



Gerlach/Empire Citizen Advisory Board

Minutes of the regular meeting of the Gerlach/Empire Citizen Advisory Board held on March 14, 2024, at 6:00 P.M. at Gerlach Community Center, 410 Cottonwood, Gerlach, NV 89412

- 1. CALL TO ORDER/ DETERMINATION OF QUORUM** Russell Bierle, Brandy Wilbur, Kristy Evans, Tina Walters (Chair) were present. Elisabeth (Schatzi) Gambrell was absent.

A quorum was established and the meeting was called to order at 6:00 p.m.

- 2. PLEDGE OF ALLEGIANCE**

The pledge of allegiance was recited.

- 3. GENERAL PUBLIC COMMENT** – Comment heard under this item will be limited to three (3) minutes per person and may pertain to matters both on and off the agenda. The Citizen Advisory Board will also hear public comment during individual action items, with comment limited to three minutes per person. Comments are to be made to the Board as a whole. (non-action item)

Community member Gary Schmidt commented that he owned a large area of land in the Gerlach area, that he intended to develop and call Gerlach Freedom Park. He presented a handbook for inclusion in the record that outlined the plan for high-end residential with a variety of recreational activities that would be included in the park. He then presented an alternative project, should the Gerlach General Improvement District (GGID) place a high-density suburban development, that is largely industrial, but the recreational activities would remain the same. Introduced Chris Swanson who was filming the meeting for the purpose of creating a documentary.

CAB member Russell Bierle asked to clarify if Mr. Schmidt were threatening to retaliate against the GGID if they did not do as he desired. Mr. Schmidt said that this was not retaliation but was good business sense and outlined his years of development experience. Mr. Schmidt reiterated that depending on the type of development that would go into the area, he would determine which of his two plan options he would move forward with.

- 4. APPROVAL OF THE MINUTES FOR THE MEETINGS OF FEBRUARY 15, 2024** for possible action)

CAB Vice Chair Kristy Evans moved to approve the minutes. CAB member Brandy Wilbur seconded the motion. The meeting minutes were approved unanimously.

- 5. PUBLIC SAFETY UPDATES** – A Washoe County Sheriff's Deputy and/or members from the Pyramid Lake Paiute Tribe Fire Department may be available to provide a general community update on public safety (non-action item)

Washoe County Sheriff's Office Deputy Burns introduced himself and explained that this would be his last CAB meeting as he was training the new incoming Deputy, Deputy Michael Stapledon, who has previous law enforcement experience and Deputy Burns believes will be a good fit for the community. He did not have a safety update to provide.

CAB Vice Chair Kristy Evans expressed gratitude for Deputy Burns' service over the years.

Pyramid Lake Paiute Tribe Fire Department

Pyramid Lake Paiute Tribe Fire Department Chief Don Pelt provided an update that there were only 7 calls made in the Gerlach area over the past month. Chief Pelt said that the burning at the transfer station was in the process, and was still smoldering. They plan to keep burning on a quarterly or biannual basis.

6. WASHOE COUNTY MANAGER UPDATE – Washoe County Manager, Eric Brown, will provide an update regarding happenings in Washoe County. [non-action Item]

Washoe County Manager Eric Brown shared that it was customary to provide a year in review and a look-ahead in the first quarter of the year, and that he would then request their input on CABs.

Manager Brown went over the regionalization of EMS dispatch, which would not displace the Pyramid Lake Paiute Tribe, as it the platform is focused on encompassing Reno, Sparks and REMSA, with future opportunities for other entities such as Paiute Tribe Fire to be able to use it. Looking to implement the integrated dispatch within 24 months, however the integration is ahead of schedule and under budget. He then discussed the independent consultant review of the Registrar of Voter's office and its operations. The consultant confirmed that the County's Registrar's office was understaffed, and this has been addressed and the office is now fully staffed. A standard operating procedures handbook is in development. County Manager Eric Brown explained that mail-in ballots go to all registered voters. The June primary will be first in which people vote in a top-down voting system, which is different than what is currently used. A mock election is taking place in the near future which will tell us if the County is prepared to use the new system or the old system. He explained the glitch in the Secretary of State's reporting of who had voted or not and used this as an example of why everyone in the state should use the same system. He said that Carrie-Ann Burgess is the interim Registrar of Voters.

