



Spanish Springs Citizen Advisory Board

Minutes of the regular meeting of the Spanish Springs Citizen Advisory Board held November 4, 2015 at the Spanish Springs Library at (7100A Pyramid Lake Highway).

1. ***CALL TO ORDER/ DETERMINATION OF QUORUM** – The meeting was called to order at 6:02 PM.
MEMBERS PRESENT – Dawn Costa-Guyon, Catherine (Cathy) Gustavson, Ken Theiss, Kevin Monaghan, James Scivally, John Gwaltney.

MEMBERS ABSENT (Excused): Alison Ormaas.
2. ***PLEDGE OF ALLEGIANCE** – Ken Theiss led the pledge.
3. ***PUBLIC COMMENT** – no comments
4. **APPROVAL OF AGENDA FOR THE REGULAR MEETING OF NOVEMBER 4, 2015:**
Ken Theiss moved to approve the agenda for the meeting of **NOVEMBER 4, 2015**; James Scivally seconded the motion to approve the agenda. The motion carried unanimously.
5. **APPROVAL OF THE MINUTES FOR THE MEETING OF SEPTEMBER 9, 2015**
Cathy Gustavson moved to approve the meeting minutes of JULY 8, 2015; Ken Theiss seconded the motion to approve the meeting minutes. The motion carried unanimously.
6. ***PUBLIC OFFICIAL REPORTS**
 - A. ***Washoe County Commissioner** - Vaughn Hartung can be reached at (775) 328-2007 or via email at vhartung@washoecounty.us (This item is for information only and no action will be taken by the CAB.)
7. **DEVELOPMENT PROJECTS** – The project description provided below links to the application or visit the Planning and Development Division website and select the Application Submittals page:
http://www.washoecounty.us/csd/planning_and_development
 - A. **Master Plan Amendment Case Number MPA15-004 (Sugarloaf Ranch Estates)** – Request for community feedback, discussion and possible action to approve an amendment to the Washoe County Master Plan, Spanish Springs Area Plan to change the Master Plan Designation on one parcel of ± 39.84 acres from a mix of Industrial (I) Commercial (C) and Open Space (OS) to Suburban Residential (SR). The Citizen Advisory Board may take action to summarize public feedback and recommend approval or denial of the Master Plan Amendment request. (For Possible Action.)
 - B. **Regulatory Zone Amendment Case Number RZA15-006 (Sugarloaf Ranch Estates)** – Request for community feedback, discussion and possible action to approve an amendment to the regulatory zone on one parcel of ±39.84 acres from a mix of Open Space (OS), Industrial (I) and Neighborhood Commercial (NC) to Medium Density Suburban (MDS). The Citizen Advisory Board may take action to summarize public feedback and recommend approval or denial of the Regulatory Zone Amendment request. (For Possible Action.)
 - Applicant: Sugarloaf Peak, LLC. 2777 Northtowne Lane, Reno, NV 89512
 - Location: On the north side of Calle De La Plata, approximately 2/10 of a mile east of its intersection with Pyramid Highway.
 - Assessor's Parcel Number: 534-562-07
 - Staff: Roger Pelham, MPA, Senior Planner Washoe County Community Services Department Planning and Development Division, Phone: 775-328-3622, E-mail: rpelham@washoecounty.us
 - Tentative Hearing Date: Planning Commission on December 1, 2015

Garrett Gordon, representative from Sugarloaf Peak, LLC gave an overview of the property.

40 acre property, North of Calle De La Plata north of Pyramid Highway

Garrett said this application doesn't ask for change to character statement, area plan, raise the number housing units. It's asking to amend the Master Plan to Suburban Residential and Medium Density Suburban (MDS) which is allowed in the plan. It's capped at 3 units per acre; same as character statement. 120 homes, less than 40 acres.

John Gwaltney asked at what stage do you have to conduct a traffic study. John said he is concerned about the number of homes. He asked if traffic, sewer, water has been taken into account. Garrett said in the applications, it includes a traffic report with current and proposed conditions. Current zoning is commercial; he said they look at it according to this zoning and the proposed changes. He said they looked at the current level of service on a particular traffic intersection. The sewer requires a feasibility study which includes water and sewer. The owner owns 50 acres of water. It will be served by TMWA. The sewer will be brought in at the owner's cost.

