



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 September 4, 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, Sam Metz, Bruce Parks, Donald Christensen, Stan Smith.
MEMBERS ABSENT: Matt Lee (excused)

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

3. *PUBLIC COMMENT –

Carmelita Holtom spoke about her concern for speeding on her street (Aaron and Pyramid). She said there has been some collisions in the last 5 years. First responders from the Jasper fire had to slowdown at Aaron. She has difficulty getting out of her driveway. She said rock crawling traffic goes down her street.

Shannon Green, Dolores Resident, said she lives near a school bus stop. She said her son rides the bus for a special program. People use Dolores as a freeway. She spoke about speeders speeding around the bus. She is concerned about her kids out playing with speeding cars. She said she has been yelled at for trying to park a trailer in her drive way. There have been altercations from drivers. Please put stop sign at Robert Banks and Dolores.

Ken Theiss advised them to call 311 to report these complaints. Stan said the sun sets down Aaron and it's hard to see.

Lainee Weiner spoke about speeders which has become a serious issue. She said she has requested a speed sign trailer. She said they speed at all hours 50-60 mph. She spoke to Mr. Fitch at the County. She has a petition to install speed humps. She said there needs to be signage.

Jana MacMillian, Spanish Springs Library, provided Spanish Springs Event Calendar.

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

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

Stan Smith moved to approve the agenda for the meeting of **SEPTEMBER 4, 2019**. Bruce Parks seconded the motion to approve the agenda of **SEPTEMBER 4, 2019**. Motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF AUGUST 7, 2019: Stan Smith moved to approve the minutes of **AUGUST 7, 2019**. Sam Metz seconded the motion to approve the minutes of **AUGUST 7, 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 WSUP19-0015 (Broken Hills Grading) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory

Board comments to Washoe County staff on a request for major grading of an area of approximately 2.5 acres with $\pm 9,000$ cubic yards of fill to construct an access road to a proposed 325,000 gallon water tank. (for Possible Action)

- Applicant\Property Owner: Barker-Coleman Investments
- Location: Off Kinglet Drive in the common area of the Broken Hills subdivision
- Assessor's Parcel Number: 089-621-01
- Staff: Julee Olander, Planner, (775) 328-3627; jolander@washoecounty.us

Carl, Broken Hills representative, provided a powerpoint presentation. He noted this is grading for access road only, and not for tank nor grading for tank. He showed on the map of the site where they will be grading for access road off of Kinglet Drive. He reviewed the cuts and fill map. He said there shouldn't be any import or export of fill. He noted it will be gated at the cul-de-sac. No drainage will be added.

Public comment:

Scott Nebesky, Indian Colony representatived, showed on the map the location of the colony property. He said they are a federally recognized tribe. He said they provided comment during the application process. He asked if the tank would be visible and if there will be screening. Carl reviewed the original site location of the tank. He said the original site was 40 feet too high. Carl showed on a map the hill elevation of 70, and the tank is at 50. He said is won't be visible by the Colony. Carl said they could see a little peek of the tank from Eagle Canyon. Scott asked for abandonment of the roadway. Carl said they can do that. Scott spoke about off-road vehicle use and concern for erosion. Scott said they try to enforce the no OHV use. Carl said they can discuss it off-line. Scott spoke about maintenance of current access road to another tank, and Carl said they can discuss that.

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

Donald Christensen asked about the surface of the access road. Carl said asphalt.

MOTION: Stan Smith moved to recommend approval and to forward community and Citizen Advisory Board comments to Washoe County staff on a request for major grading of an area of approximately 2.5 acres with $\pm 9,000$ cubic yards of fill to construct an access road to a proposed 325,000 gallon water tank. The motion was seconded by Bruce Parks. The motion passed unanimously.

6.B. Special Use Permit Case Number WSUP19-0016 (Boneyard Flat Grading) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request to allow the excavation of approximately 500,000 cubic yards of earthen material from the Boneyard Flat area to be used as fill material throughout the Eagle Canyon residential area and the Spanish Springs Business Part industrial area. The project is also intended to increase the holding capacity of the Boneyard Flat flood pool. (for Possible Action)

- Applicant\Property Owner: Spanish Springs Associates, LP
- Location: North of the terminus of the Sha-Neva haul road and south and west of the Pebble Creek Subdivision
- Assessor's Parcel Number: 538-020-01 and 538-010-12
- Staff: Roger Pelham, Senior Planner, (775) 328-3622; rpelham@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on October 3, 2019

Jesse Haw, project representative, gave an overview of the proposal. He said it's a closed basin. He spoke about water flow and 24 hour events of precipitation. He said they plan for worst case rainfall scenario. The County has changed that from 24 hour to 10 day event. He spoke about anticipation of

water flow. He said his family has owned Boneyard flat for over 100 years. He said they need to create a retention basin and move the dirt material which can be used for construction. He spoke about 3:1 slope. He said boneyard flat will be deeper to hold more water.

Sam asked if excavation has happened in that site. Jesse said little excavation has happened, but more sediment has settled in there over time. He said there will be a plan to remove the material.

Stan asked about alternative of drainage such as pumping it out. Jesse said they are looking at all alternatives, but have to consider where it will go and impacts to other jurisdictions. Jesse said we never had a problem out there, and we are creating more capacity by 5-8 times the current capacity. Jesse said the County wants to be proactive to create capacity.

Public comment:

Dan Herman said Jesse and Hawco are good neighbors. This is being forced by the County. He said he is in favor of this. He said he is concerned about is stated in the application about grading up to Pebble Creek for 3:1 slopes. Jesse said it doesn't go up all that way. Jesse said he doesn't know what it will look like and doesn't have an answer yet. Dan said he is concerned with the hill cut, and Campo Rico will be impacted. Dan said don't cut the whole side of the mountain.

With no further public comment, Ken Theiss closed the public comment period.

Stan Smith requested more information on the hill cut. Jesse showed on a map of where the cut and materials will be removed. It will be reseeded per Washoe County code.

Roger Pelham said initial application showed the areas, but the County engineers requested more details. Roger said there are additional grading details online. He said there won't be grading on the upper parts.

Ken Theiss said this will benefit the valley. He said he understands the concerns. He said the water can recharge the aquifer. This grading will help keep the water here.

MOTION: Stan Smith moved to recommend approval and to forward community and Citizen Advisory Board comments to Washoe County staff on a request to allow the excavation of approximately 500,000 cubic yards of earthen material from the Boneyard Flat area to be used as fill material throughout the Eagle Canyon residential area and the Spanish Springs Business Part industrial area. The project is also intended to increase the holding capacity of the Boneyard Flat flood pool. Donald Christensen seconded the motion. The motion carried unanimously.

7. Washoe County Commissioner Update – Commissioner Hartung was not present.

8. *CHAIRMAN/BOARD MEMBER ITEMS-

Ken Theiss requested a Washoe County Roads Department and Washoe County School District representative to address the traffic issues on Dolores.

9. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF – No requests for public comment.

ADJOURNMENT – Meeting adjourned at 6:42 p.m.

Number of CAB members present: 5

Number of Public Present: 18

Presence of Elected Officials: 0

Number of staff present: 2