Manager Brown then went in to the Climate Resilience Initiative, explaining that the employees of Washoe County believe that the County should take the lead role in being stewards of the natural resources. The County has resources that allow it to work across jurisdictions and with nonprofits. Brian Beffort has been hired as the Sustainability Manager for Washoe County and is evaluating vehicles, heating/cooling of buildings, to ensure resilience.

The Master Plan update was approved by the Board in January of 2024 and is a good look-ahead for what is coming over the next 20 years, however recognized that the Gerlach/Empire area is different than the rest of Washoe County.

Discussed the enhancement to Senior Centers, increased childcare capacity for foster and county employee families, went over the Perimeter emergency evacuation tool that brings in-the-moment, dynamic information to the community, and completed the Gerlach broadband initiative. The Manager expressed disappointment that broadband was not currently connected to the homes. Shared that DTS Fiber will also work in Palomino Valley area next. Was pleased that despite a wet winter, there were no major flooding incidents in Lemmon Valley.

Manager Brown shared information about the Washoe County Leadership Academy with its goal to share how local government works and the goal that graduates will apply for boards and commissions.

Manager Brown then outlined that there are 24 departments and new leaders who have been hired. He then went on to share the strong financial management of the county, that the County had won awards for its reporting and budget processing, and it is in better-than-anticipated financial shape, but still being cautious with budgeting due to a possible decrease in C-Tax growth. He went over the ARPA funding received and how those funds were used for infrastructure, and the appropriations that were made to the County based on the work of our federal delegates. Gabrielle Enfield, the Reinvestment Manager of Washoe County, has been successful in receiving grants that allow the county to continue to reinvest in the community.

Homelessness and positive outcomes were outlined, to include supportive housing funds, and success of permanently housed individuals coming out of homelessness. A regional dashboard showing sheltered and unsheltered individuals over time. Manager Brown outlined the counts as being unreliable, but we are learning new techniques to improve better counting capabilities in the future. Discussed that national media are using the County and our collaboration with city partner as positive models for other communities.

Manager Brown then went on to discuss 2024, to include the acquisition of West Hills Mental Health Hospital which will allow for mental health services for children and psychiatric physician residents in training. Washoe County will take a lead role in the region for Behavioral Health Services. Discussed goals for a new courthouse solution and enhanced Washoe County Sheriff's Office infirmary.

CAB member Russell Bierle asked if the Envision Washoe 2040 Master Plan had been adopted and Manager Brown confirmed this was true and outlined that Lake Tahoe which has its own planning agency and process. Mr. Bierle also wanted to confirm that the Presidential Preference Primary false reporting issues at the Secretary of State and statewide were not a product of the County, but of the State. Manager Brown confirmed that this was the case, but that the 17 counties are working together to try and improve the system.

CAB Vice Chair Kristy Evans complimented Sustainability Manager Brian Beffort and the grant opportunities he has been bringing to the area. Ms. Evans has said that there are unique challenges to the housing crisis in the area and so that housing is a priority for the Gerlach area, that businesses cannot hire people due to a lack of housing. Manager Brown acknowledged that Gerlach and Incline Village have unique challenges aside from the urban area of the County. Ms. Evans said it would be good for the Commissioner to hear the challenges of the community and Manager Brown said that he would work with the Commissioner to ensure that this would occur.

Manager Brown then went over the attendance numbers of the CABs over the past year, highlighting that successful attendance is tied to topic-based meetings. Manager Brown outlined that a lot of promotion has been done, with still a lack of regular attendance. Outlined the frustration by CAB members having a lack of action items and the desire to have development item brought in front of the CAB again. Shared the idea of a potential concierge position dedicated to ensuring that the CABs know about development activity and that communication between the CAB and the Commissioner takes place. He then shared the results of a community survey that had been created and asked how subscribers wanted to hear from the County and provide feedback to the county. The results showed that coming to in-person meetings are not

ideal for most respondents and that they are not deemed as being useful, and prefer social media, website, and traditional media.