John Hayman asked about the traffic light. He said NDOT and Feds said no. Garrett said he understands the project priorities and they have been working on moving this traffic light up in the priorities. The traffic engineer recommends it. Garrett said they have paid traffic credits. John Hayman said he attended the commissioner meeting, and they opposed the traffic study. NDOT denied it and it's nowhere on the plans. Garrett said you have to meet the warrants before you can get the lights. John said it's nowhere close to being a light.

Dan Herman said he thinks this is over simplified. He said he attended a community meeting for a neighborhood that is proposing to have 160 homes in their project, and they can't get a traffic light. He said he doesn't understand how this project will get a light. Garrett read a document stating that the traffic signal was recommended. Dan asked about the TMWA water rights and asked how it won't affect wells. Dan said the developer will buy water rights, and if it's low during summer, they will pump on commercial wells. It will affect the people on 10 – 40 acre parcels. Garrett said it hasn't been proven true; he said they will buy water rights from TMWA and build a facility.

Roger Pelham, Washoe County, addressed the question regarding water and TMWA. He said he has received an email for a water resource plan series. He invited people to participate in this process.

Garrett said we knew there would be a disagreement with water, so he said he has conducted a water discovery. He said he has spoken with TMWA and will have a discovery letter from TMWA to state how much water they will have.

Larry Thomas asked where the water rights are coming from: out here or Truckee River. He said if the source is the Truckee River, then they can't pull from anywhere else. If the source is from here, it will pull from wells. He said they supplement their water with wells out here. It's misleading. He spoke about the the traffic and said the State wouldn't allow it even if the developer were pay for it. The developer would offer to pay for it, and the state won't let it go in.

Garrett said he can't control what the other properties do. There have been many other special meetings, and we are trying to stay on the agenda.

Mr. Ralph Theiss said they bought their property out here 14 years ago, and installed wells, and Washoe County sent them a letter stating their well was within circumference of the Washoe County well. He said they came out several years and monitor their well, son's well, and Dan's well. He said they are pumping out of their aquifer. They stopped coming out – they couldn't afford to come out and monitor wells. He said they have lost 2 inches in 14 years. The intent, if Washoe County interferes with their water level, they would stop

pumping. He said if this development dips into their system, he said he will be concerned, but nothing has given them trouble so far. He said if it is affected because of this project, Washoe County will have to replace it.

Dan Herman asked about the character statement of the plan. Garrett said it's approved to change the zoning to Medium Density Suburban. Mr. Herman read from the plan. He asked this density has been approved for the west side; but he asked if was on the east side of Pyramid Highway. Garrett said that is correct.

Roger Pelham said there is no Medium Density Suburban zoning on the east side of the highway at this time. The Donovan ranch subdivision is low density suburban; that development is 1/3 acre lot sizes. One per acre.

Dan Herman said he is concerned about 3 units per acre on his subdivision and then there is Blackstone. Anyone on east side will be set a precedent. Dan said he said he has been involved with this for many years and knows the intention in the area plan and water system. 1 dwelling unit per acre on the west side on the master plan. Transition zone will be known as Suburban Character Management. He asked Garrett where the transition zone is located.

Garrett said it's on the board of the zone. The suburban core and transition zone will be known as the suburban character management. There isn't no transition zone. Garrett said the impact is diminished.

Ken Theiss asked if he will explain transition zone. Roger Pelham said the transition zone is zoning like a bullseye on a target. In this case, suburban character management would be the bullseye where more intense planning will take place. It's not unreasonable for higher density in the middle and fade to less intense uses. James Scivally asked for example of the transition zone. Roger said it's not in this area plan.

Dawn Costa asked where the entrance and exits will be located. Garrett said Calle De La Plata; it will have shared access with next door. It will come with tentative map.

Ken Theiss asked about an emergency access off of Pyramid Highway. Garrett said he hadn't heard that.

Kevin Monaghan asked about the history of the last project. Roger Pelham said we don't want to discuss to application tonight.

