



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 October 2, 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 6:04 p.m.

MEMBERS PRESENT: Sam Metz, Bruce Parks, Donald Christensen, Stan Smith, Matt Lee (arrived at 6:08 p.m.).

MEMBERS ABSENT: Ken Theiss (excused)

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

3. *PUBLIC COMMENT –

Laura Gonzales spoke about school bus stop near her home on Dolores. She said a white SUV passed her as she pulled into her driveway. There are people still speeding on Dolores, and passing cars trying to turn into their driveway.

Laney Whiner agreed with Laura. She said cars speed around her as she pulls into her driveway.

Sam Metz said he spoke with Mitch Fink, traffic engineer, about the issue.

With no further requests for public comment, Bruce Parks closed the public comment period.

4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF OCTOBER 2, 2019:

Sam Metz moved to approve the agenda for the meeting of **OCTOBER 2, 2019**. Stan Smith seconded the motion to approve the agenda of **OCTOBER 2, 2019**. Motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF SEPTEMBER 4, 2019: Stan Smith moved to approve the minutes of **SEPTEMBER 4, 2019**. Donald Christensen seconded the motion to approve the minutes of **SEPTEMBER 4, 2019**. Motion passed unanimously.

Matt Lee has arrived to the meeting at 6:08 p.m.

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. Tentative Subdivision Map Case Number WTM19-003 (Blue Oaks) – 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 10-lot, common open space single-family residential tentative subdivision map. Lots range from 23,920 square feet to 55,102 square feet. (for Possible Action)

- Applicant\Property Owner: Axion Engineering\Ken Dixon
- Location: 11720 Campo Rico Lane, Sparks, NV
- Assessor's Parcel Number: 534-600-12
- Staff: Chris Bronczyk, Planner, (775) 328-3612; cbronczyk@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Planning Commission on November 5, 2019

Roger Pelham, Washoe County Planner, stated he is available to answer policy, code, and procedural question.

Sam Metz said the map shows they are one acre lots, and there is a residence on that parcel. It appears only a gravel road to the residence. The finished proposal shows there is going to be a single inlet with a cul-de-sac. East of that is the Harris Ranch subdivision. He said he doesn't see any roads going in there. He is concerned with where the road is going to go.

Roger Pelham said proposed access is from the Harris Ranch Subdivision. It comes from the existing dirt road but requires paved road, curb and gutter.

Vaughn Hartung, public member, asked the total lot size. Roger Pelham said 10 acre lot size. Housing will be approximately 1 acre. He asked about infrastructure and sewer connections. Roger Pelham said it's tying into the infrastructure with Harris Ranch. Ingress and egress is Harris Ranch road.

Sam Metz said he would like to hear from the developer. He wants to postpone. Roger Pelham advised them of the statutory timeframe for hearing this project.

MOTION: Matt Lee moved to forward community and Citizen Advisory Board comments to Washoe County staff, and recommend denial Tentative Subdivision Map Case Number WTM19-003 (Blue Oaks). Stan Smith seconded the motion to deny. The motion carried unanimously.

6.B. Master Plan Amendment Case Number WMPA19-0005 (Continuum of Care Facilities, Spanish Springs Area Plan) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for the addition of the Continuum of Care Facilities, Seniors use type to Table C-3 of the Spanish Springs Area Plan. The result would be to allow that use in the Neighborhood Commercial (NC) regulatory zone. (for Possible Action)

- Applicant\Property Owner: Spanish Springs Associates, LP
- Location: Spanish Springs Area Plan
- Assessor's Parcel Number: 538-020-01 and 538-010-12
- Staff: Roger Pelham, Senior Planner, (775) 328-3622; rpelham@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Planning Commission on November 5, 2019 This agenda item satisfies the requirements of NRS 278.210 for a neighborhood meeting.

Jesse Haw, applicant, introduced the item and requested addition to the area plan to offer Continuum of Care Facilities. He said we will come back with specific projects, but this is step one of the process.

Stan Smith asked if this would be proposed next to the gravel quarry and wetland area. Jesse Haw said it's just requesting allowed use; there is no specific location yet.

Sam Metz asked about the number of residences, staff size and impacts. He asked about roads, walking paths, and public transportation. Jesse said these are all great questions and all of those items will be addressed during the project.

