



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 May 6, 2020 6:00 p.m. via ZOOM teleconference..

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

MEMBERS PRESENT: Donald Christensen, Stan Smith, Sam Metz, Matt Lee, Bruce Parks (alternate filling in for Ken Theiss)

MEMBERS ABSENT: Ken Theiss (excused) and Sean Gephardt (excused)

STAFF PRESENT: Alice McQuone and Dan Cahalane

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

3. *PUBLIC COMMENT –

There were no requests for public comment, Donald Christensen closed the public comment period.

4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF MAY 6, 2020:

Stan Smith moved to approve the agenda for the meeting of **MAY 6, 2020**. Matt Lee seconded the motion to approve the agenda of **MAY 6, 2020**. Motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF MARCH 5, 2020. Stan Smith moved to approve the minutes of **MARCH 5, 2020**. Matt Lee seconded the motion to approve the minutes of **MARCH 5, 2020**. Motion passed unanimously.

6.A Special Use Permit Case Number WSUP20-0007 (Great Basin Water Expansion) – For possible action, hearing, and discussion to approve the expansion of an existing water pump station to by more than 50% through the addition of a pump house and an emergency backup generator on 2,274sf portion of a 29.64 acres of a common open area parcel.

https://www.washoecounty.us/csd/planning_and_development/applications/files-planning-development/comm_dist_four/2020/Files/wsup20-0007w - Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request expansion of an existing water pump station to by more than 50% through the addition of a pump house and an emergency backup generator on 2,274sf portion of a 29.64 acres of a common open area parcel **(for Possible Action)**

- **Applicant\Property Owner:** Great Basin Water Company\Bridle Path Homeowners Association
- **Location:** Approx. 450 ft. West of the intersection of Sunset Springs Lane and Omni Drive
- **Assessor's Parcel Number:** 534-010-02
- **Staff:** Dan Cahalane, Planner, (775) 328-3628; dcahalane@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for the Board of Adjustment on June 4, 2020

Mike Railey, representative from Christy Corporation, provided a presentation. There is an existing pump station along Sunset Springs Drive and it's an expansion of that facility. The proposed addition is a 150Kw diesel generator, providing backup for the existing booster station during emergencies and power outages. It does not operate daily. A new 384 sq.ft. booster pump is proposed for future expansion\needs. The entire area will be screen with a slated chain link fence and landscaping will be added around the perimeter. The total area that it encompasses will be a little over 2,274 sq. ft. It will

be accessed from Sunset Springs Drive and will not impact exiting equestrian trails or access to common areas. The Bridal Path HOA owns the property and has approved the project. After speaking with Washoe County Planner Dan Cahalane, Mike Railey said that they will add several trees on the east side of the project. It will be masonry building with a small roof.

Commissioner Vaughn Hartung provided a brief history of the Great Basin Water Company. It is the old Sky Ranch Water Co. that has been in Spanish Springs as a stand-alone water company for many years. Washoe County merged with TMWA. When they took over all the resources, Great Basin acquired the old Sky Ranch Water Co. and so they have a very limited customer base, Bridal Path and all of Sky Ranch and a few other smaller areas. They've had issues with their infrastructure, so this project is an upgrade and will bring it up to date.

Donald Christiansen said that in his review of the application, there was a letter from the County Health District dated October 22, 2019 and it references their approval for the generator to be located at 1005 Terminal Way in Washoe County. He said that if they approve the project, he would like the address amended to reflect the correct address. Mike Railey said that it was a typo from the Health District.

Sam Metz asked if this will replace the existing enclosure that is there now. Mike Railey answered that ultimately yes, but not right away. The first phase will be the generator but when the new building is constructed in the next 2-3 years, everything will be moved into it.

Stan Smith said that it appears that the ability to pump was going up by 50% and wanted to know if that was correct. Mike Railey answered this will allow to increase up to 50%. Stan asked if there was a need for it and Mike said there is not a need but it would allow up to 50% more and there is no proposal to increase the service area.

Commissioner Hartung added that they have a certain amount of water that they can pump, it is all acquisitioned through the state engineer and they have water rights that they are not allowed to exceed. There are connections at the south end with TMWA where Great Basin could make up some of their needs by purchasing wholesale from TMWA. Mike Railey added that this is just a booster pump to maintain flow and pressure.

MOTION: Stan Smith moved to recommend approval of Special Use Permit Case Number WSUP20-0007 (Great Basin Water Expansion). Matt Lee seconded the motion. The motion passed unanimously.

7. *WASHOE COUNTY COMMISSIONER UPDATE- Commissioner Hartung was present. Commissioner Hartung spoke about the current Covid-19 lockdown and the main thrust now is to get things opened up and people back to work. Agencies are working together and will present a regional plan to the Governor and hope to have non-essential businesses opened this weekend.

8. *CHAIRMAN/BOARD MEMBER ITEMS- None.

9. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –

There were no requests for public comment, Don Christensen closed the public comment period.

ADJOURNMENT – Meeting adjourned at 6:18 p.m.

Number of CAB members present: 5

Number of Public Present: 0

Presence of Elected Officials:1

Number of staff present: 2