



Gerlach/Empire Citizen Advisory Board



DRAFT

Minutes of the regular meeting of the Gerlach/Empire Citizen Advisory Board held February 18, 2010 at the Gerlach Community Center, 401 Cottonwood, Gerlach, Nevada.

- 1.* **CALL TO ORDER** - The meeting was called to order at 5:32 p.m. by Karen Valitzski, Acting Chair
- 2.* **MEMBERS PRESENT** – Bobbie Barlow, At-Large, Secretary, Sylvia Fascio, Senior Citizen, Lisa McNeill, At-Large, and Karen Valitzski, At-Large, Vice Chair
MEMBERS ABSENT – Karen Gooch, At-Large, excused and Tina Walters, At Large Alternate, excused
3. **APPROVAL OF AGENDA** – Karen Valitzski moved to approve the February 18, 2010 agenda as posted. Bobbie Barlow seconded the motion. The motion carried unanimously.
4. **APPROVAL OF MINUTES** – Karen Valitzski moved to approve the minutes of the October, 1, 2009 as presented. Bobbie Barlow seconded the motion. The motion carried unanimously.
- 5.* **UPDATES/ANNOUNCEMENTS/CORRESPONDENCE** - (CAB files and correspondence which are part of the public record are on file in the Washoe County Department of Community Development and are available for public review. Written correspondence and testimony will be included in the public record when a request is made to make the document a part of the public record and when a copy is provided to the CAB Chair, who forwards the document to the County. Copies of correspondence should be on file in the Washoe County Department of Community Development and are available for public review).
 - There were no updates, announcements or correspondence presented.
- 6.* **WASHOE COUNTY UPDATE**
 - A. Commissioner Bonnie Weber thanked everyone for attending the CAB meeting and for participating in the public planning process. Commissioner Weber also discussed Washoe County issues including budget concerns and encouraged everyone to contact her with comments and concerns.
 - B. Lorrie Adams, County Liaison for Districts 4 and 5, is available to answer your questions and concerns. Please feel free to contact her at ladams@washoecounty.us (775) 328-2720. To sign up to receive email updates from the County, visit www.washoecounty.us/cmail. Monthly updates on County issues in your area are available online at www.washoecounty.us/cab (follow the link to your CAB).
 - C. Commissioner Weber invited everyone to meet with her for coffee the 3rd Saturday of each month at 10:00 a.m. at the Sierra Sage Golf Course
- 7.* **GERLACH VOLUNTEER FIRE DEPARTMENT UPDATE** – Fire Chief Bill Gooch, Gerlach Volunteer Fire Department was not available to report on fire safety issues.
- 8.* **WASHOE COUNTY SHERIFF'S OFFICE ITEMS** – Deputy Jim McNeill, Washoe County Sheriff's Department was available to report on law enforcement and safety issues and recent calls for service. Deputy McNeill reported that there have been fewer calls for service over the past month and rumors of several arrests were unfounded.
9. **NEW BUSINESS** - (The staff contact listed on items for Community Development may not be in attendance but can be contacted with code and policy questions.)
 - A.* **Locating Orphaned and/or Abandoned Underground Storage Tanks (USTs) within the State of Nevada** – Leland Johnson, Field Research Representative for Broadbent & Associates, Inc. (BAI) will provide a presentation on the Work Plan for locating and inventorying USTs within the State of Nevada. The study is put forth as a means of compiling and ranking an inventory of the orphaned USTs throughout the State. This is an environmental investigation being conducted by BAI on behalf of the Nevada Division of Environmental Protection (NDEP). For more information, please visit <http://ndep.nv.gov/recovery/index.html> and look under the Leaking Underground Storage Tank LUST/TRUST Program heading. Mr. Johnson provided copies of the Fact Sheet – Nevada Orphaned/Abandoned Gasoline and Diesel UST Program and a list of questions and answers regarding the program. Following the presentation, Mr. Johnson was available to answer questions from the CAB members and the public. Contact Mr. Johnson at 775-720-9291. (This item was informational only and no action was taken.)

Comments and Concerns

- Mr. Johnson stated that the storage tanks they are looking for are below ground, larger than 110 gallons and contain gasoline or diesel. Representatives of Broadbent and Associates are making contact with local residents to help locate any orphaned tanks that can be removed.
- B.* **Conversion From a One-Map Based Planning System to a Two-Map Based Planning System** – Chad Giesinger, AICP, Senior Planner, Department of Community Development provided information on the conversion of the county's current planning system which relies on one map to represent both the master plan and zoning to a system that utilizes separate master plan and zoning maps. Mr. Giesinger discussed the reasons for the

transition, provided some details on how the new system would function, and answered questions. Mr. Giesinger urged citizens to attend that all-CAB meeting on March 23, 2010 and then track the progress of the proposed change. Mr. Giesinger stated that they will have a dedicated telephone line for information regarding the conversion to the Two Map Based Planning System. Roger Pelham, Staff Representative was also available to address questions and concerns. (This item was informational only and no action was taken.)

