



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 August 7, 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: Ken Theiss, Sam Metz, Bruce Parks, Matt Lee

MEMBERS ABSENT: Donald Christensen, Stan Smith (It was not indicated if they were excused)

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

3. *PUBLIC COMMENT –

Ms. McMillian gave an update regarding the programs at the Library including STEM engineering, gold panning and other programs.

4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF AUGUST 7, 2019:

Sam Metz moved to approve the agenda for the meeting of **AUGUST 7, 2019**. Bruce Parks seconded the motion to approve the agenda of **AUGUST 7, 2019**. Motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF JUNE 5, 2019: Sam Metz moved to approve the minutes of **JUNE 5, 2019**. Bruce Parks seconded the motion to approve the minutes of **JUNE 5, 2019**. Motion passed unanimously.

6. Election of Officers: Ken Theiss volunteered and nominated himself to be Chair which was seconded by Bruce Parks. Bruce Parks volunteered and nominated himself to be Vice Chair which was seconded by Sam Metz. Motion carried unanimously.

(Matt Lee joined the meeting at 6:06 p.m.)

7. 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

7.A. Master Plan Amendment Case Number WMPA19-0003 (Village Green) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for amending selected development standards for the existing Village Green Commerce Center Specific Plan. (for Possible Action)

Applicant\Property Owner: Blackstone Development Group

Location: 375 Calle De La Plata

Assessor's Parcel Number: 534-561-10

Staff: Julee Olander, Planner, (775) 328-3627; jolander@washoecounty.us

Reviewing Body: Tentatively scheduled for the Planning Commission on September 3, 2019

Mike Railey, Rubicon Design Group, provided a project presentation.

- Mr. Railey said the Commerce center plan was updated due to concerns raised at the last meeting.
- Significant changes have been made to the request.

- Biggest concerns were changes to buffering, building heights, and setbacks.
- Requesting 36-38 feet interior height.
- Any building over 30 feet needs to be 125 feet from residence. He said they are proposing a 1:1 setback to height ratio to address the building height. He said they are going with more industrial architectural instead of western look. Internal parking islands are being proposed to be removed because they get ran over by the trucks anyway. He said he is proposing berming and keeping the landscaping plan the same. He said they are withdrawing setback and buffering setback requests.

Public comment:

Larry Thomas said he read on the website and spoke about the loading docks. He said raising building heights and setbacks are misleading. 1:1 ratio doesn't mean anything. It doesn't make any difference. He wanted any adjoining residential setbacks to be on the record. He spoke about loading docks need to be 100 feet from the property line. Mike Railey said that is what is being proposed from the property line. The building heights being out dated is not our problem. He said he doesn't want to see the heights raised.

Dan, public member, said he lives on the adjoining property of the proposed construction. He said he is 100 feet from property line. He wants to go on record to address the setback to property line, not residence. Mr. Railey confirmed. Dan said we will lose the view, an extra 5 feet of height doesn't make a difference. Mr. Railey said he would like to add emergency access connection to their property into the standard conditions.

Guy Quittle, Moonbeam court resident, asked if the property line is the bridal path line or line of homeowner. Julee Olander said there is language in the plan about equestrian path is being maintained. 15 foot wide easement will be maintained. He asked if the setbacks is from the easement or property. Mr. Railey said the easement is included in the easement. It's from the property line, not from the easement. Julee Olander asked for clarification, and said the easement is within buffer area. Mr. Railey said they aren't proposing to remove the easement. Mr. Railey said it would cut off public access.

Public member (name was inaudible) asked about truck parking. Mr. Railey said perpendicular. Public member said it's misleading. They spoke about the distances of dock and length of trucks.

Rich Lewis asked if this is a 40 acre property. Mr. Railey said it's light manufacturing facility, industrial use. He asked if they will pay for road improvements. Mr. Railey said yes, it's part of the project. Mr. Lewis asked about triggering improvements for Calle De La Plata. Ken Theiss said Calle De La Plata improvements were discussed at the last meeting with turn lane and de-celeration lane. Mr. Railey said he isn't sure if the traffic study would trigger any improvements. Ken Theiss said 30 feet of property of dirt and ditch, so why couldn't that be a right turn lane. Mr. Railey said that could be a million dollars and might not be fair to pass on to the applicant if not warranted. If its deemed warranted, he said they not problem to do that improvement.

Bruce Parks asked about the landscape being cut back to 15%. Mr. Railey said they are requested to do 20%, but want to eliminate the internal landscape islands which are 5%. Buffer requirements won't change. Bruce Parks recommended more trees planted.

Matt Lee spoke about the plan amendment. He asked about setbacks for building excess of 30 feet in height. Mr. Railey said additional foot of height, an additional foot of setback would be added up to 40 feet. Ken Theiss read the current and proposed setback standards according to building in excess of 30. Mr. Railey clarified, it would be 135 feet, instead of 125 feet. He said roof height is lower, but there is a border to cover the industrial equipment such as air conditioner.

MOTION: Ken Theiss recommended proposed changes to Master Plan Amendment Case Number WMPA19-0003 (Village Green) to include 50 foot easement. Discussion: Ken Theiss said he would like to note rather than 125 feet from residence, 50 feet from the property line to give more buffer. Mr. Railey he said 50 feet from property. East side is 50 feet setback currently from property line. West side needs to change to match the east side. The motion was seconded and passed unanimously.

8. *WASHOE COUNTY COMMISSIONER UPDATE- Washoe County Commissioner, Vaughn Hartung may be available to provide updated information on discussions and actions by the Board of County Commissioners (BCC). Following his presentation Commissioner Hartung may be available to address questions and concerns from the CAB and the audience. Commissioner Hartung can be reached at (775)328-2007 or via email at vhartung@washoecounty.us

Commissioner Hartung provided an update. He spoke about active fires from lighting. He spoke about Calle De La Plata and Pyramid acceleration lane and other improvements. He said he worked with a traffic engineer to look at tire marks on the easement and tear up the sidewalk to help with trucks and horse trailer turns. He said he is emphasizing better geometry and need more alignment turn cues. He expressed the desire to expand to four lanes from Egyptian. He spoke about extending a third lane to Disc on Pyramid. Julee Olander spoke about Calle De La Plata being addressed in the Area Plan. There was an intent to have a Master Developer, but that didn't happen. New development would warrant improvements. Commissioner Hartung said projects costs are above the engineer estimates which push projects out. He said he is trying to get improvements done with NDOT and RTC on Pyramid Highway. The majority of the NDOT budget is allocated in southern Nevada. Commissioner Hartung addressed the public member question about new development and sewer line extension. They will not tear up Calle De La Plata; they are going north with the sewer. He said the culverts will have to be maintained and sized. Commissioner Hartung provided background regarding flooding. He said he sits on several boards and works with the State water master. He spoke about maintaining culverts. He recommended calling 311 with questions and requests. A public member asked Commissioner Hartung about AT&T. A public member requested 'no off-road' signs. Ken Theiss spoke about licensed off-road vehicles can travel on paved roads to get to dirt roads. Commissioner Hartung asked them to call 311 to log requests. A public member spoke about responsible use on Bridal Path.

9. *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 requested Paul Innos from the trucking association attend the next meeting.

10. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF – 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.

Guy Quittle asked about the set-back. Julee Olander provided clarification regarding a set-back on the residential side and industrial side.

A public member noted the website and application have different distances of the loading docks. Julee Olander provided clarification.

ADJOURNMENT

Meeting adjourned at 7:31 p.m.

Number of CAB members present: 4
Number of Public Present:

Presence of Elected Officials: 1

Number of staff present: 1