



# 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 March 4, 2020 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 p.m.

**MEMBERS PRESENT:** Sam Metz, Ken Theiss, Matt Lee, Sean Gephardt (Alternate filling in for Stan

**MEMBERS ABSENT:** Bruce Parks (alternate), Stan Smith (excused), Donald Christensen (not excused)

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

**3. \*PUBLIC COMMENT** –

**Sean Gephardt**

There were no requests for public comment, Ken Theiss closed the public comment period.

**4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF MARCH 4, 2020:**

Matt Lee moved to approve the agenda for the meeting of **MARCH 4, 2020**. Sam Metz seconded the motion to approve the agenda of **MARCH 4, 2020**. Motion passed unanimously.

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

**6.A. Special Use Permit Case Number WSUP20-0002 (Boneyard Flat Grading Phase 2) –**

Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a special use permit to allow the excavation of approximately 1,000,000 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 Hail road and south and west of the Pebble Creek subdivision
- Assessor's Parcel Number: 538-020-01 & 538-010-12
- Staff: Roger Pelham, Senior Planner, (775) 328-3622; [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on April 2, 2020

Roger Pelham, Senior Planner, said he welcomes a recommendation. He said this is for second phase of another 1 million cubic yards excavated from the Boneyard flats. He said he was available for policy, code, and process question.

Derek Kirkland, representative from Wood Rogers, spoke about phase 1. He said this request is to dig area deeper in the same area. He this project will increases capacity of the flood storage and the

excavated fill can be used for proposed development. There will be no changes to the surrounding area with re-vegetation.

Sam Metz asked for the current depth. Steve Strickland, project engineer, said the next phase will dig 10 feet below where it is today. Sam Metz asked about drainage in regard to an inlet and outlet of nuisance water. He asked if it would breed mosquitos. Mr. Strickland said there is standing water there currently, and function will stay the same as a retention basin.

Sean Gephardt said he surveyed the site. He was concerned about noxious weed with contamination of the fill. He spoke with homeowners. He said there were concerns with the water being too high. He said the neighbors were ok with shaving it down to lower the water level.

There were no requests for public comment.

Sam Metz asked Roger Pelham regarding retention basin design requirements. If it's a closed detention center, what controls over mosquitos. Mr. Pelham said he can't speak to what the Health Department techniques are for combating mosquitos. Mr. Pelham said they will review and provided appropriate conditions. It will meet the appropriate code.

**MOTION: Matt Lee moved to recommend approval of Special Use Permit Case Number WSUP20-0002. Sean Gephardt seconded the motion. The motion moved 3 to 1 with Sam Metz opposed due to questions not answered.**

**6.B. Abandonment Case Number WAB19-0001 (Ingenuity Industrial Center)** - Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request to abandon a portion of Ingenuity Avenue prior to the dedication of a subsequent roundabout further down Ingenuity Avenue. (for Possible Action)

- Applicant\Property Owner: Avenue 55\Ingenuity Industrial Center
- Location: Approx. .5 miles west of the intersection of Pyramid Way and Ingenuity Ave.
- Assessor's Parcel Number: 538-010-11
- Staff: Dan Cahalane, Planner, (775) 328-3628; [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)
- Reviewing Body: Tentatively scheduled for the Planning Commission on April 7, 2020

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

Mr. Theiss asked about the roundabout. Mr. Cahalane explained the request to abandon a portion of Ingenuity Avenue, and then dedicate the roundabout further down Ingenuity.

Sam Metz said he doesn't see anything wrong with this.

There were no requests for public comment. Ken Theiss closed the public comment period.

**MOTION: Sam Metz recommend to approval of Abandonment Case Number WAB19-0001. Sean Gephardt seconded the motion. The motion carried unanimously.**

**7. \*WASHOE COUNTY COMMISSIONER UPDATE-** Commissioner Hartung was not present. He can be reached at (775) 328-2007 or via email at [vhartung@washoecounty.us](mailto:vhartung@washoecounty.us)

**8. \*CHAIRMAN/BOARD MEMBER ITEMS-** None.

**9. \*GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –**

Sandra L. stated she is running for a State Assembly District seat. She introduced herself and invited everyone to speak with her afterwards.

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

**ADJOURNMENT** – Meeting adjourned at 7:30 p.m.

Number of CAB members present: 4

Number of Public Present: 15

Presence of Elected Officials: 0

Number of staff present: 2