CAB Vice Chair Kristy Evans said she loves in person meetings and the CABs in general, particularly for the Gerlach community because they are opportunities to communicate with each other on important topics. Finds value in the presentations they have received, such as the Roads department and DTS Fiber. She shares the information she receives at CABs with her neighbors.

CAB member Russell Bierle said that he wished to have development brought back to the CAB and that notifications are only sent to a handful of people. Manager Brown said he would propose signing up all CAB members to receive notifications about the HUB.

Community member Gary Schmidt said he is in support of the CAB despite there not being a lot of people in attendance but agrees that word spreads. Also said the opportunity of coming and providing information in a forum setting. He said that he would file an open meeting law violation due to receiving negative feedback to his prior public comment from a CAB member, however reiterated his support of the CAB program.

- 7. BURNING MAN STANDING AGENDA ITEM IN OCTOBER** – Proposal to extend a formal invitation from the CAB to Burning Man leadership to the CAB meeting every October to receive feedback from the community. [for possible action]

CAB Vice Chair Kristy Evans said that she had proposed the item. Said that the County is the permitting cooperating agency that represents Gerlach to the BLM. And would like a member of the County, with that authority, be in the meeting where Gerlach residents provide feedback to the County and Burning Man.

A motion was made by CAB member Russell Bierle that each October there is a standing agenda item where members of Washoe County and Burning Man are invited to the CAB meeting to hear feedback from residents in the area after the event ends. Ms. Evans seconded the motion. The item was approved unanimously.

Community member Pete Dronkers representing Burning Man said that the organization would like to be a part of this meeting and would request the questions ahead of time or the topics that would be covered would be helpful in bringing data to that meeting. CAB Chair Tina Walters said that this request could be accommodated.

- 8. NEIGHBORHOOD MEETING HUB STANDING AGENDA ITEM** – Candee Ramos, Washoe County Community Outreach Coordinator, to share the latest community information on the Neighborhood Meeting HUB featuring development community meetings. (non-action item)

Ms. Ramos shared her screen to show the Neighborhood Meeting HUB. Outlined that there are no upcoming events near Gerlach. Demonstrated how to use the map and the list of upcoming events in alphabetical order. She then outlined how citizens could sign up to receive email notifications on items of interest to them, including the Neighborhood Meetings.

- 9. COMMISSIONER AND BOARD MEMBER ITEMS** — This item is limited to announcements and/or requests for future agenda items by CAB members and potential general announcements from the county commissioner and county manager. (non-action item)

CAB Vice Chair member Kristy Evans thanked County Manager Eric Brown for joining in the meeting.

CAB member Russell Bierle echoed Ms. Evans' sentiment about thanking Manager Brown, and also acknowledged Dave Cooper being in the room.

CAB Chair Tina Walters requested an update on DTS Fiber. Washoe County staff member Candee Ramos said that she would like to provide an update during general public comment.

- 10. GENERAL PUBLIC COMMENT** – Comment heard under this item will be limited to three (3) minutes per person and may pertain to matters both on and off the agenda. The public is encouraged to submit a "Request to Speak" form to the Board chairman. Comments are to be addressed to the Board as a whole. (non-action item)

Washoe County staff member Candee Ramos provided a public comment that DTS Fiber would be holding an update meeting on Wednesday, March 20 at 5:30 p.m. at the Gerlach Community Center and via Zoom and encouraged community members to join. CAB Vice Chair Kristy Evans asked how this information would be distributed. Ms. Ramos said that this would be sent out via Nextdoor and email. Ms. Evans requested that the flyer be sent to the CAB members so that they may spread the word.

Community member Gary Schmidt spoke on the possible Freedom Park development and regarding the permits that are within his 10-year plan and the many activities that would be included in this plan. Thanked the County Manager for his attendance and wanted the Manager and possibly the County Commissioner to note the lack of decorum that he opined had been shown during the meeting by the CAB. Also expressed that he was aware that changes cannot be made to the Master Plan after its first reading, and if there were any changes to the plan, he referred to expectation-based investment, where if the Master Plan changes anybody's rights or privileges, that the County would need to engage in expensive litigation. He offered an extra copy of his plan to anyone in the room who was interested in seeing it.

