



Gerlach/Empire 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.

Draft meeting minutes of the Gerlach/Empire Citizens Advisory Board meeting held via teleconference on January 14, 2021

1. *CALL TO ORDER/ DETERMINATION OF QUORUM – Chair Walters called the meeting to order at 6:00 p.m.

Present: Tina Walters, Elisabeth 'Schatzi' Gambrell, Brooke Covey, Lisa Nash, Mike Nash

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

3. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF – There were no requests for public comment.

4. APPROVAL OF AGENDA FOR THE MEETING OF JANUARY 14, 2021 (for Possible Action) – Elisabeth Gambrell moved to approve the agenda of January 14, 2021. Tina Walters seconded the motion. The motion carried unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF NOVEMBER 12, 2020 (for Possible Action) – CAB members stated they never received the prior minutes for review. This item was forwarded to the new agenda.

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 WSUP20-0025 (Ormat Temporary Aggregate Pit) – For possible action, hearing, and discussion to approve a 9-acre restricted market temporary aggregate facility to serve as an aggregate facility for WSUP20-0013.

- **Property Owner \ Applicant:** Kosmos Company \ ORNI 36, LLC
- **Location:** Approximately 6.4 miles southwest of the intersection of Highway 447 and Rodeo Creek Rd.
- **Assessor's Parcel Number:** 071-070-09
- **Staff:** Dan Cahalane, Planner, (775) 328-3628; dcahalane@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for the Board of Adjustment on February 4, 2021

Dan Cahalane, Washoe County Planner, was available to answer questions.

Eric Hasty, Wood Rodgers, applicant representative, was available and provided a PowerPoint slide show.

Elisabeth Gambrell asked how far off the road is this proposed site. Mr. Hasty showed it on the map. It's located at the intersection of the two access roads.

Lisa Nash asked if this is part of the increase in the amendment that is being proposed next. Mr. Cahalane stated they weren't related to this request. He said that project is far west of here. Ms. Gambrell asked if this is part of the existing Ormat facility. Mr. Hasty stated it has to do with the Ormat facility that was most recently approved but hasn't gone into construction yet.

Scott Nichols, regulatory affairs manager with Ormat, spoke about the disturbance. He said it's an existing well pad that was constructed in anticipation of drilling in 2009. It was permitted with the state as a well site and never developed as a well site. It provides an appropriate end-use and eliminates us having to make further disturbance of other areas. Ms. Gambrell asked if this is associated with 20-0013 project. Mr. Cahalane confirmed it is. She said she likes that this project is already bonded to do reclamation and that it's following the High Desert Area Plan and BLM, and it's taking care of an

existing area that needs to be reclaimed. She said she is good with it.

Ms. Gambrell said we received this information Monday, which gave us very little time to review it. She said we only had four days to review it. She said she finds it irreprehensible.

Mr. Nichols stated he understands. He said he worked in Idaho aggregate pits in the past and will ensure that delay with information doesn't happen again.

Lisa Nash said she likes using the existing pads, and it requires a reclamation. It seems like a good idea.

MOTION: Elisabeth Gambrell moved to recommend approval of Special Use Permit Case Number WSUP20-0025 (Ormat Temporary Aggregate Pit). Mike Nash seconded the motion. The motion carried unanimously.

7. *WASHOE COUNTY COMMISSIONER UPDATE- Washoe County Commissioner Jeanne Herman may be available to provide updated information on discussions and actions by the Board of County Commissioners (BCC). Following her presentation Commissioner Herman may be available to address questions and concerns from the CAB and the audience. Commissioner Herman at reached at (775) 501-0002 or via email at jherman@washoecounty.us

Commissioner Herman complimented the CAB for being an efficient board. She said we are still closed down and aren't getting a lot done. She said she receives complaints that people can't get their permits. She invited anyone to call her if they have any issues. Nobody is at the office; they are working from home. She encouraged anyone to contact the office to get it done.