Garrett said the past proposed application was for a total of 360 unit properties, 9 units per parcel. Garrett said they heard from the community that if they went ahead with the current plan and current character statement, they would get support or people would be neutral for the 3 unit plan. He said Reno is the next housing boom. He said we believe there is a need for single family residences. Kevin said there are two main concerns: traffic/light and water. He said he is hearing two different sides. He asked how do we get a definitive answer. He asked if there a neutral 3rd party with certainty. He said before anyone takes action, there needs to be clarity and moving forward sounds problematic in any direction. Garrett said he appreciates that comment. This is just master plan and zoning amendment. Those details about zoning and traffic won't come out until the tentative map process. Garrett said we won't know the impact until the project moves forward. He said with the commercial use, you can put 7-11, hotel, etc., and those have different uses and different traffic needs which will determine the traffic light. Garrett said the water discovery will be your 3rd party answer regarding water.

Cindy Thomas asked about two developments doing the same thing. She said Garrett doesn't know what the other one is doing; she said why they can't talk to the other development to find out what the other is doing and join forces and get the same information coordinated. Garrett said its separate findings, separate proposals, separate zoning. Garrett said to Roger's point, they have to look at them separately. Cindy said you

two have different answers. Garrett said the traffic engineers said they recommended the light, and if we can build it, we can pay into it.

James Scivally said he is listening with everyone; no one has brought up schools. There will be 3.4 people per unit; what about streets, emergency services. Some of those services are hard press. It will be hard pressed even farther. Garrett said the old application proposed 360 units and that applications went to all reviewing agencies; all agencies had no negative comment. This current application is going to be sent to the reviewing agencies, and those comments will be included. This is a lot less of an impact than before.

Ralph Theiss said he contradicts Garrett. He said in the original request for 360 units, the fire department came to Board of County Commissioners meeting and they stated they couldn't service that addition. The school district is already over flowing. Bus services can't come out here. Every entity that appeared gave negative answers to those questions. All agencies said they can't handle the past application proposed units. He said the sewer is over burden as is. These new applications are straining the system. The tax payers will foot the bill. Whoever builds will put a strain on it.

Garrett referred James to the planning commission reports.

John Gwaltney said what is concerning is these things all add together and add a complication that isn't being looked at as individual pieces and not collectively. They need to ask themselves is the data for this workable. This should all be pulled together. He said he understands the school system is at a brink. How it can handle more, he asked. He asked if there is anyone who feels qualified how that data be added together. John said the planning meeting said we were told there won't be a light there for a long time.

Mr. Thomas said putting aside water and sewer; it's a quality of life issue. He said 3 houses per acre next to them seem to screw those who bought out here on large parcels for a purpose. Garrett said he had a hard time justifying it when it was 9 units per acre, but now a 3 units per acre keeps with the character statement. Mr. Thomas said that was for the west side, not the east side. Mr. Thomas said they are asking to change the statement.

Dawn Costa said she read the development – maximum capacity of units on the sewer system. City of Sparks said they won't take on more. Garrett 1500 units capped for the new projects. This has gone to Regional Planning. They agreed to have 1,500 more units, and he said they aren't going to build this much.

Roger Pelham said there are different numbers: 1,500 dwelling units is not 1,500 more housing being constructed. It's far more that. It will probably more likely be 3-4K. There will be a policy growth within the area plan that says we can allow intensification of upzoning of 1500 more houses to be allowed to be constructed in the future. He said he received an email from GIS that said if both Master Plan and zoning changes are approved, there will still be 1100 under the approved policy growth.

Dan Herman said 168 on the other project and 119, which is 300 dwelling units. Roger said 1 dwelling unit per acre is an illustration. He said since the policy went into affect, all land uses, there will still over 1000 dwelling units remaining worth of intensification that someone can come in and build later on. Dan Herman said he can only build 1 unit on his 40 acre, but these guys can come in and put 3 units on an acre. That is much more intensification. There is no transition area; 1/3 acre lots with no transition. The transition area was 5 acre parcels down to 1 acre down to 1/3. He said there was some buffering in the original intent.

Garret spoke about the open space is the boundary and not just easement and zoning. He said there will additional burning, trees and other conditions. He said they now can't condition it under zoning; if you look

in the County code goes from low compatibility to medium compatibility and there is less of a need for a transition zone.

