



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 November 7, 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 filling in for Abram Woodward), Joseph Healy, Ken Theiss

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

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

3. *PUBLIC COMMENT –

Geoff Staffelbach spoke about speeding on Goldeneye Parkway; he said he spoke with law enforcement who was monitoring speeds with a trailer. He spoke with the neighbors; all three neighbors would be ok with a 4-way stop with crosswalks. There are children in the area. He spoke about the pot store; they said they would have security, and their signage was supposed to be inconspicuous, but it's not.

Sandra Theiss said she received her notice for this meeting this afternoon.

Kevin M. said his biggest issue is the traffic. He said we have an onslaught of homes proposed, and they are not doing anything with the roads. It bottlenecks out of the valley. He asked what is being done with the roads and traffic.

4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF NOVEMBER 7, 2018:

Joe Healy moved to approve the agenda for the meeting of **NOVEMBER 7, 2018**. Ken Theiss seconded the motion to approve the agenda of **NOVEMBER 7, 2018**. Motion passed unanimously

5. APPROVAL OF THE MINUTES FOR THE MEETING OF SEPTEMBER 5, 2018: Joe Healy moved to approve the minutes of **SEPTEMBER 5, 2018**. Donald Christensen seconded the motion to approve the minutes of **SEPTEMBER 5, 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 Master Plan Amendment Case Number WMPA18-0007 (Upland Estates) - Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a Master Plan Amendment from the "Commercial" to the "Suburban Residential" master plan designations on three parcels of land, totaling approximately 43.04 acres. (for Possible Action)

AND

Regulatory Zone Amendment Case Number WRZA18-0007 (Upland Estates) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a Regulatory Zone Amendment from the "Neighborhood Commercial"

and “Open Space” regulatory zones to the “Medium Density Suburban” regulatory zone on three parcels of land, totaling approximately 43.04 acres. (for Possible Action)

- Applicant/Property Owner: Spanish Springs Associates
- Location: On both the east and west sides of Neighborhood Way, approximately 1500 feet north of the roundabout intersection with Eagle Canyon Drive.
- Assessor’s Parcel Number: 532-031-16, 532-032-03 and 532-032-05
- Staff: Roger Pelham, Senior Planner; 775-328-3622; rpelham@washoecounty.us; Chris Bronczyk, Planner; 775.328.3612; cbronczyk@washoecounty.us
- Reviewing Body: Tentatively scheduled for Planning Commission, February 5, 2019

Eric Hasty, Wood Rogers, representing HAWCO, provided an overview of the project:

- HAWCO has been developing Spanish Springs for a long time
- It was master planned as commercial with current master plan in 2005; commercial and medical was needed at the time in the area. There is less need for commercial today, but there is a need for housing.
- The site is 43 acres, 3 parcels – 2 parcels are along Neighborhood Way.
- Undeveloped land
- Surrounding area is comprised of a neighborhood to the east, and new construction to the north, commercial to the south. And Eagle Canyon park.
- Current zoning is commercial; proposing to change the three parcel to suburban residential which is consistent with the surrounding neighborhood.
- The proposal is to change the zoning designation to Medium Density Suburban - 120 units maximum allowed on the three parcels.
- MDS lots are 10,000 sq ft. minimum.
- Zoning dictates the uses – neighborhood commercial uses are gas stations, strip malls, high traffic generator, and high water users. However, residential uses much less. There will be 129 maximum units with an average daily traffic count of 1,200 trips. Neighborhood Commercial would warrant 14,000 trips per day.
- Ken Theiss asked if the main entry way is Neighborhood Way. Eric Hasty said yes, along with the other new developments. The traffic engineer has taken into account the other units.
- Stan Smith asked about open space and flooding mitigation. Eric Hasty said the units won’t be within the drainage way and open space. Eric Hasty said the project site isn’t within the 100 year flood plain. He said more discussion will be part of the tentative map process.
- Matt Lee asked about access to the east property. Eric Hasty said you will not have access to the east property.
- Stacy Huggins with Wood Rogers representative showed potential access point. The goal is to have no development on the 3rd parcel on the east side. There will be no vehicle access. The density will be transferred to two of the parcels. It will be 3 units per acre, but probably not 15,000 sq ft. homes.
- Stacy Huggins said they hosted a neighborhood meeting two weeks ago; they sent a notice to neighbors within 700 feet and only 2 property owners showed up adjacent to these properties. Their concerns were access to the triangle piece of land (the 3rd parcel on the east side). There won’t be access. We will have to come back with the tentative map.
- Ken Theiss asked why they aren’t using the triangle piece of land. Stacy Huggins said the developer wishes to leave it as open space.
- Donald Christensen asked if the neighbors were opposed to access to their neighborhood. Stacy said yes, they didn’t want access through their neighborhood.
- Eric Hasty said there is no access planned, but it can be accessible to the south in the commercial area.
- Geoff Staffelbach said he passes the properties every day. He said the second roundabout is backed up every day when the school gets out. With this project, there will be 1,200 more cars each day. He

