



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 5, 2019, 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 PM.

MEMBERS PRESENT: Ken Theiss, Donald Christensen, Matt Lee, Stan Smith (alternate filling in for Abram Woodward).

MEMBERS ABSENT: James Scivally (not excused), Joe Healy (excused), Abram Woodward (excused).

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

3. *PUBLIC COMMENT –

Aurora Partridge, Washoe County Spanish Springs Librarian, provided an announcement regarding current activities happening at the Library.

4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF JUNE 5, 2019:

Stan Smith moved to approve the agenda for the meeting of **JUNE 5, 2019**. Matt Lee seconded the motion to approve the agenda of **JUNE 5, 2019**. Motion passed unanimously

5. APPROVAL OF THE MINUTES FOR THE MEETING OF APRIL 3, 2019: Stan Smith moved to approve the minutes of **APRIL 3, 2019**. Donald Christensen seconded the motion to approve the minutes of **APRIL 3, 2019**. 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. Special Use Permit Case Number WSUP19-0012 (Discoveries Preschool Capacity) -

Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for an increase in student and staff capacity (146 students instead of the existing 106 and 18 staff members instead of the existing 15) at Discoveries Preschool in Sparks, NV. This would require approval of on-street parking to serve the additional students and staff. (for Possible Action)

- Applicant\Property Owner: Frank Lepori Construction\Rudolph James Blaine, LLC
- Location: 253 Egyptian Dr.
- Assessor's Parcel Number: 089-432-08
- Staff: Sophia Kirschenman, Park Planner, (775) 328-3623; skirschenman@washoecounty.us; Roger Pelham, Senior Planner, Planning and Building Division
- Reviewing Body: Tentatively scheduled for Board of Adjustment on July 11, 2019

Darrel Pollak, Lepori Construction and project representative, provided a case overview highlighting the request to increase students and staff capacity at the Preschool. He addressed question regarding parking.

Ed Koepke said Discovery Preschool has been a great neighbor. He spoke about the concern with the increase of traffic on Egyptian with Lennar development.

Julie Campbell said she lives on Desert Rose Drive and Discovery is next door. She said the traffic is horrible with the schools and the park in the neighborhood. She said street parking is full with teachers, volunteers, and activities in the neighborhood. It makes the on-street parking horrible on Egyptian. Egyptian is also a dead-end street. There isn't parking for the park. The traffic backs up to Pyramid Highway. She proposed some ideas: Alice Taylor School has minimal parking with so many that has to use on-street parking. She suggested they could increase parking for the school, by taking out part of playground to increase the parking. Gator Swamp Park could have a potential to be a regional park by creating a parking lot. They don't currently have ingress or egress.

Chair Theiss requested Washoe County Schools and Parks Department to be on the next agenda to address this topic.

MOTION: Matt Lee moved to recommend approval of Special Use Permit Case Number WSUP19-0012 (Discoveries Preschool Capacity). Stan Smith seconded the motion to recommend approval. The motion carried unanimously.

6.B. Tentative Subdivision Map Case Number WTM19-002 (Eagle Canyon IV, Unit 4) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for an amendment to an existing approved Tentative Map. The amendment is related to site access, the proposed access onto Pyramid Highway is to be removed, and additional access is proposed to be perpetuated through Desert Rose Drive. (for Possible Action)

- Applicant\Property Owner: Wood Rogers, Inc.\Lennar Reno
- Location: 0 Pyramid Way
- Assessor's Parcel Number: 532-020-09
- Staff: Chris Bronczyk, Planner, (775) 328-3612; cbronczyk@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Planning Commission on July 2, 2019.

Roger Pelham, Washoe County Planner, said this item has been requested to pushed back a month. There will be changes to the application.

Public Comment:

Ralph Sogliuzzo said he lives in the track below. He said he uses ingress and egress on Sky Ranch. He said he was concerned with only two access points into that neighborhood. Development will impact access. He asked why Palm Springs gate is closed along Eagle Canyon. He suggested opening up Palm Springs through the shopping center. He asked if there was a plan to put lights on Pyramid. He proposed using Egyptian through Nightingale.