Comments and Concerns

- In response to questions raised, Mr. Pelham stated that they want to keep the status quo during the conversion process.
- Concerns were raised that areas that are designated rural, are not being addressed in the conversion to the two map system.
- Gary Schmidt stated that he supports the two map system and that a bill draft request has never been submitted to the legislature to allow for conditions to be placed on a master plan change. Mr. Schmidt urged bringing back the agriculture land use which should have never been removed, back into the two map system.

- C. Special Use Permit Case No. SW09-003 (Ruby Pipeline)** – Loren Locher provided a PowerPoint presentation to introduce the request to develop a high-pressure natural gas pipeline, 42 inches in diameter (*Major Services and Utilities: Utilities Services Use Type*) as authorized in Table 110.302.05.2 of the Washoe County Development Code. This is a Project of Regional Significance (PRS) per NRS 278.026(6)(e). The project is proposed to be located in the northern portion of Washoe County, generally east and northeast of the historic Vya townsite as well as generally south and west of the Sheldon National Wildlife Refuge and is proposed to traverse approximately 56 miles of Washoe County. The project is proposed to traverse approximately 20 individual parcels, the total area of disturbance is approximately 555 acres, with the width of disturbance along the proposed pipeline route ranging from 115 feet to 195 feet. All subject parcels are designated General Rural (GR) in the High Desert Area Plan, and is situated in portions of Sections 2, 3, 4, 5, 6, 10, 11 & 12 T42N R23E; Sections 1, 2, 3, 4, 5 & 6, T42N R22E; Sections 1, 2, 3, & 4 T42N R21E; Sections 31, 32 & 33 T43N R21E; Sections 35 & 36 T 43N R20E; Sections 2, 3, & 4 T42N R20E; Section 7, 18, 19, 20, 28, 29, & 33 T43N R20E; Sections 12 & 1 T43N R19E; Sections 3, 10, 14, 15, 23, 26, 35, & 36 T44N R19E; Sections 5, 6, 8, 17, 16, 21, 28, 33, & 34 T45N R19E; Sections 30 & 31 T46N R19E; Sections 2, 11, 12, 13, 24 & 25, T46N R18E; Sections 15, 22, 27, 26, & 35 T47N R18E, MDM, Washoe County, Nevada. The property is located in the Gerlach/Empire Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APNs 061-020-63, 061-030-01, 02, 23, 29, 061-050-49, 061-060-65, 061-200-08, 09, 061-230-29, 061-090-13, 15, 36, 061-130-01, 04, 27, 34, 38, 39 & 061-171-16) Roger Pelham, Staff Representative (775) 328.3622 was available to address code and policy questions. This item is tentatively scheduled for review by the Planning Commission on March 2, 2010. Daniel Gredvic, Consultant, Right-of-Way Land Department, El Paso Western Pipelines was available to assist in presenting information on the request and was available to address questions and concerns. Mr. Locher encouraged everyone to access www.RubyPipeline.com for detailed information on the project. **MOTION:** Lisa McNeill moved to recommend approval of Special Use Permit SW09-003 Ruby Pipeline as presented. Bobbie Barlow seconded the motion. The motion carried unanimously.

Comments and Concerns

- In response to questions raised, Mr. Locher stated that this is a union contract and up to 50% of the employees will be drawn from local union members.
- Mr. Gredvic stated that they are working closely with Washoe County to establish a plan for emergency and law enforcement needs.
- Mr. Locher stated that construction should begin in the summer months ending in November.
- Mr. Gredvic stated that they would be paying the costs for law enforcement and emergency services. There would be a paramedic at the temporary camp.
- Concerns were raised that the alignment could negatively impact the wildlife refuge and Black Rock areas. Mr. Gredvic stated that they would make efforts to restore the disturbed land.
- Deputy McNeill stated that he thinks that this project would be a good thing economically for the community.
- Commissioner Weber took issue with any statements that Washoe County and the Department of Community do not do their job and Commissioner Weber supported the willingness of the applicant to work with Washoe County and to be a good neighbor with the Citizens of Gerlach and citizens in other areas where the pipeline will be installed.
- In response to questions raised, Mr. Locher reviewed the inspection processes for preventing or finding any possible leaks in the pipeline. The maintenance schedule is mandated.
- Gary Schmidt supported openness and transparency in government and development projects.