asked what you will do for traffic because it's congested now. It's the only way in and out. He said he didn't receive a notice for the neighborhood meeting.

- Stan Smith said the problems are the people going to the school and you are adding more traffic.
- Paul Solaegui said he lives in the valley, and his kids graduated from Spanish Spring high school. He said he is knowledgeable of the area. He said with the schools start times – they show up in a compressed times. The roundabouts are well designed. There has been extensive data collection including the amount of traffic generated. He said we can project growth for 10 years, and it still meets the County's level of service. It rates exceptionally. Based on County criteria, the subdivision will meet the County goals. He knows the number of units and detailed counts including forecasts with RTC. We have excellent traffic data. The level of service goals get lower and lower. A large road such as Pyramid Highway is 'E' goal. As growth has occurred, the agencies didn't want to fund to maintain the service levels to be reduced. Policies makers are allowing congestion. He said we are living up to our obligations. Subdivision generates less than commercial. Study shows the 129 lots can be served.
- Geoff said Vaughn would attest to this, getting out of Shaw Middle School is awful. He said there aren't Sheriffs out there to monitor.
- Karen Carabio asked if there is something in the plan that would prevent dirt bikes coming down the flood channel or access road for the channel. The kids are using the flood channel it to get down to the shopping center. County and HAWCO need to creating a solution to prevent dirt bikes from accessing it. She would like to see the limit of dirt bikes on the open space parcel. There needs to be enforcement. Karen Carabio wants to know what's next with communication. She said she wants her questions answered about the dirt bike access. Stacy Huggins asked for clarification regarding her request for a wall to block access to dirt bikes. She said she will have to look into it, but cannot commit to it now. She said she can discuss it more during the tentative map process if this goes forward.
- Geoff Staffelboch said roads were shut down due to flooding prior to homes being built. Rooftops and asphalt will cause more flooding.
- Jessie Haw with HAWCO recommended the public to speak with your local representative such as Vaughn Hartung. He said every feature or barrier always gets taken down by the kids. Jessie said he is happy to be part of the discussion. Invite the local dirt bike club and lets discuss it.
- Public member said motor vehicles are racing down the drainage road.

MOTION: Ken Theiss moved to recommend denial approval due to density. Joe Healy seconded the recommendation for deny. Motion passed 4 to 1. Matt Lee opposed recommendation for denial.

7. *WASHOE COUNTY COMMISSIONER UPDATE- Washoe County Commissioner Vaughn Hartung was unable to attend. 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).

Ken Theiss said he wants to add an item to the agenda regarding the yellow flashing lights at Calle De La Plata new signal. He said they need to move the line.

9. *PUBLIC COMMENT – There were no requests for public comment.

Meeting adjourned at 6:45 p.m.

Number of CAB members present: 5

Number of Public Present: 15

Presence of Elected Officials: 0

Number of staff present: 1