



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 June 10, 2020 6:00 p.m. via ZOOM teleconference..

1. *CALL TO ORDER/ DETERMINATION OF QUORUM – The meeting was called to order at 6:00 p.m.

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

MEMBERS ABSENT: Sean Gephardt

STAFF PRESENT: Alice McQuone and Dan Cahalane

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 JUNE 10, 2020:

Matt Lee moved to approve the agenda for the meeting of **JUNE 10, 2020**. Bruce Parks seconded the motion to approve the agenda of **JUNE 10, 2020**. Motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF MAY 6, 2020. Bruce Parks moved to approve the minutes of **MAY 6, 2020**. Sam Metz seconded the motion to approve the minutes of **MAY 6, 2020**. Motion passed unanimously.

6. Special Use Permit Case Number WSUP19-0027 (Ash Ranch) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for ±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, NV 89441
- **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 July 2, 2020

Derek Wilson, landowner representative, provided a presentation. Derek Wilson stated that the purpose of the SUP is to establish a commercial stable for a maximum of 10 horses and to bring the site grading into conformance. The site will be limited to 10 primarily retired horses. Children groups will visit for trail rides and horse care. There is a barn, paddock, fencing and parking already in place. There is a desire for the landowner to also provide emergency shelter to animals (i.e., during a wildfire).

The commercial stable occupies only a portion of the site. The northern area is excluded from commercial activity. Several years ago, the previous property owner graded a driveway. The current property owners, not realizing the driveway was not permitted, expanded and improved some of the grading. The owner is seeking to rectify this by grading through the SUP process and by downgrading

the driveway to a trail (preventing vehicle access), remediating some of the grading and limiting the trail width to 12' width. Any areas that are subject to erosion will be stabilized.

Derek Wilson continued that the site is suitable for this use because the property is large, and traffic and noise generated will be very low. No new buildings will be needed. Many of the properties in the area have similar trails and the SUP would limit the size of the stable and the number of people.

Derek Wilson stated that the owner has informed neighbors of the project and obtained letters of support.

Ken Theiss called for public comment:

Mike Cesario expressed his concern about the use and said that he had not been contacted by the owner. He owns property directly north of Ash Ranch. The owners of Ash Ranch graded and destroyed large areas of natural land, put in roads and a number of outbuildings all without permits. The property owners have shown that they will do what they want to do regardless of the rules. Their past and present actions show a disregard of the impact that their actions have caused on their neighbors. There is an increased fire risk due to their actions. The county should review the extensive, destructive and grading and have them bring the outbuildings into conformance.

Bruce Tomb expressed his concerns about the illegal grading and building and the fire danger posed by the project.

Brian Goates owns property that is .5 mile north east of the northern edge of the Ash Ranch's north east corner. He is not opposed to boarding stables but is downwind from this project, they did not get the proper permits for grading and building. His biggest concern is the threat of wildfire. The winds and fire department response time and access to the property is a concern.

Greg Landrus said that he lives north of Ash Ranch and has some serious concerns. In their application, they claim that there is an old jeep trail on the property. This is a misstatement. There are no Jeep trails on the property. The prior owners created illegal trails and the new owners illegally expanded them and this was verified by the Google Earth historical search. Ash Ranch said that they are involved with the Boys and Girls Club, but they have no knowledge of Ash Ranch. Another major concern is the fire danger. They propose placing boulders at the southern end of the trail to prevent vehicle access. If there is a fire over the hill from the stable area, this would prevent fire brush trucks from accessing the area. In addition to any conditions of the SUP, there should be financial penalties imposed if they operate outside of the SUP.

Derek Wilson clarified that the Boys and Girls Club is just an example of the type of organization that Ash Ranch would be working with and not one that they are working with now.

Brian Goates asked how the policing of the property is going to go, who is going monitor or report on it or is it going to be incumbent on those living in the area. Derek Wilson answered that it would be incumbent on the County's enforcement system but the burden would be on the property owner to have a compliant operation and their SUP could be revoked if they were out of compliance. Washoe County Planner Cahalane answered that enforcement is operated under a complaint basis. The SUP will be conditioned so the compliance must be ongoing in order for them to receive their annual business license. Any complaints would initiate the process of revoking the SUP and it would also hold up the business license every year.

Brian Goates stated that the hope is that there will not be any wildfires but he is extremely concerned about a commercial operation and there is negligence on the part of the owner or guests that it poses a problem especially to Mike Cesario whose property is right next door. There has to be some accountability.

Mike Cesario asked who spoke for the owner and Derek Wilson answered that he was the consultant on the project.

Ken Theiss closed public comment and opened it up to board comments.

Sam Metz asked what events and people were already planned to happen right away. Derek Wilson answered the horse boarding and that's the only event that they would be marketing immediately. The kid events will be arranged but nothing is in place yet. It will be moderately sized groups. Sam asked Dan Cahalane if any group came in would that require an additional permit to have those events. Dan Cahalane answered that under code as long as they were stable-related they would be allowed under a stable use type. Anything other than that would require a separate use permit. Sam Metz further asked if there were any bonds required. Dan Cahalane answered that other than a bond for grading, they are not required any other bonds.

Matt Lee stated that there are other buildings on the property that were not permitted and asked if this application is to get them permitted too. Dan Cahalane said that this are not part of the SUP but has been negotiated between fire and building to resolve the outstanding code violations. Derek Wilson said he addressed it in the applications as to be transparent. Matt Lee further asked if the SUP is not approved at the next hearing what would that look like, what would happen. Dan Cahalane answered that there would have to a barrier at all access to the trails, the trails that were graded would have to be revegetated, the slopes would have to brought back and the number of events, people and hours of operation would be limited. The site owner would have to remedy the violations. Matt asked if the limit on the number of people and events is part of the SUP. Dan Cahalane answered that those are conditions. They are allowed a maximum of 4 events per month and 25 people per event.

Ken Theiss asked if there will be restrooms. Derek Wilson answered that there will be a handicap restroom in the barn. Ken Theiss then asked being that the north end of the property will be closed to non-commercial riding, where do they plan on letting people ride and is there any fencing or gating along Almarosa. Derek Wilson answered that the property is well fenced and additional screening will occur on the east side. Frank Bidart from Odyssey Engineering, answered that they have been talking with fire. Dan Cahalane illustrated the trail area on the map. Ken Theiss asked about hours of operation and lighting. Dan Cahalane said that the hours would be conditioned in the staff report and lighting will have to comply with lighting code.

MOTION: Don Christensen moved to recommend approval of Special Use Permit Case Number WSUP19-0027 (Ash Ranch). Matt Lee, Bruce Parks, Sam Metz approved. Ken Theiss opposed. Motion carried 4 to 1.

7. *WASHOE COUNTY COMMISSIONER UPDATE- Commissioner Hartung was not present.

8. *CHAIRMAN/BOARD MEMBER ITEMS- None.

9. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –

Holly Cortez commented that some of the neighbors that voiced concern should get to know their neighbor and if you work together as a community to prevent wildfires. Mike Cesario commented that he's owned property since 1999 and has lived on the land for 10 years and resents people coming in from the outside and wreaking havoc, destroying the hillside and putting roads where they want. He said that all the buildings should be taken down and built to code and repair the damage to the property. Ken Thiess closed the public comment period.

ADJOURNMENT – Meeting adjourned at 7:15 p.m.

Number of CAB members present: 5

Number of Representatives present: 2

Number of Public Present: 6

Presence of Elected Officials:0

Number of staff present: 2