Ms. Gambrell asked about headway with more information regarding payment in lieu of tax money. Commissioner Herman said she couldn't get any answers. She said she will sit down with County Managers to cover topics, including this topic. Ms. Gambrell asked about the Fire Department update and hiring personnel. Lisa Nash thanked Commissioner Herman. She said it's been stressful with limited staff and volunteers. She gave kudos at TMFPD for hiring. She said we have extended an offer and accepted. It's important to have an adequate budget as well. She said she is speaking as a volunteer. She said she dreads the day we lose someone due to the fact we are understaffed. Commissioner Herman said she is working on getting the County Manager up there. She asked the CAB members to create a formal invitation for the County Manager to come up and speak with community members. She said he is good about going out to the rural area. A nice formal invitation would get him out there. Give him a couple of dates for him to schedule. Tina Walter said we have a CAB meeting in February. Commissioner Herman said we were hoping for sooner.

Brooke Covey asked about Gerlach getting the Covid vaccine program. Commissioner Herman said she had asked the Chief, but he said everyone who was willing to get vaccinated had received it. Elisabeth Gambrell said that was for the flu. She asked about Covid. Commissioner Herman encouraged her to send a letter with population statistics of ages of people over 65 who need the vaccination. Commissioner Herman said she would work with Eric.

Elisabeth Gambrell gave kudos to Truckee Meadows Fire for hiring.

Commissioner Herman said she has asked for a report on tax money. Elisabeth Gambrell asked if that is a public document. Elisabeth Gambrell said she can draw up those numbers. Commissioner Herman said it is in the general fund, and it's easy to forget you guys since you are far away. Elisabeth Gambrell said for 3.7 million dollars, they need to remember us. Commissioner Herman said she has requested a report of how much should be going to Gerlach. She said it's important to get Eric up there. Commissioner Herman said it's a good idea to host it up there. Elisabeth Gambrell said we have enough space to socially distance. Lisa Nash spoke about sensitive populations. Elisabeth Gambrell said masks are required for those who don't live in this bubble. Commissioner Herman said the county manager is very efficient.

8. *CHAIRMAN/BOARD MEMBER ITEMS- This item is limited to announcements by CAB members. (This item is for information only and no action will be taken by the CAB).

Elisabeth Gambrell said she would like to see a Fish Springs Expansion item for next agenda. She said we have no minutes from the February meeting, which was the original Fish Springs meeting. We had a concerned citizen who had a lot of input. She said we don't have anything to review. She said she would like those in writing. Chris

Bronczyk said he wrote an email to Chad and Jennifer Purgitt about those minutes.

Dan Cahalane said he has a letter from the concerned citizen.

Dan Cahalane asked for feedback for the amendment of conditions for Fish Springs Solar, WAC2-0004. Lisa Nash asked a clarifying question. She asked if this amendment is for increase water storage as well as doubling the cuts & fills, but the footprint is staying the same. Dan Cahalane confirmed. He shared his screen with the concerned citizen's letter. Elisabeth Gambrell read the letter out loud.

Elisabeth asked the date of this letter. Lisa said 2-14-2020 is the date of the letter. Dan said there was no additional public comment for WAC20-0014. Brook Covey said Washoe County used to maintain Fish Springs Road in Gerlach. The problem is they no longer maintain it due to a lack of employees.

Lisa Nash asked if it rains will run-off increase temporarily due to the increased cut & fills. Dan Cahalane said they are responsible for providing drainage reports and maintain run-off on the parcel within 5-years. It will be mitigated by original conditions of approval and updated with directing flows during the grading stage.

Elisabeth Gambrell said this would go to Washoe County Planning Commission soon, so we don't have a lot of time. Dan Cahalane spoke about the original conditions of approval from all reviewing agencies. He said it covers what the CAB asked about.

Lisa Nash asked about the variance with the landscaping standards and parking standards. She asked if the minimal landscaping standards are impacting the neighbor. Dan Cahalane said there is no adjacent residential land uses to this site. The affected parcel owner, Robert, the concerned citizen who submitted the letter, was a parcel away. Dan spoke about the landscaping requirements. He said the variance was granted with the original request.

9. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –

Scott said he will be in Gerlach more often and will meet with Gerlach citizens to discuss the projects. He said we haven't had a regular or strong presence in Gerlach. If you have any questions, she invited anyone to call him: 458-224-4294. As we go forward with exploration work or other projects, he said we have an ongoing discussion and working relationship with the people in Gerlach.

Lisa Nash thanked Dan and everyone from the County. She thanked Dan for answering questions. She said she appreciates the support for the CAB, and it's a nice change.

ADJOURNMENT – The meeting adjourned at 6:48 p.m.