Commissioner Hartung provided history of this type of facility with other similar facilities. He said HAWCO approached the County with this as a solution because other such facilities like Cascade is full. It's a low impact use for that parcel. He said it's a natural progression of our community. We will need these facilities because everyone is aging. He said this is a land use change request. We have

to have land use designation use first, and then they will come back with a project. This is the first step in a long process.

Roger Pelham, Washoe County Planner, said this is the first step of the process is creating a category in this area plan. There are several steps including going before the Planning Commission, Board of County Commissioners, and Regional Planning Commission. He said he is available to answer any policy, codes, and procedures. Without land use in place, they cannot move forward.

Sam Metz asked if public transportation is a portion of the permit process. Commissioner Hartung said no, but stated he has been requesting a bus route into the Galleria, but has been unsuccessful. He said when this project comes back; you can condition to include a transit system by the provider themselves. RTC is also looking at a micro-transit system. RTC has no plans to push a route out this far.

MOTION: Matt Lee moved to forward community and Citizen Advisory Board comments to Washoe County staff on a request for the addition of the Continuum of Care Facilities, Seniors use type to Table C-3 of the Spanish Springs Area Plan, and recommend approval of the Master Plan Amendment Case Number WMPA19-0005 (Continuum of Care Facilities, Spanish Springs Area Plan). Stan Smith seconded the motion to recommend approval. The motion carried unanimously.

7. *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 and answered questions and concerns regarding speeding on residential roads. He spoke about the concept of putting temporary speed bumps on Dolores. He said Washoe County did a speed test which showed 85% of commuters are following the speed limit. He said he requested motor patrols to monitor the area. They didn't write any tickets. He said he has been aware of this issue on Dolores. He said he has also been requesting stop signs traffic controls on Talking Sparrow and Silent Sparrow. He said speed bumps are a challenge for emergency vehicles and impact response times. Laney requested additional speed signs. Commissioner Hartung said he would call Darren Balaam to get speed trailers out there. Commissioner Hartung said it's a collaborative effort with Washoe County engineering and Sheriff Department.

He said he is trying to get RTC to put a bus route over the hill to serve this area.

Commissioner Hartung spoke about Pine Crest Academy. He said there is a proposed school on Rockin Robin. It's allowed land use, so he believes it won't come before this board. He said he would like them to come before this board to talk to the proposed school. He said he believes it will be a K-12. He said he is concerned with the level of traffic generated, but it's not generated during peak hours.

He said he is still working on getting a light at Egyptian and Pyramid and Sunset Springs. The acceleration lane is complete on the west side. The geometry of the intersection is being changed. Donald Christensen asked about the same intersection flashing yellow lights by NDOT. Commissioner Hartung said they are still working on getting those changed to be consistent with the rest of the flashing lights on Pyramid.

Bruce Parks said at the last meeting, we talked about a 4-way stop on Dolores and Aaron. Aaron has a stop sign, but not Dolores currently. That might slow people down. Commissioner Hartung said he will talk with Staff.

Commissioner Hartung said he is still trying to get Eagle Canyon widened. RTC is studying La Posada all the way to I-80 East, but have to get the Lands Bill done first. Sam Metz asked if this goes through the Indian Colony. Commissioner Hartung said yes, but there isn't enough right-a-way for a road of that nature. They would be forced to take a bunch of houses out in order to carry capacity.

Commissioner Hartung said La Posada on the east side carries 10,000 trips a day. It's a City of Sparks road. He said traffic is an issue in the County. Bruce Parks said infrastructure isn't leading development. Commissioner Hartung said NRS doesn't allow us to frontload right-a-way just because we think development will occur. He said the southeast connector was on the books since the 60's; however, they had to purchase the right-a-way when they were ready to build.

Commissioner Hartung said traffic studies are conducted in a 24-hour time period. He said an acceptable level is at a level 'C.'

8. *CHAIRMAN/BOARD MEMBER ITEMS- None

9. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF – None

ADJOURNMENT – Meeting adjourned at 7:06 p.m.

Number of CAB members present: 5

Number of Public Present: 6

Presence of Elected Officials: 1

Number of staff present: 1