



Spanish Springs Citizen Advisory Board

DRAFT: 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 July 13, 2016 at the Spanish Springs Library at (7100A Pyramid Lake Highway).

1. *CALL TO ORDER/ DETERMINATION OF QUORUM – The meeting was called to order at 6:01 PM.

MEMBERS PRESENT –Joseph “Joe” Healy, Ken Theiss, John Gwaltney

MEMBERS ABSENT: Alison Ormaas, Dawn Costa-Guyon, James Scivally (All were excused).

2. *PLEDGE OF ALLEGIANCE – Ken Theiss led the pledge.

3. *PUBLIC COMMENT –

Kris Dondero with the Spanish Springs Library gave an update. She talked about programs including the summer reading program, reptile program, and wild ink program. He had information regarding the 2016 summer music series at Lazy 5 Regional Park happening every Wednesday.

4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF JULY 13, 2016:

Ken Theiss tabled Item 6 until next meeting. John Gwaltney moved to approve the agenda for the meeting of **JULY 13, 2016** with changes; Joe Healy seconded the motion to approve the agenda with the change. The motion carried unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF MAY 11, 2016:

Joe Healy moved to approve the meeting minutes of **MAY 11, 2016**; John Gwaltney seconded the motion to approve the meeting minutes. The motion carried unanimously.

6. ELECTION OF OFFICERS – Elections by the CAB members will be held to elect the Chair and Vice-Chair for 2016/2017 term office which will be effective from July 13, 2016 through June 30, 2017.

(Tabled until the next meeting)

7. DEVELOPMENT PROJECTS – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page:

http://www.washoecounty.us/comdev/da/da_index.htm.

7A(1) Silent Sparrow Regulatory Zone Amendment (RZA16-004) – Request for an amendment to the Spanish Springs Regulatory Zone Map to (1) change the zoning from Public and Semi-Public Facilities to Medium Density Suburban on a +-8.04 acre portion of a 22.048 acre parcel (APN 532-020-12) to address a change in proposed use by the school district 2) clean up the regulatory zones on two parcels with mixed zoning in order to coincide zoning with existing parcel boundaries, Eagle Canyon Ranch Tentative Map Case Number TM12-001, and a tentative subdivision requested as part of TM16-006 (see below) (APN 532-020-12 and APN 532-020-19).

7A(2) Silent Sparrow Tentative Subdivision Map (TM16-006) – Request for tentative subdivision map to allow for the creation of up to 24 lots for single family residences. The lots are proposed to range in size from 12,000 square feet to 17,027 square feet with an average size of 12,000 square feet.

Applicant/Property Owner: Spanish Springs Associates, LP

Location: South side of Silent Sparrow Drive adjacent to Lanstar Drive and Avian Drive

APN: 532-020-12 and 530-020-19

Staff: Lora Robb, lrobb@washoecounty.us, 775-328-3627

Reviewing Body: This item is tentatively scheduled for review by the Planning Commission on August 2, 2016.

Bob Sader and Jesse Haw of Hawco Properties gave an overview of the project:

- He introduced Lori Robb, Planner
- Bob handed out the maps and reviewed the maps
- Bob said they are requesting approval for: Zoning amendment (land use) and tentative map (entitlement to build a subdivision)
- He explained the vicinity map
- 22 acre vacant land; 8 acres re-zoned from PSP category to MDS (3 homes per acre).
- Zoning for tentative map for 24 homes.