Roger Pelham said he isn't for or against this. He said there are differences of opinion of the character statement. Some might consider it reasonable transition. Roger said he promised to include comments he receives in writing into the staff report if he receives them in time. There is legitimate evaluation based on his comments.

John Gwaltney asked about the zoning of 1 acre, 1 dwelling. He said the new area Winfield springs is not full acre. He asked if the zoning statements are correct. The west side is zone for more on one acre and the east side is zone for no more than one resident per acre. Roger said that is correct. Low Density suburban. The Donovan Ranch is being developed 3 dwellings per acre; 1/3 lots. Roger said Winfield is in Sparks. John said when you grant a '3 residents per acre,' it's hard to turn down an application in the future. Roger said we look for compatibility when looking at current zoning when reviewing an application. Ken Theiss said Donavan is 3 units per acre on the east side. There isn't anything that says these guys can't.

Dawn Costa said it's a 1/3 acre, they equal out house and land. It's equestrian. It still equals out to one unit per acre. Roger said yes, total amount, including open space, divide units per acres.

John Gwaltney said you are changing the zoning. You have 100 acres, 100 houses, you have one acre per house. That changes the zoning dramatically. He asked why you didn't say you were going to say 1 unit per acre. Garrett said he heard we wouldn't have any arguments for 3 units per 1 acre which is allowed in the plan but we have. We will have arguments regardless.

Larry Thomas said this isn't really compatible. A bunch of people in come out to live in the suburbs and they will complain about those people who are already out here with the horse. They won't like something we are doing and they will complain to the County. It's not compatible. It happened in Douglas County. Ken asked when it was going to the planning commission. Garrett said December 1, 6:30pm.

Sarah Chvilicek, Planning Commission for District 5, said your feedback and taking action for recommendation or not is critical for the Planning Commission's decision. She said our Commissioners asked for community feedback. She said we take those comments seriously. She said she is also the designee for the Regional Planning commission.

Dawn Costa said Planning Commissioner Greg Prough's contact information is on the table. Sarah said contact any one of us.

Ron Swingham said there are two problems with this project: 'not in my back yard.' He said they are selling something nobody wants. He said what about a light; what about the things we talked about. There was no project for the public agencies to make a comment on. He said we had local fire department say we are our limit. He asked how can you agree or disagree without the facts. There needs to be a 3rd party. He said more people will come, and they will complain about the horses and chickens.

Kevin Monaghan said critical feedback is important for the Planning Commission.

Dan Herman said he requested to have TMWA to be here tonight, but they couldn't be here. They need to be here to talk about the reports without biased.

Garrett said he appreciated the meeting being run well.

Mrs. Thomas asked if we can make a motion once all the facts are presented. Ken said he understands, but this will go to the planning meeting in December. Dawn said if you can't attend; get the planner's contact information.

MOTION: John Dwaltney moved to deny item 7A due to inadequate information and it can set a precedent for single family residents. James Scivally seconded the motion. All members were in favor; Ken Theiss abstained. Motion passed.

Discussion:

Roger Pelham spoke about zoning; Ken said if 7A doesn't pass, 7B won't change. Roger said you can approve one and not the other. However, legally, they need to be compatible.

Dan Herman said his arguments are still applicable for 7B regarding the east side having 3 units per acre. We need to maintain one unit per acre on the east side. The buffering needs to happen with transition zone.

MOTION: James Scivally moved to deny 7B because it's related to the first. John Dwaltney seconded. All in favor; Ken Theiss abstained.

8. *COUNTY UPDATE – Andrea Tavener, Office of the County Manager will provide an update on county services and the Fiscal Year 2015/2016 Constituent Services and Citizen Advisory Board program. Ms. Tavener is available to answer questions and concerns. Please feel free to contact her at atavener@washoecounty.us or call (775)328-2720. To sign up to receive email updates from the County visit www.washoecounty.us/cmail. (This item is for information only and no action will be taken by the CAB.)