- D.* Presentation on Special Use Permit Case No. SW09-002 (Fish Springs Ranch PV-1 Solar Project) approved by the Planning Commission on January 5, 2010** – Andrew Ailes, Vidler Water Company, Inc. and Donald Patallock, Fish Springs Ranch, Inc. provided information on the 100 MW Photovoltaic Solar Array project and answered questions from the CAB and citizens. Phase 1 of the project will consist of the construction and operation of 20 MW (of the 100 MW Photovoltaic Solar Array) on one 160 acre parcel, and will include: power

facilities (2-5 new power poles) to connect to the Nevada Energy Ft. Sage Substation, a new control building, and all associated appurtenances for the purposes of supplying renewable sources of energy production to NV Energy. The project encompasses 23 separate parcels totaling approximately 2,670 acres, located approximately 45 miles north of Reno, in the southeastern Honey Lake Valley in Fish Springs. All the subject properties are zoned General Rural (GR) and are located in the Gerlach/Empire CAB boundary. Conditions of project approval require that as each parcel is developed, the applicant submit plans to Community Development staff and the CAB for review and comment on possible visual impacts to residential developed parcels adjacent to the sites to determine if perimeter landscaping, or other forms of screening, is needed to mitigate potential visual impacts. Mr. Ailes stated that they will be working with Coast Range Investments. (This item was informational only and no action was taken.)

Comments and Concerns

- Support was stated for the project and for local manufacture of solar panels.
- Support was stated for providing employment for local residents.
- Mr. Ailes addressed concerns regarding what security the applicant would provide during construction and operation of the facility.

E. Possible Rescheduling of the June 2010 Meeting Date – Discussion was held regarding changing the June meeting from June 2, 2010 to June 17, 2010. **MOTION:** Bobbie Barlow moved to recommend that the next meeting be held June 17, 2010 at 5:30 p.m. Lisa McNeill seconded the motion. The motion carried unanimously.

10. OLD BUSINESS

A. Change of Meeting Date – Discussion was held regarding the recommendation to the Board of County Commissioners to permanently change the Gerlach/Empire CAB regular meeting dates from the 1st Wednesday to the 3rd Thursday in February, June, August and October at 5:30 p.m. Should the CAB recommend to the County Commission to change the meeting date, the CAB will bring the matter back to the June 2nd meeting (or the meeting date determined under Item 9C above) for action. If approved by the CAB at the June meeting, the CAB will so notify the County Commission. If the Commission has no objections, the permanent meeting date change will take effect with the new meeting date in August (August 19th). **MOTION:** Bobbie Barlow moved to permanently change the regular meeting date to the third Thursday in February, June, August and October at 5:30 p.m. commencing with the August 2010 meeting. Karen Valitzski seconded the motion. The motion carried unanimously.

B. Election of Officers – Elections were held to elect the Chair, Vice Chair and Secretary to serve for the remaining 2009-2010 term of office. **MOTION:** Bobbie Barlow moved to elect Karen Valitzski, Chair. Sylvia Fascio seconded the motion. The motion carried unanimously. **MOTION:** Bobbie Barlow moved to elect Sylvie Fascio, Vice Chair. Karen Valitzski seconded the motion. The motion carried unanimously. **MOTION:** Karen Valitzski moved to elect Bobbie Barlow, Secretary. Sylvia Fascio seconded the motion. The motion carried unanimously.

11.*PUBLIC COMMENT - Comment heard under this item will be limited to items not on the agenda and will also be limited to two minutes per person. This two-minute rule shall also apply to public testimony given during an agenda item. The Chair may modify this time limit for all public comment and testimony at the beginning of the meeting, but the time limit per person shall be no less than two minutes. Testimony during an agenda item shall be limited to the subject of the agenda item. Comments are to be made to the CAB as a whole.

- Garth Elliott introduced himself and announced that he is a candidate for Commissioner District 5. Mr. Elliott discussed some of his interest and platform.
- Gary Schmidt introduced himself and announced that he is a candidate for State Senate, District 2. Mr. Schmidt discussed some of his interests and platform.
- Bonnie Weber speaking as a Washoe County resident introduced herself and announced her candidacy for Commissioner, District 5. Ms. Weber discussed some of her interests and platform.
- Karen Valitzski asked for further public comment and hearing none, closed this item.

12. CHAIRMAN/BOARD MEMBER ITEMS - (This item limited to announcements of topics/issues posed for future workshops/agendas).

- **Next Agenda Items:** There were no items presented for the next CAB meeting.

13. ADJOURNMENT – Lisa McNeill moved to adjourn the meeting at 7:42 p.m. The motion was seconded. The motion carried unanimously.

Respectfully Submitted by: Allayne Donnelly-Everett, Recording Secretary