



# Spanish Springs Citizen Advisory Board Meeting Agenda

September 10, 2014 at 6:00 P.M.

Spanish Springs Library (7100A Pyramid Lake Highway)

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Pursuant to NRS 241.020, this notice has been posted at the Washoe County Administration Building (1001 E. Ninth Street, Bld. A); Washoe County Courthouse (75 Court Street), Washoe County Central Library (301 S. Center St.), Sparks Justice Court (1675 East Prater Way), Spanish Springs Library (7100A Pyramid Lake Highway), <https://notice.nv.gov> and online at [www.washoecounty.us/cab](http://www.washoecounty.us/cab). Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance should notify Washoe County CAB Program at 775.328.2720, two working days prior to the meeting.

All number or lettered items on this agenda are hereby designated for possible action as if the words 'for possible action' were written next to each, except for items marked with an asterisk (\*). Items on this agenda may be taken out of order, combined with other items, discussed or voted on as a block, removed from the agenda, moved to another agenda of another later meeting as discretion by the Chairman.

Support Documentation for the items on the agenda, provided to the CAB is available to members of the public at the County Manager's Office (1001 E. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada), Andrea Tavener, Constituent Services (775) 328-2720.

## 1. \*CALL TO ORDER/ DETERMINATION OF QUORUM

## 2. \*PLEDGE OF ALLEGIANCE

3. \*PUBLIC COMMENT – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. Additionally, during action items [those not marked by an asterisk (\*)], public comment will be heard on that particular item before action is taken. The public is requested to submit a "Request to Speak" form to the Board Chairman. Comments are to be addressed to the Board as a whole.

## 4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF SEPTEMBER 10, 2014.

## 5. APPROVAL OF THE MINUTES FOR THE MEETING OF JULY 9, 2014

## 6. PRESENTATION OF A CERTIFICATE OF APPRECIATION TO ALLAYNE DONNELLY

## 7.\* PUBLIC OFFICIAL REPORTS

A.\* **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 will be available to clarify the BCC actions as requested by the CAB members or audience. Commissioner Hartung can be reached at (775) 328-2007 or via email at [vhartung@washoecounty.us](mailto:vhartung@washoecounty.us) (This item is for information only and no action will be taken by the CAB).

## 8. \* PUBLIC SAFETY AND COMMUNITY REPORTS/UPDATES

A.\* **Washoe County Sheriff's Office (WCSO)** – A representative of the Washoe County Sheriff's Office may be available (unless on a call for service) to address public safety questions and concerns including speeding and reckless use of recreational vehicles. For more information call (775) 328-3001 or online at [www.washoesheriff.com](http://www.washoesheriff.com) (This item is for information only and no action will be taken by the CAB.)

9. **NEW BUSINESS** - 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](http://www.washoecounty.us/comdev/da/da_index.htm)

A. \***AUTUMN TRAILS SUBDIVISION INTRODUCTION** - Michael Vicks, representative for K2 Engineering and Structural Design, will introduce revisions to a Regulatory Zone Amendment (RZA14-004) as well as a Tentative Map Application for the proposed Autumn Trails Subdivision. Contact Mr. Vicks at (775) 848-5787 or email: [mwvicks@gmail.com](mailto:mwvicks@gmail.com). This item was previously presented to the [Spanish Springs CAB](#) at their June 18, 2014 meeting and is back on the CAB agenda due to changes to the application.

**Staff representative:** Trevor Lloyd, Senior Planner, (775) 328-3620, [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

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**B. MASTER PLAN AMENDMENT CASE NUMBER MPA14-002 (VILLAGE GREEN COMMERCE CENTER)** – To consider a request to amend Appendix D, *Village Green Commerce Center Specific Plan*, within the Spanish Springs Area Plan to (1) remove Assessor’s Parcel Number 534-561-09 (located at 365 Calle De La Plata) from the Specific Plan and modify the maps, buffering and other development standards and phasing of the remaining properties; and (2) re-designate the Master Plan category of APN 534-561-09 from Industrial (I) to Rural Residential (RR); and (3) make the appropriate changes on all Spanish Springs Area Plan maps related thereto.

**AND**

**C. REGULATORY ZONE AMENDMENT CASE NUMBER RZA14-003 (VILLAGE GREEN COMMERCE CENTER)** – To consider an amendment request at this time to remove APN 534-561-09 from the Village Green Commerce Center Specific Plan and change the current zoning designation of Industrial to Medium Density Rural. The address of APN 534-561-09 is 365 Calle De La Plata, Sparks, NV 89441. The property is located approximately 1,500 east of the intersection of Pyramid Hwy. and Calle De La Plata.

**APN:** 534-561-09

**Staff Representative:** Sandra Monsalve, AICP, Senior Planner, 775-328-3608, [smonsalve@washoecounty.us](mailto:smonsalve@washoecounty.us)

**Meeting Date:** These applications are tentatively scheduled to be heard by the Planning Commission on September 16, 2014.

**Important to note that agenda items B & C (above) are not related to item D (below)**

**D. MASTER PLAN AMENDMENT CASE NUMBER MPA12-001 (VILLAGE AT THE PEAK)** - A request to amend application of the Village at the Peak to amend the Spanish Springs Area Plan. The amendment request involves the creation of a new character management area on a 39.83 acre parcel to be named the Village Residential Character Management Area (VRCMA) and the redesignation of the 39.83 acre parcel from a mix of Industrial (I), Commercial (C) and Open Space (OS) to Suburban Residential (SR). The amendment request also includes a change to the Character Statement in the Spanish Springs Area Plan to identify the new VRCMA and to allow for multifamily uses within the VRCMA up to 9 dwelling units per acre; amend policies SS.1.1, SS.1.2, SS.1.3(d), SS.4.1, SS.15.1, SS.16.1, SS.17.5, SS.17.5.1; to add a new policies SS.1.5 (a) thru (g); to amend table C-1 to allow High Density Suburban (HDS) to the allowable use table and to adopt a new appendix (Appendix E- “Village Residential Design Guidelines”). To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the Spanish Springs Area Plan are proposed. These administrative changes include: a revised map series with updated parcel base, and updated applicable text.

**APN:** 534-562-07

**Staff representative:** Trevor Lloyd, Senior Planner, (775) 328-3620, [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

**Meeting Date:** This application is tentatively scheduled to be heard by the Planning Commission on September 16, 2014.

**10.\*CHAIRMAN/BOARD MEMBER ITEMS** - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas.

**11.\*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.

**12. ADJOURNMENT**