Andrea gave an update:

- She had printed County updates copies available regarding actions or upcoming actions: Sign code updates, Regional County updates, animal, storage container and medicinal marijuana.
- Vet Services for seniors – call Regional Animal Services or Senior services: 353-3500, 328-2575.
- Trash and recycling: Single Stream Recycling will go before the Board of County Commission on December 8 - 90 day extension will be approved or denied.
- Fines for food at the library
- CAB revisions in July – there was an update given. The board asked to move forward with revisions. It hasn't impacted this board, but many other CABs were affected. Washoe County will be closed for Veterans Day holiday. There are great services hosted on Veterans Day.
- Libraries will be closed for Thanksgiving and Family Day. The Downtown Reno library and the Spanish Springs library will be closed the Wednesday before.
- She reminded everyone to register to vote.

9. *CHAIRMAN/BOARD MEMBER ITEMS - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas. (This item is for information only and no action will be taken by the CAB.)

John said he attended the planning meeting last night; he said he was impressed how organized it was. He said he learned a lot. He also said he was pulled over by a Washoe County Sheriff and the Sheriff was polite and it was a pleasant experience.

Dawn Costa said she attended the HACO development meeting. She said they want to change the zoning from Low Density to Industrial. She said it was a positive meeting. There weren't a lot of people contesting it. The neighborhood meeting for Blackstone estates had a lot of people who were concerned and voiced their

concerns. She said if anyone has a question, contact the planning commission, Greg Prough. The comments were similar to what was said tonight.

James Scivally said he moved out here for a reason. It's a lifestyle you accept when you moved out here. If you get high density, they will complain about the chickens, horses, smell. The services we currently get out here are pressed to their limit. With the weather, some of the levels in the aquifers are being drawn down by more housing. Tesla, Switch, Apple will bring in more employees. They are trying to bring in more housing for a reason. We appreciate you all attending the meeting. He said we want to listen to you and make an educated decision.

Ken said he encourages everyone to attend Monday for TMWA's Water resource series, 5:30pm Spanish springs library.

James said he wished there was more information and representatives from the other public agencies to answer these questions. Dawn said there was conflicting information. Get on the emails so you can receive the agendas. She wants our community to come out.

10. *PUBLIC COMMENT – 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.

Ralph Theiss said he is disappointed Vaught Hartung couldn't make it.

John asked about if Trevor Lloyd. Roger Pelham said Trevor Lloyd is a planner. He said Trevor worked on the previous plan through. Roger said the current request has been assigned to Roger. He said he will take the comments and action from CAB and put it together into the report, along with his recommendation for the Planning Commission.

Roger Pelham spoke as a Scout Master. He said he would like to follow up about Michael Holmes. Michael is doing his eagle project west of Pyramid Hwy and cleaning up open space on the morning of November 14. He said Michael has partnered with the BLM; they will provide port-a-potties and dumpsters. They are meeting at Home Depot and will work from 10am-3pm. He thinks the dumpsters will full before 3pm. There is a lot of trash. Ken asked Roger to have Michael call him about the tires.

Dan thanked the board. He said a lot have gotten lost in transition when the boards weren't active. He encouraged everyone one to submit your comments in writing and give them to Roger. All this will go to the County Commission, Planning Commission and Regional Planning Commission.

Andrea Tavener, Office of the County Manager:

She said to let her know if you want a hard copy of an agenda. However, she said she can't send a hard copy of neighborhood meetings; but she can send a notice for neighborhood meeting via cmail. Please sign up. She said Vaught Hartung loves these meetings; however, he doesn't want to give any influence regarding an application.

Sarah Chvilicek said in addition to the cmail, she gets notifications for all CABs because she requested them. She said she has been involved in the CABs for many years. She encouraged everyone to go onto the Regional Plan website. She said they are already starting to update it. There are areas of projected growth. It's how you can stay informed.

Dawn encouraged everyone to sign up for district news and citizen involvement. There are more categories than what is listed on the card to receive neighborhood meetings.

Mrs. Theiss said the Regional Planning Commission is cancelled and the next meeting is in January.

11. ADJOURNMENT – Dawn moved to adjourn the meeting, James seconded. Meeting was adjourned at 7:56pm.

Number of CAB members present: 6

Number of Public Present: 13

Presence of Elected Officials: 1

Number of staff present: 2

Submitted By: Misty Moga