



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 February 5, 2020 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 p.m.

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

MEMBERS ABSENT: None

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.

4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF FEBRUARY 5, 2020:

Stan Smith moved to approve the agenda for the meeting of **FEBRUARY 5, 2020**. Matt Lee seconded the motion to approve the agenda of **FEBRUARY 5, 2020**. Motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF JANUARY 8, 2020. Bruce Parks noted the meetings minutes reflect he called for the adjournment. He wasn't in attendance at the last meeting. Stan Smith moved to approve the minutes of **JANUARY 8, 2020** as amended. Sam Metz seconded the motion to approve the minutes of **JANUARY 8, 2020** as amended. Motion passed unanimously.

6. ELECTION OF VICE-CHAIR - Election by the CAB members will be held to elect the Vice-Chair for 2019/2020 term. The elected officer will be effective immediately. (for Possible Action)

VICE CHAIR: Matt Smith nominated Donald Christensen to serve as Vice Chair. Sam Metz seconded the motion to nominate Donald Christensen. The motion carried unanimously.

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. Special Use Permit Case Number WSUP19-0027 (Ash Ranch)– Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board members comments to Washoe County staff on a request for a special use permit to allow ±2.03 acres of grading for equestrian trails and the establishment of a Commercial Stables use type with an average of three outdoor recreation events per month in a General Rural (GR) regulatory zone. (for Possible Action) • Applicant\Property Owner: William and Onagh Ash

- Location: 430 Alamosa Drive, Sparks
- Assessor's Parcel Number: 076-290-10
- Staff: Dan Cahalane, Planner, (775) 328-3628; dcahalane@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on March 5, 2020

This item was removed. There were no public comments for this item.

7.B. Master Plan Amendment Case Number WMPA19-0008 (Sparks SOI Rollback)– Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board members comments to Washoe County staff on a request for a resolution initiating and adopting an amendment to the Washoe County Master Plan for the purpose of assigning Washoe County master plan land use designation on 1180 parcels that have been removed from the City of Sparks’ Sphere of Influence and returned to Washoe County’s jurisdiction. The subject properties will be assigned the most closely related master plan land use designation in comparison with their previous city of Sparks master plan designation. (for Possible Action)

AND

Regulatory Zone Amendment Case Number WRZA19-0008 (Sparks SOI Rollback) - Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board members comments to Washoe County staff on a request for a resolution initiating and adopting an amendment to the Washoe County Regulatory Zone Map for the purpose of assigning Washoe County regulatory zones on 1180 parcels that have been removed from the City of Sparks’ Sphere of Influence (SOI) and returned to Washoe County’s jurisdiction. The subject properties will be assigned the most appropriate regulatory zone based on its previous Washoe County regulatory zone (if applicable) or based on its current land use and lot size.

- Applicant\Property Owner: Washoe County
- Staff: Dan Cahalane, Planner, (775) 328-3628; dcahalane@washoecounty.us and Chris Bronczyk, Planner, (775) 3283612; cbronczyk@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Planning Commission on March 3, 2020 This agenda item satisfies the requirements of NRS 278.210 for a neighborhood meeting.

Commissioner Hartung, Washoe County Commissioner, provided background information regarding this SOI rollback. The Sphere of Influence overlay allows City of Sparks control over our land use, building permits. He said this rollback is a good thing; gives control back to Washoe County. He said he has been fighting for this for a long time.

Sam Metz showed a specific area on the map and asked if that area will remain in the SOI and asked how that was determined. Commissioner Hartung stated yes, that is within the Sparks boundary.

A public member asked if the rollback will be stopped by an entity. Commissioner Hartung said this SOI rollback was approved during the Master Plan update. This process makes it official.

Chris Bronczyk and Dan Cahalane, Washoe County Planners, provided a staff presentation. Washoe County initiated this three-part process.

Sam Metz asked about two areas within Spanish Springs that will remain in the SOI, and wanted to know why those will remain. Mr. Bronczyk said it was decided at the Regional Planning Agency level. Commissioner Hartung believes City of Sparks stated those are vacant parcels which may be annexed. Commissioner Hartung said we tried to get as much as we could. It’s a good question for the landowners and City of Sparks.

Stan Smith said there are islands being created; he said he was concerned with emergency services. Commissioner Hartung said Washoe County still serves the area. Additionally, there is automatic aid with City of Sparks. This merely has to do with planning, building permits, and land use.

Public comment:

Katie Knepper said we are tickled pink to get rid of them. She said the City Manager told her the developed parcels were going back to the county, and undeveloped were going to stay in the Sparks. She read from a prepared statement.

Jackson Booth received a notice and asked if that means his property will change. Mr. Bronczyk said if you are in the blue shaded area, you received a courtesy notice. If you are within the red line and in the blue, you are still in City of Sparks.

Carol Burns, Sun Valley CAB, asked to review the Sun Valley map. They showed it's a little corner of Sun Valley.