Ed Koepke provided a written statement with a map. He spoke the concern of increased traffic into the neighborhood. He said Desert Rose was intended to be for local thoroughfare. Arterial roadways cannot have on-street parking, and no residential access. There are two homes on it that would need to be condemned. He spoke about roadways not meeting County standards – it's the developer's responsibility to bring those roads up to standard. He spoke about the proposed cut through on Eclipse Drive.

Julie Campbell said she lives on Desert Rose. She said Desert Rose doesn't have sidewalks, and there are mailboxes along the street. She said residents park their trailers and cars along that road. There is a curve on Desert Rose that creates a blind curve. Desert Rose dead-ends. She said she enjoys living out there. There will be a lot of development. She said there will be hundreds of homes on the same route. She said we need to figure out a solution to get the traffic off of these side streets. It's a safety concern.

Keith Masina said he works for City of Reno Public Works. He explained the road standards and lane width. He asked about the traffic study, crosswalks, and ADA compliance without sidewalks. He said his kids will walk to school without sidewalks. It's restricted lane width. It's not within regulations with road width.

Amanda Duncan said she lives on Eclipse and her child walks to school. She expressed her concern with overcrowding at the school. She wants to know where they got their numbers.

Roger Pelham said the application may change with access, reconfiguration/relotting of development, but the number of dwellings remain constant.

This item has been tabled until next month.

6.C. Master Plan Amendment Case Number WMPA19-0003 (Village Green) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for amending selected development standards for the existing Village Green Commerce Center Specific Plan. This agenda item satisfies the requirements of NRS 278.210 for a neighborhood meeting. (for Possible Action)

- Applicant/Property Owner: Blackstone Development Group
- Location: 375 Calle De La Plata
- Assessor's Parcel Number: 534-561-10
- Staff: Julee Olander, Planner, (775) 328-3627; jolander@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Planning Commission on July 2, 2019

Julee Olander, Washoe County Planner, was available for process and procedure questions.

Mike Railey, Rubicon Design Group/Project representative, provided a PowerPoint presentation.

He said this application will be delayed to go before the Planning Commission in order work with neighboring property owner to get onboard with proposed changes.

Public Comment:

Dan Engler said he lives next door to project site. He said he was fine with original plan of industrial zoning. He said he is happy the neighborhood proposal went away. He would like to see the 50 ft buffer remain the same. He said increasing the height building is not necessary. He said his neighbors couldn't attend who express similar opinions.

Larry Thomas said he would like to see it remain at 50 ft buffer. He said loading docs would be installed which is too close to residential of 100 feet. He was concerned with damaging of livestock fencing. He said he is happy they don't have to put up with more housing. He said he doesn't have a problem if the original approval of setbacks were upheld. He asked about a possible easement through the property. Mike said that would be possible.

Dan Herman requested building height to remain at 35 ft. He said they are requesting 125 feet from existing residence, but it should be from the property line. He said it's too close to the residents. He said they should keep the landscaping requirements. Original plan for Village Green was 20% landscaping, but developer is requesting 10%. He said the buffers need to remain the same. Stay with the specific plan. Mike said it's a 50 foot setback, not a buffer. He said they are proposing to reduce the setback, not landscaping.

Terry Plys asked about hours of operations restrictions. Mike said when a specific project is proposed, hours of operation could be conditioned.

Ralph Theiss said he lives across the street. He said it will be only 100 feet from loading dock to the residence. Mike read the standards. Ralph said a 40 foot semi truck will get too close to the residence during turning into the loading dock.

Mike said realistically, the candy factory would be a comparable size to what would go in there. For example, it could be a showroom with a warehouse. He said it's a flexspace, not a distribution center. He said they can look at that concern with the distance to the loading dock.

