



# Gerlach/Empire Citizen Advisory Board



## NOTICE OF MEETING AND AGENDA

THURSDAY – FEBRUARY 16, 2012

5:30 P.M.

GERLACH COMMUNITY CENTER, 410 COTTONWOOD, GERLACH NEVADA

**Items for possible action.** All numbered or lettered items on this agenda are hereby designated **for possible action** as if the words “for possible action” were written next to each item (NRS 241.020), except for items marked with an asterisk (\*). Those items marked with an asterisk (\*) may be discussed but action will not be taken on them.

**Possible changes to the agenda order and timing.** Discussion may be delayed on any item on this agenda, and items on this agenda may be taken out of order, combined with other items and discussed or voted on as a block, removed from the agenda, moved to the agenda of another later meeting, and/or moved to or from the consent section. Items designated for a specified time will not be heard before that time, but may be delayed beyond the specified time.

**Public Comment; disrupting of meeting.** During the “Public Comment” periods listed below, anyone may speak pertaining to any matter either on or off the agenda. Additionally, during action items (those not marked with an asterisk), public testimony will be heard on that particular item before action is taken. In either event, each speaker must fill out a “Request to Speak and/or Submit Comments for the Record” and give it to the Chair. Public comment is limited to three minutes per person unless extended by questions or actions of the CAB. Unused time may not be reserved or transferred. Comments are to be directed to the CAB as a whole and not to one individual. The presiding officer may (with or without advance warning) order the removal of a person whose conduct willfully disrupts the meeting to the extent that its orderly conduct is made impractical.

**Public comment by email.** If you are unable to attend this meeting, you may provide your comments and thoughts to the CAB by email at [GECAB@washoecounty.us](mailto:GECAB@washoecounty.us). The Nevada Open Meeting Law precludes CAB members from responding to your email, but your comments may be read and/or entered into the record at the meeting by the CAB members.

**Special accommodations.** Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language, interpreters, or assisted listening devices) at the meeting should notify Washoe County Community Development, at 775.328.3600, two working days prior to the meeting.

**County Liaison.** Your County Liaison is available to answer your questions and concerns. Please contact Sarah Tone at [STone@washoecounty.us](mailto:STone@washoecounty.us) or 775.328.2721.

**Posting of agenda; website location.** Pursuant to NRS 241.020, this notice has been posted at the Washoe County Administration Complex, 1001 E. Ninth Street, Reno, Nevada; and the following locations: Gerlach Community Center, 410 Cottonwood, Gerlach Post Office, 345 E. Sunset Blvd., Bruno’s Country Club, 445 Main Street, Gerlach NV and Empire Distributing, Highway 447, Mile Marker 69, Empire, Nevada. The agenda may be accessed on the County’s website at [www.washoecounty.us/cab](http://www.washoecounty.us/cab), then choose this CAB’s Home Page link.

### 1.\* CALL TO ORDER

### 2.\* ROLL CALL/DETERMINATION OF QUORUM

3.\* **PUBLIC COMMENT** – Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on a future agenda as an action item. Comment under this item will be limited to three minutes per person.

4. **APPROVAL OF THE AGENDA FOR THE REGULAR MEETING OF FEBRUARY 16, 2012.** – Any modifications to the three minute per person time limits for public comment and/or public testimony will be set by the Chair during this item, but will be not less than two minutes per person.

### 5. APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD OCTOBER 20, 2011.

6.\* **REPORTS AND UPDATES** – The following reports and updates will be limited to five minutes each. (These items are informational only and no action will be taken by the CAB.)

**A.\* Updates/Announcements/Correspondence** – This item is limited to updates and announcements from CAB members, or review of correspondence received by the CAB. The CAB will not discuss or take action on matters raised during this item. CAB files and correspondence, which are part of the public record, are on file in the Washoe County Community Development Department 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.

### **B.\* Washoe County Update:**

- Commissioner Bonnie Weber may be present to provide an update on County issues.
- Sarah Tone, County Liaison, is available to answer your questions and concerns. Contact her at [stone@washoecounty.us](mailto:stone@washoecounty.us) or 775.328.2721. To sign up to receive email updates from the County, visit

[www.washoecounty.us/cmail](http://www.washoecounty.us/cmail). The written County updates are available online at [www.washoecounty.us/cab](http://www.washoecounty.us/cab) (follow the link to your CAB).

- C.\* Gerlach Volunteer Fire Department Update** – Fire Chief Bill Gooch, Gerlach Volunteer Fire Department may be available to report on fire safety issues and progress on acquiring new equipment.
- D.\* Washoe County Sheriff's Office Items** – Deputy Steve DeCarli and/or Deputy Cole Bunyard, Washoe County Sheriff's Office may be available to present a report on public safety issues within the CAB's area, to include recent calls for service.
- 7. 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. Regulatory Zone Amendment Case No. RZA12-001 - Gerlach General Improvement District** – Review and recommendations on the request to amend the regulatory zone on one parcel from High Density Suburban (HDS) to Public and Semi-Public Facilities (PSP) to facilitate the operation of an outpatient medical clinic on property located at 350 Short Street, approximately 350 feet south of the intersection of Short Street and Cottonwood Street. The 0.19 acre parcel is zoned high Density Suburban (HDS). Authorized in Article 821, Amendment of Regulatory Zone Within Section 15, T32N, R23E, MDM Washoe County, NV, Assessor's Parcel 071-264-03 in the High Desert Area Plan. This application is tentatively scheduled for presentation to the Planning Commissioner on March 6, 2012. Roger Pelham, MPA, Senior Planner, 775-328-3622 Email: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)
- B. Special Use Permit Case No. SW12-001 for USG LLC - San Emidio** – Review and recommendations on the request to develop Phase II of the San Emidio Geothermal power plant, which includes the addition of an 8.6 MW air cooled power plant to be placed adjacent to the existing industrial dehydration facility and Phase I power plant. Phase II will include new air cooling units and above ground water pipes connecting generators to the existing substation as Authorized in Article 302, Article 304, Industrial Use Types, Article 328 Geothermal Resources, and Article 810 Special Use Permits. The property is located on ± 40.01 acres located at 56555 State Route 47, approximately 13.9 miles southwest of Empire, approximately 9 miles southwest from MM60 and SH 447 on Rodeo Creek Road. The project area is ± 5.0 acres zoned General Rural (GR) in the High Desert Area Plan. This project is considered a Project of Regional Significance, and will require Truckee Meadows Regional Planning Commission approval subsequent to the Washoe County Planning Commission public hearing. The application is tentatively scheduled for review by the Planning Commission on March 6, 2012. Sandra Monsalve, AICP, Senior Planner, Phone: 775.328.3608 Email: [smonsalve@washoecounty.us](mailto:smonsalve@washoecounty.us)
- 8. OLD BUSINESS** – There are no Old Business items scheduled for review.
- 9.\* CHAIRMAN/MEMBER COMMENTS** (This item limited to announcements of topics/issues posed for future workshops/agendas).
- **Next Agenda Items:** (Items for the June 14, 2012 agenda must be submitted to the Chair by May 31, 2012.)
- 10.\* PUBLIC COMMENT** – Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on a future agenda as an action item. Comment under this item will be limited to three minutes per person, unless modified by the Chair during the approval of this agenda.
- 11. ADJOURNMENT**

Tina Walters, Chair – 775.690.2344 (h)

CAB Program – 775.328.3612