Sean Gephart asked about regulatory zone changes. He said he noticed a lot of the homes are taking up a larger portion of the lot which means they are closer together and taller. He asked if this will change with regulatory zone change. Mr. Cahalane said there is a set height of 35 feet and setbacks are 12 feet sides, 10 feet front and rears. Washoe County has standard for lot coverage. If someone wants to build a shop or additional garage, they are limited to amount of square footage they can build. If someone has a constrained lot or wants to be closer to the property line, they can apply for reduction or variance with strict guidelines and regulations. He said there are hardships that would allow reduced setbacks.

Rick Vandenburg asked for maps with more details. Mr. Bronczyk recommended contacting him or coming down to the office and they can walk them through more detailed maps. Mr. Vandenburg asked about section 33. Commissioner Hartung said that will remain in City of Sparks. They have cut way back than their original proposal of high density.

A public member asked for the website where the map is located. Mr. Bronczyk said it's on the Washoe County.us, under planning & development section of the website. Commissioner Hartung stated he will put this SOI on the front page of the website.

A public member noted these maps are difficult to see individual parcels.

Barbara Eastman asked if the website can include the definitions and master plan. Mr. Calahane said he will get the presentation up on the website. Mr. Bronczyk invited them to email him to provide them with additional information. She said she was involved in the Mexican rodeo and worked to prohibit it. She asked if this will start it all over. Commissioner Hartung said they had to get a special use permit from City of Sparks and Washoe County but was denied, but they held the event anyway. Washoe County Code Enforcement had to deal with it. Now they will have to go through the entire process with just Washoe County.

Bruce Lungstrom asked where they go to find this map. Ken Theiss said the agenda has a link for the map. Mr. Lungstrom asked about Wedekend area. He said he lives in that area and asked what it means for them. Mr. Bronczyk said they are out of SOI. He said they are low density suburban. Mr. Lungstrom said they purchased, and they weren't part of SOI, became part of SOI, but now it will be back out of SOI.

Jim Hardesty asked about Wild Creek Golf Creek. Mr. Bronczyk said it remains in City of Sparks. Mr. Hardesty asked about BLM to the north. Mr. Bronczyk said BLM is not affected. It remains within City of Sparks SOI.

Mark Chappell asked how it will affect special use permits. Mr. Bronczyk said special use permits go with the land. He provided an example of a dog kennel; the new property owner will have the special use permit active along with all the conditions. New owner still has to meet all the conditions. If special use permit is null and void, they would have to come back and reapply. Mr. Chappell asked about existing nonconforming. Mr. Calahane said we don't have any of that. Mark said the series of mobile home parks. Mr. Calahane said that will roll back to the County. Commissioner Hartung said there will be some grandfathered zoning. Mr. Calahane spoke about the transferring of zoning categories. Mr. Chappell said this process won't later preclude annexation. Mr. Bronczyk said it

doesn't affect it. Property owners can still self-annex petition. Commissioner Hartung said you have to be contiguous.

Katie Knepper spoke about the City of Sparks error. Mr. Bronczyk said they will have to review the situation. They can meet and start the process.

Commissioner Hartung encouraged them to dial 311 to get this information.

Charlotte Glen spoke about Wedekend. She said the lots are 1 acre. Mr. Bronczyk showed the map, and showed 35,000 sq. Ft. minimum lot size is the light purple. She said there are some lots that aren't built that are less than an acre. She said they are septic up there. You have to have an acre. Mr. Bronczyk said that is a health district question. Mr. Bronczyk said two regulations impact septic – In 1972, subdivided can have multiple septic. He said he believes in 1991, if they were subdivided prior to that, they can still have septic. He encouraged them to refer to health district. They would be able to develop those open lots up there. If there is sewer or water lines in the area, health would require them to connect. They will be able to develop at LDS.

Mark Chappell said he supports this.

With no further requests for public comment, Ken Theiss closed the public comment period.

MOTION: Stan Smith moved to recommend approval. Sam Metz seconded the motion to recommend approval. Motion carried 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 thanked the public members for attending. He recognized Supreme Court Justice Hardesty in attendance. He provided an update of Section 33. He said it's still in Sparks and zoned New Urban Development. He spoke about Pyramid Highway widening, road and highway needs, and future projects.

He invited everyone to attend on March 10 for a fireside chat. Librarian Janna thanked Commissioner Hartung for the funds for the library projects.

A public member asked Deantronics, Park, and the other subdivision. Commissioner Hartung said yes, that will go through. Harris Ranch will also go through. Commissioner Hartung noted the subdivisions off of La Posada are in the City of Sparks.

9. *CHAIRMAN/BOARD MEMBER ITEMS- None

10. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –

With no requests for public comment, Ken Smith closed the public comment period.

ADJOURNMENT – Meeting adjourned at 7:30 p.m.

Number of CAB members present: 50

Number of Public Present: 6

Presence of Elected Officials: 1

Number of staff present: 2