LDS, one per acre, they have 1.5 per acre, which is one house per acre. He said we all bought our house knowing we could only have one house. CCRs are attached to the deed. If you do a stick built addition that is still considered one house. If you build another house, that is not within the zoning.

Pete Cox said it's one dwelling per lot. We all read the CCRs when we bought the house.

Ken Fuller said if he wants to do the same thing for his mother-in-law, can you rent out that space after she died. Kelly Mullen said yes, Washoe County doesn't look at if you rent out a room or detached dwelling.

Doug Lebreck said they have moved in less than a year ago and have active CCRs. Its better handled with HOA, but the CCR are in place which prohibits second dwelling on the property. We are concerned. He said Kelly said there are some problem houses in the neighborhood. It woke up the people. They cleaned up their yard. This is the first person who wants to change the rules. They wanted a trailer, and now the stick built is an improvement. There are issues with the application. What happens when the modular homes shows up and get installed. He asked will a judge take that out. They want to shoe horn it in; two houses, 12 feet apart. It has a beautiful view. It's badly planed and layout, and violates the CCRs. They can add onto their house to accommodate their family. There are errors in this application. It's not valid.

John Gwaltney said he lives in that subdivision. He is familiar with CCRs. He spoke with Kelly's boss. He said the CCRs are between the owners. John said he feels that no one told them about the CCRs. The issue is not with community, it's with the real estate agent.

John Rinzo said he agreed with John. He said you pay \$390K and you don't do research. That's poor planning. It's a new issue, not our issue.

Carol Davis said a few years ago, they did a room addition of 700 sq ft. She said this would be a solution for the family.

Ray Bass said if you approve this, pretty soon someone else is going to want to do it.

Linda Roberts said she lives on Bella Oaks; she said she looks at trailers and containers. She asked what makes this a second dwelling. Kelly Mullen said specific definitions between detached accessories. A kitchen, sink, cooking facility makes it a detached accessory dwelling. Linda said there are detached garages down the street with bathrooms and kitchens. She asked what is the difference. Kelly said she would have to see the plans and permitted.

Jeff Medgyesi said he lived here for 20 years. A multitude of people apply for this. R1 and not R2. It's zoned for one unit per acre. CCR reads: Accessory buildings should harmonize with architecture. Not temporarily or accessory should be used for human occupation. Zoning and CCRs dictate it. He said don't go out of those boundaries.

Roger McGibbon said they moved into the neighborhood. She said they love the neighbors. He said he built a shop and signed a contract that it wouldn't be human inhabited. He said he received the CCRs. They don't expire for 24 years. He said he is against it.

Ray D. said there are CCRs and zoning laws and potential for renting. You can't change the law.

Roger McGibbon said there is a lot down the street from them. They should buy that.

Debra Higgins said that is their lot. She said she asked if they could put a mother-in-law lot on that property. The realtor said absolutely not.

**Motion: John Gwaltney moved to deny this project. Joe Healy seconded the motion to deny this project. The motion passed unanimously.**

**5 minute break at 8:25 p.m.**

**D. Pyramid Ranch Annex Tentative Subdivision Map**-- This item is being presented at the Citizen Advisory Board meeting prior to the subdivision map being submitted to Washoe County Community Services Department, Planning and Development Division and is informational only at this time. This item will be sent out for agency review at a later date. This is a request for community feedback and discussion on a proposed tentative subdivision map to allow for the creation of up to 61 lots for single family residences. The lots are proposed to range in size from 12,000 square feet to 17,762 square feet. (This item is for information only and no action will be taken by the CAB).

Applicant/Property Owner: Spanish Springs Associates LP

Location: Intersection of Sand Dune Drive and Dromedary Road

APNs: 532-091-09 and 532-091-10

Staff: (not yet assigned)

Reviewing Body: Once submitted, this item will be tentatively scheduled for review by the Planning Commission on November 1, 2016.