- This property has been owned by partners in Hawco since 1960. They have also owned land North of Eagle Canyon, west of Pyramid Highway and some land on east side.
- He said they are long time locals
- Bob showed a blown up map of the 22 acre parcel; the pink shaded is MDS zoned land. He said all sides of the subject property are already zoned MDS. The property to the south is undeveloped and slated to be developed. The blue on the map is for 10 acre school site; green is for parks site of 12 acres.
- He said the real change is on the 8 acres of potential school site.
- Other changes include 'clean-up' changes with zoning. The county uses GIS zoning; however, the parcel lines aren't correct. Some of the parcels are bleeding into each other. Zoning lines to coincide with parcel lines.
- He said when they initially zoned this site, the County asked for a school site, and the school asked for a park site. The school district confirmed they will not develop a school at this site.
- Mike Boster, Washoe County School District; He said Hawco has been a great community partner and donated land for schools in the past. He said in order to efficiently zone schools, they need to strategically place schools and this site is too close to Taylor School. He said they met with Bob and Jesse, and they offered a replacement site north of Calle de la Plata. Mike said if you look at west side: there is Hall, up to Taylor. East side: Spanish Springs and the new potential elementary site. He said they don't currently have the funding for the school. He said strategic zoning for placement for the kids throughout the area. By replacing this site, it's a good thing for the district. He said they appreciate the efforts with Hawco. He said they agreed with the relocation of the school site.
- Jesse said school district can't lobby for school bond this fall. They can't expand existing schools without that bond. He said, however, the private sector can lobby for that.
- Bob said their policy for 30 years for this large track of land was to have a master plan, and wanted to make sure there was a proper school system. He said they want to plan and put them on the map; make a promise as long as it's put it on the map. When you do a zoning application, you evaluate the land use around the area and see if it's compatible. The surrounding area is MDS (medium Density suburban).
- Bob said the conversion to MDS is the more reasonable use since they are in the business of residential development.

Tentative map:

- Bob said they will go before the Planning Commission and Board of County Commissioner. The County conducts research with each tentative map application approval. If they approval it, it won't be until August or September until that process is completed. The final map is all the engineering with the site grading, roads, utility placement which has to be approved and then it can be built.
- Jesse said you can expect a year from now for homes to start to be built. 24 lots will be built. It doesn't have common area, just lots and streets. Drainage is already in place on the west side of property. Land Star and Sparrow will provide access. There is plenty of capacity.

Questions:

- Ken Theiss asked about sewer and water. Bob said it's Washoe County sewer and TMWA service. TMWA has provided a letter stating service.
- Ken asked for clarification for donation of the school site. Bob said it's located past Horizon View Ave, there are no other streets until Alamosa and you will hit the school and park site when you come into the subdivision. It's on the east interior of the highway. It's approximately 610 acres. School is 10 acres, and the parks is 10 acres.
- Ken asked about the park acreage. Bob said 14 acres will be park, but no conclusion regarding if a park will be built there. It will remain park land for now. Jesse said if they ask Washoe County Parks Department if they plan to build there, and they don't, then he said they will be back to ask for that zone change too.
- Mike Hudson asked about other meetings about the park parcel. Laura Robb said Dennis Troy in the Parks Department is overseeing the master plan process for parks. She said there is a public process, and they will keep in touch with the process.
- Lou Rendel asked about the current grading happening Spanish Springs. Jesse said that is Lennar Homes, and there is no affiliation with Lennar and Hawco. Jesse said he believes its 130 houses. Bob said they sold that master planned land to Lennar.

Motion: John Gwaltney moved to recommend approval of item 7. Joe Healy seconded the motion to approve item 7. The motion passed unanimously.

8. *CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA 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).*

- Election of Officers
- Update regarding Washoe County Parks Master Planning by Dennis Troy

- Washoe County Schools update

9.*COUNTY UPDATE – Sarah Tone, Office of the County Manager will provide an update on County services. Ms. Tone is available to answer questions and concerns. Please feel free to contact her at stone@washoecounty.us or (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).*

Sarah Tone, Office of the County Manager, Constituent Services, gave an update:

- Board of County Commissioner meeting: Commissioner Hartung expressed interest in the decel lane for NDOT, and there is a staff assigned to that.
- Board of County Commissioner’s agenda included the appeal of parcel review. She said it was interesting to see the process. She said you will see lots of development out there and it’s interesting to see the steps it goes through for approval.
- Election: Washoe County conducted the Primary election, and elections will be held in November. She encouraged everyone to please ask if you have questions regarding voting. If you would like to volunteer, please let us know. It’s a volunteer effort.
- Acceptance of zoned land for parks – Laura can provided additional information after the meeting.

10. *PUBLIC COMMENT –

- John Bradberry said on Eagle Canyon some extra weeds they have fruited; he hopes someone can come in and cut them down. He said it makes the area look trashy.
- Mike Hudson said the baseball field got sold to a private company and it’s being ignored. He said he hopes to see something done about that.

10. ADJOURNMENT – John Gwaltney moved to adjourn. Meeting was adjourned at 6:38pm.

Number of CAB members present: 3

Number of Public Present: 15

Presence of Elected Officials: 0

Number of staff present: 1

Submitted By: Misty Moga