



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 September 2, 2020 6:00 p.m. via ZOOM teleconference.

1. *CALL TO ORDER/ DETERMINATION OF QUORUM – The meeting was called to order at 6:10 p.m.

MEMBERS PRESENT: Ken Theiss, Donald Christensen, Sam Metz, Matt Lee, Bruce Parks (alternate for Stan Smith)

MEMBERS ABSENT: Sean Gephardt (alternate), Stan Smith (excused)

STAFF PRESENT: Alice McQuone, Roger Pelham, Dwayne Smith and Eric Brown

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

3. *PUBLIC COMMENT –

There were no requests for public comment, Ken Theiss closed the public comment period. Ken Theiss introduced Washoe County Manager Eric Brown.

4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF SEPTEMBER 2, 2020:

Matt Lee moved to approve the agenda for the meeting of **SEPTEMBER 2, 2020**. Donald Christensen seconded the motion to approve the agenda of **SEPTEMBER 2, 2020**. Motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF JULY 1, 2020. Matt Lee moved to approve the minutes of **JULY 1, 2020**. Donald Christensen seconded the motion to approve the minutes of **JULY 1, 2020**. 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. Variance Case Number WPVAR20-0004 (Merritt Rear Yard Setback Reduction) 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 a variance to allow the reduction of the required rear yard setback from 20 feet to 9 feet, 9 inches, to facilitate the construction of a new detached garage on a parcel of land with an existing single-family residence. This constitutes a reduction of 10 feet, three inches. **(for Possible Action)**

- **Applicant\Property Owner:** Jamey and Jennifer Merritt
- **Location:** 2152 Tanager Court, Sparks, NV
- **Assessor's Parcel Number:** 530-533-11
- **Staff:** Roger Pelham, Senior Planner, (775) 328-3622; rpelham@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for the Board of Adjustment on October 1, 2020

Washoe County planner Roger Pelham presented that the applicants are requesting a variance for the rear yard setback from 20 ft to about half. The County takes comments from the CABs and other agencies. From the County's perspective, they will be looking at it from a legal findings of fact, what the Board of Adjustment needs to see in order to legally approve a variance and variance standards are high. They include finding a physical hardship on the property. The County will take the CAB's recommendation to the BOA.

Ken asked for Board member questions of Mr. Pelham. Matt Lee asked what is the space behind the house and how big is it. Mr. Pelham answered that there is a manufactured drainage channel behind them and it's about 50'. Don Christensen asked what the zoning is. Mr. Pelham answered medium density suburban. Commissioner Vaugh Hartung asked if there have been variances given in this community and have there been precedent for allowing it in this subdivision. Mr. Pelham answered that variances are unique. One variance does not set a precedent. There is a built-in variance but because this structure is taller the built-in variance does not apply.

The applicants, Jennifer and Jamey Merritt, presented photos of the proposed area where the structure would be built. They said that only the neighbor to the south would be impacted and the variance would remove the garage from the neighbor's bedroom view. Sam Metz asked if the applicants would elaborate on any objections that the neighbors might have. The Merritt's answered that they had spoken to the neighbor and he was in favor of the variance and would present a letter the BOA.

There were no additional board comments or questions.

Ken Theiss called for public comment:
No public comment.

Ken Theiss closed public comment.

MOTION: Matt Lee moved to recommend approval of Variance Case Number WPVAR20-0004 (Merritt Rear Yard Setback Reduction). Matt Lee moved to approved. Sam Metz seconded the motion. Motion carried unanimously.

7. *UPDATE AND DISCUSSION ON THE CALLE DEL LA PLATA ROADWAY - Washoe County will provide an update on the Calle Del la Plata roadway, the signalized intersection at Pyramid Highway and roadway safety improvements in the areas.

Dwayne Smith, Director of Engineering and Capital Projects, presented updates. Working with NDOT and RTC, the County was able to get the signalized intersection built at Calle La Plata and Pyramid Highway. It has been in place for approx. one year now. As development continues, there will be a realignment of the approach to the intersection on the east side. They are discussing ways to improve the industrial truck movements on the west side. There have been questions about safety namely about the yellow signal. It is at about 6 seconds which is long for a highway scenario. There have been regional discussions about prewarning signals and they are leaning toward not having the prewarning signals except at the far end near Calle La Plata and at the south end at Queen Lane. The County has been getting calls about acceleration and deceleration on the west side. RTC and UNR have completed a Lidar analysis and a report is expected in approx. 4 weeks. Sam Metz asked for an explanation of Lidar. Mr. Smith answered that it's a real time measurement of movement of vehicles and their interaction with the intersection. Commissioner Hartung added that Lidar is a method of measuring distances using lasers to illuminate the target and develop 3-D representations. On the east side of Calle, there are two projects that have been reviewed and conditioned by Washoe County. The conditioning for these projects includes traffic and pedestrian safety, including widening turn lanes. They are also required to install curbs and gutters. There is a new signal and traffic calming at Talking Sparrow. The County is now fine tuning the signal. The warning lights entering from the north to the south will remain. One of the problems with the advanced warning lights is that they entice drivers to speed up. Ken Theiss commented that he has seen semis almost plow into the back of cars. The light turns yellow and the cars slam on their brakes and the semis slide sideways to try to avoid hitting the cars. They are traveling 55 MPH and have no warning that the light is going to change. Mr. Smith added that this is being considered as a factor. Commissioner Hartung said that he has brought this issue up at every RTC meeting. The warning signal is important and it should be

long in duration so that people know that the light is going to change. He is going to present this information to NDOT. This is an NDOT right-a-way, a state highway. The County will continue to work on it and on the Egyptian and Sunset Springs intersection. There is an ICE study that is being done for that intersection. NDOT has listened to the complaints and will go to the next step: a high-level analysis. Last December the BCC approved traffic calming and engineering policies. All comments and concerns should be directed to 311. Ken Theiss asked when is the plan to open a left turn lane into the developments. Mr. Smith said that when the development is opened up. There isn't a way to condition before the developments go in, but once they do then they can be conditioned it to widen east Calle. RIF fees are used. If traffic starts to back upon Pyramid, they will make adjustments. Ken Theiss also ask what the plan is to lengthen the left-hand northbound turn lane onto west bound Calle. Commissioner Hartung is trying to get NDOT take care of it. Mr. Smith said that the new development will be the trigger for the modifications. Ken Theiss thanked Mr. Smith for his presentation.

7. *WASHOE COUNTY COMMISSIONER UPDATE- Commissioner Hartung again introduced Washoe County Manager Eric Brown, saying that Mr. Brown has been a great additional to the leadership team. Mr. Brown said that he was selected as the manager last October and started in November. He moved his family here in January and moved into the Wingfield Springs community in June. At the request of the commissioners, one of the things that he has been working on is reevaluating how we are doing the CABs and what resources are allocated to make sure that they remain relevant and continue to perform the functions that the commissioners want to see. It was on the BCC agenda in August and received input. You will see variations depending on the needs of each of the areas. A plan will be presented to the BCC. Mr. Brown encouraged the CAB to contact him at epribrown@washoecounty.us . Ken Theiss thanked Mr. Brown for attending.

8. *CHAIRMAN/BOARD MEMBER ITEMS- Sam Metz thanked Commissioner Hartung for informing the CAB and providing input. He has learned a lot. Ken Theiss also thanked Commissioner Hartung.

9. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF – No public comment.

ADJOURNMENT – Meeting adjourned at 7:26 p.m.

Number of CAB members present: 5
Number of Representatives present: 2
Number of Public Present: 0
Presence of Elected Officials:1
Number of staff present: 4