Ken Theiss, made a public comment. He said he lives to the north of this subject property. He said he is not ok with 40 ft tall buildings. Mike said the interior height requires 35 feet. Ken said the building needs to be dug down if it requires a higher ceiling. Ken said he is concerned with the loading dock and idling trucks turning into the property near the residences.

Hearing no more request for public comment, Ken Theiss closed the public comment period.

Donald Christensen asked about the 40 foot building height request. Mike Railey explained the clear span for automation standards of a 35 foot ceiling height which requires a 40 ft high building. He said everything is being built to these new ceiling height standards. He said there isn't a specific project for this site yet, but we are looking ahead prior to development. He said they can look at alternatives for stepping the building or digging down.

MOTION: Matt Lee moved to recommend denial and keep the standards as is – keep the existing plan. Stan Smith seconded the motion to recommend denial. The motion passed unanimously.

7. *WASHOE COUNTY COMMISSIONER UPDATE- Commissioner Hartung, County Commissioner was present and provided an update pertaining to Spanish Springs. He can be reached at (775)328-2007 or via email at vhartung@washoecounty.us.

Commissioner Hartung provided updates:

- A traffic light has been installed at Calle De La Plata. The geometry of that intersection is being reviewed with the engineer.
- A study is being conducted of the flashing traffic lights.
- Widening Egyptian/Sunset Springs to the end of the valley is still a focus.
- He stated he has requested RTC add a traffic light at Egyptian/Sunset Springs to their Capital Improvement Plan.
- He provided background regarding the speed limits.
- He said he is still working on widening Eagle Canyon.
- Commissioner spoke about schools need to be PRS – project of regional significance – reviewed by multiple jurisdictions.
- He said he is working on ingress/egress for this park.
- The 640 acre parcel behind the Spanish Springs High School is City of Sparks (section 33). City of Sparks wants to de-annex it. He stated he wants the capacity to stay with the property.
- Commissioner answered questions regarding Calle De La Plata intersection truck traffic.
- A public member requested trespass signage to be installed. Commissioner Hartung said he would follow up on this.
- Mr. Theiss said the white stripe for north-bound on Pyramid turn to Calle De La Plata needs to be adjusted.
- Commissioner Hartung addressed Ken Theiss' question about AB-95 Legislative Bill Wells and Meters. Enforcement would be difficult.
- A public member expressed how the Regional Parks are assets to the community. She said she is glad to see traffic lights at Calle De La Plata for safety. Commissioner Hartung spoke

about multi-modal standard requirements. Washoe County requires curb and gutter for all new applications.

- A public member asked how a developer contributes to improve roads. Subdivision streets has to be built to Washoe County standards and then they get dedicated to the County. RRIF Regional Roads Impact Fees are a portion of purchase price when the home is purchased. Commissioner Hartung spoke about gas tax that goes to improving roads. He spoke about traffic engineering, studies, and peak hour flows.
- Neutral painted cargo containers are allowed on 1 acre parcels or larger.

8. *CHAIRMAN/BOARD MEMBER ITEMS-

Ken Theiss requested the Washoe County School District and Parks Department be present at the next meeting to answer questions regarding parking needed at Gator Swamp Park and Alice Taylor School.

9. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –

Ed Koepke asked about Lennar project. Julee Olander stated the application has been pulled and unsure when it will come back. Watch the upcoming CAB agendas for the item.

Jeff Staffelbach spoke about speeds on Golden Eye Parkway. He said the average speed is 35 mph. He said a person crashed into his rock wall. He spoke about the need for stop signs and crosswalks on the street.

Dan said he is having trouble with receiving meeting notices. He said he is signed up to receive an email or hard copy and he isn't receiving them. He stated the public needs to attend the planning meetings to express your opinion.

Candice Murphy asked about emergency services. As the area grows, will Fire and Sherriff services be increased. Commissioner Hartung let her know he can stay after the meeting to answer her question.

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

ADJOURNMENT

Meeting adjourned at 7:50 p.m.

Number of CAB members present: 4

Number of Public Present: 44

Presence of Elected Officials: 1

Number of staff present: 2