Bob Sader and Jesse Haw of Hawco properties gave a project overview

- Bob Sader said they are biggest master developers in Spanish Springs Valley
- He said they built most of the houses
- Local development companies
- Many changes, rezoning, maps

He gave the history of the land and proposal:

- He showed the vicinity map near the Alice Taylor Middle School area
- The northern half has been donated as a park site and the site next to it. He said they asked Washoe County Parks in 1999 if they wanted the site set aside for a park.
- He said they donated the land down on Eagle Canyon Drive.
- He said they have talking to the parks department about the site; parks department said they don't want 15 acres. They only wanted 5 acres as an extension of Gator Swamp Park.
- In 1999 it was zoned for the park, and now the other site won't be a park. Re-zoning was approved in July by planning commission. It was approved for Medium Density Suburban homes, 3 homes per acre.
- Portion in the south is already planned with 13 tentative lots. That already exists.
- We are asking for a tentative map of additional 48 lots
- He showed the close up of the land; the land in the south already has the tentative map of 13 lots with the 48 new proposed lots with community sewer, community ground water. Rosetta Stone to Egyptian has traffic capacity. Standard lots MDS sizes and setbacks in the neighborhood. It's an infill project compatible with the surrounding homes.
- Jesse Haw said they identified what the Gator Swamp Park through their master plan process. They will have an outreach process. He said they don't know what they will do with the 5 acres by the park; probably off-site parking.

- He said people were concerned how Talons dead end with lots. He said they took those two lots out. It will be a trail system all the way through.
- He said in order to put the 13 into the 48 lots; we would have to have amendments. He said they are amending to take the 13 lots out, and moving them to make the neighbors happy.

Richard Zinnick asked about roads. Bob said Neighborhood Way won't go through. Richard said you will only have two roads to get in and out of the neighborhood. Bob reviewed the access roads. He explained the Lennar development on the east side of the catch basin. Richard said it's not a good plan of roads. Bob said you have two entrances. You have to have a straight entrance for emergency access. Bob showed the emergency access easement. Bob said traffic will go out Egyptian. Bob said they conducted a traffic study which states the roads have capacity for this subdivision.

Bill Samson asked about the water rights. Jesse said it's supplied by TMWA. Bill said he was on ration last year, and more houses are being added. Bill asked what about the schools. He asked what they doing to contribute. Jesse said they donate all the school sites. It's up to the school district. Jesse said the school district needs \$782 million dollars for new schools for existing deficiencies. Bill said there needs to be a committed fund per house dedicated to the schools.

This is information only. Bob Sader thanked for the proposal. This will be submitted for tentative map tomorrow.

**8. \*COUNTY UPDATE** – Jennifer Oliver, Office of the County Manager will provide an update on County services. Ms. Oliver is available to answer questions and concerns. Please feel free to contact her at [joliver@washoecounty.us](mailto:joliver@washoecounty.us) or (775) 328-2720. To sign up to receive email updates from the County visit [www.washoecounty.us/cmail](http://www.washoecounty.us/cmail). (This item is for information only and no action will be taken by the CAB).

Jennifer Oliver introduced herself as the new Community Liaison.

**9. \*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).

John Gwaltney said he is trying to figure out a character statement, and their perceived role. He suggested that when the training session takes place, someone explains how these are woven together. He doesn't want to be a barrier to the County level. He wants to be an input on the development. They are interested in learning about the process.

They want the NDOT Community Forum

**10. \*PUBLIC COMMENT** –

Mike Hudson thanked Dawn Costa for being here. The board members live up here. You know how everyone feels about the infrastructure. This meeting went on way too long knowing the public's feedback. You know the problems. 5,500 homes proposed for up here will shut down the schools. He said he appreciates the board. He said the county only has a 500 foot notification process. Neighbors aren't getting notified and they are frustrated. He said his neighbors don't know about the CAB meetings. They should be notified. He said it would be nice to hear from Commissioner Vaughn Hartung and the sheriffs about substations in this area.

John Bradbury said he is an old CAB member. He said this building was planning to have a substation, but the sheriffs don't have the man power. He recommended you go to the commissioners' meeting and ask for another sheriff. You need to go to the school district meetings.

George said he appreciated the meeting. It would be nice to have a clock for public comment.

**10. ADJOURNMENT** – John Gwaltney moved to adjourn the meeting. Meeting was adjourned at 9:02pm.

Number of CAB members present: 3

Number of Public Present: 55

Presence of Elected Officials: 0

Number of staff present: 1

Submitted By: Misty Moga