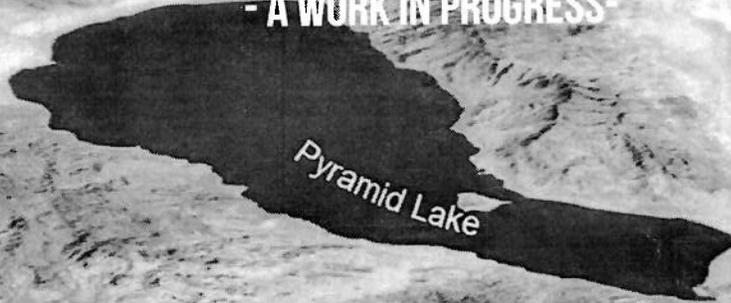
ADJOURNMENT

The meeting was adjourned at 7:30 p.m.



GERLACH FREEDOM PARK VISION HANDBOOK

- A WORK IN PROGRESS -



Pyramid Lake

395

80

Reno

Sparks

580

GERLACHFREEDOMPARK@GMAIL.COM

GARY SCHMIDT - 775-622-4670

KRIS SWANSON - 775-771-8830

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GERLACH/EMPIRE OVERVIEW

FREEDOM PARK

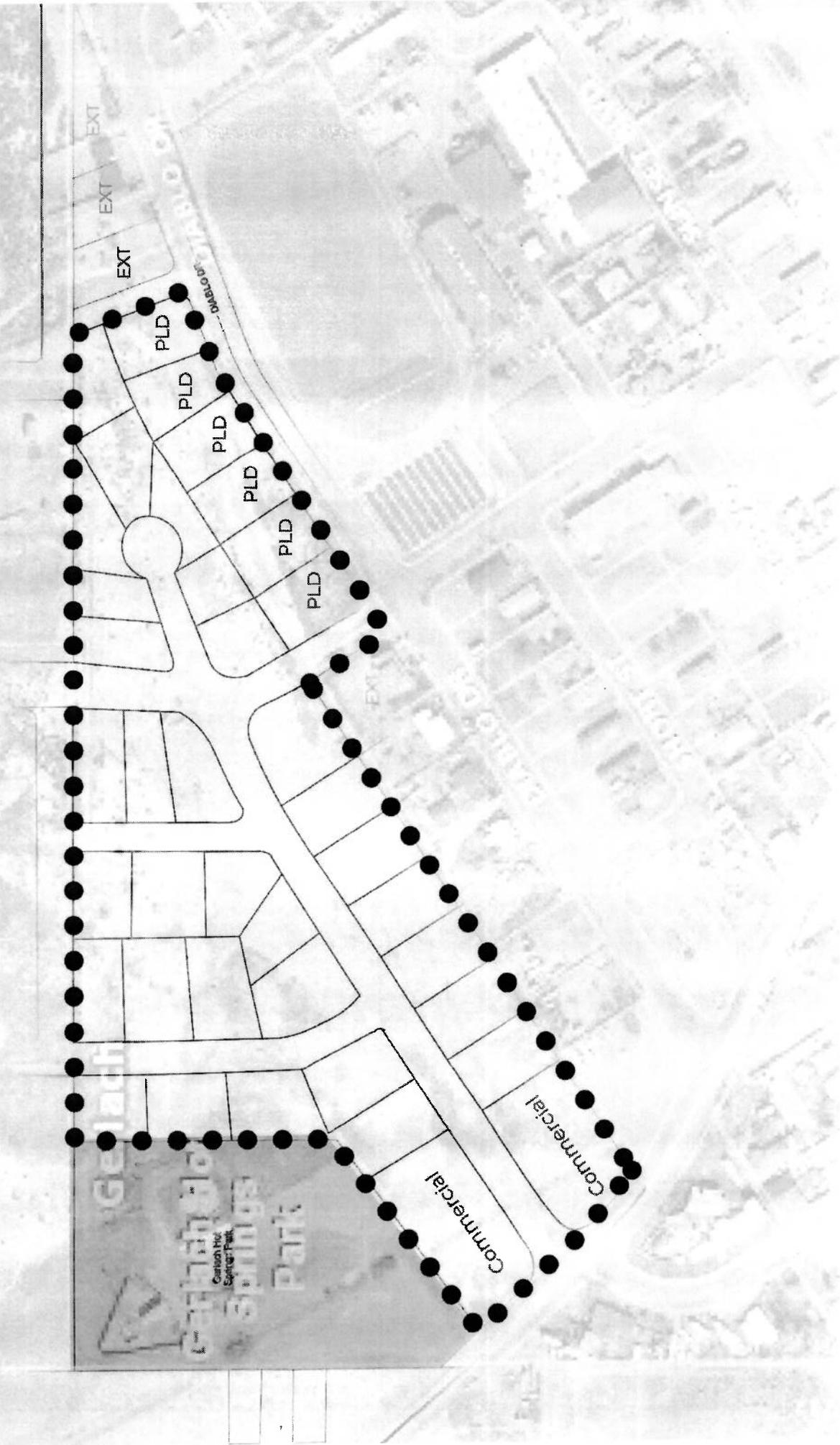


GERLACH



EMPIRE

Suggested Plan For GGID 18 Acres Using Existing MDS Zoning

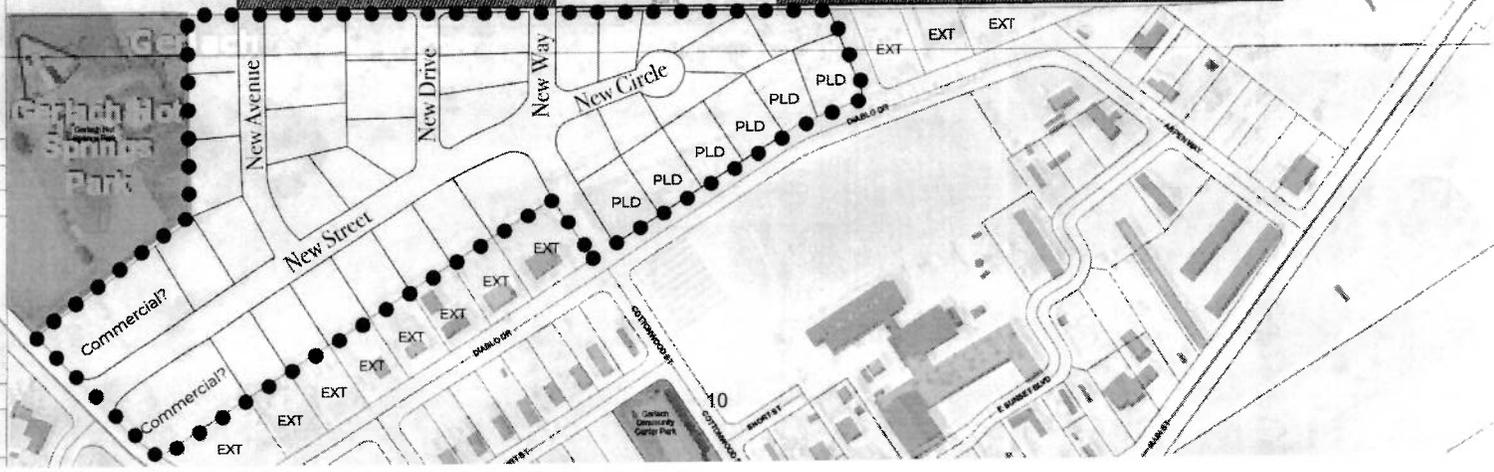
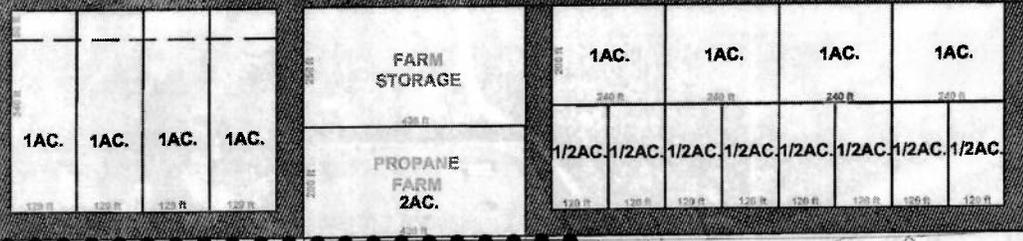
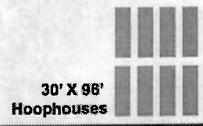


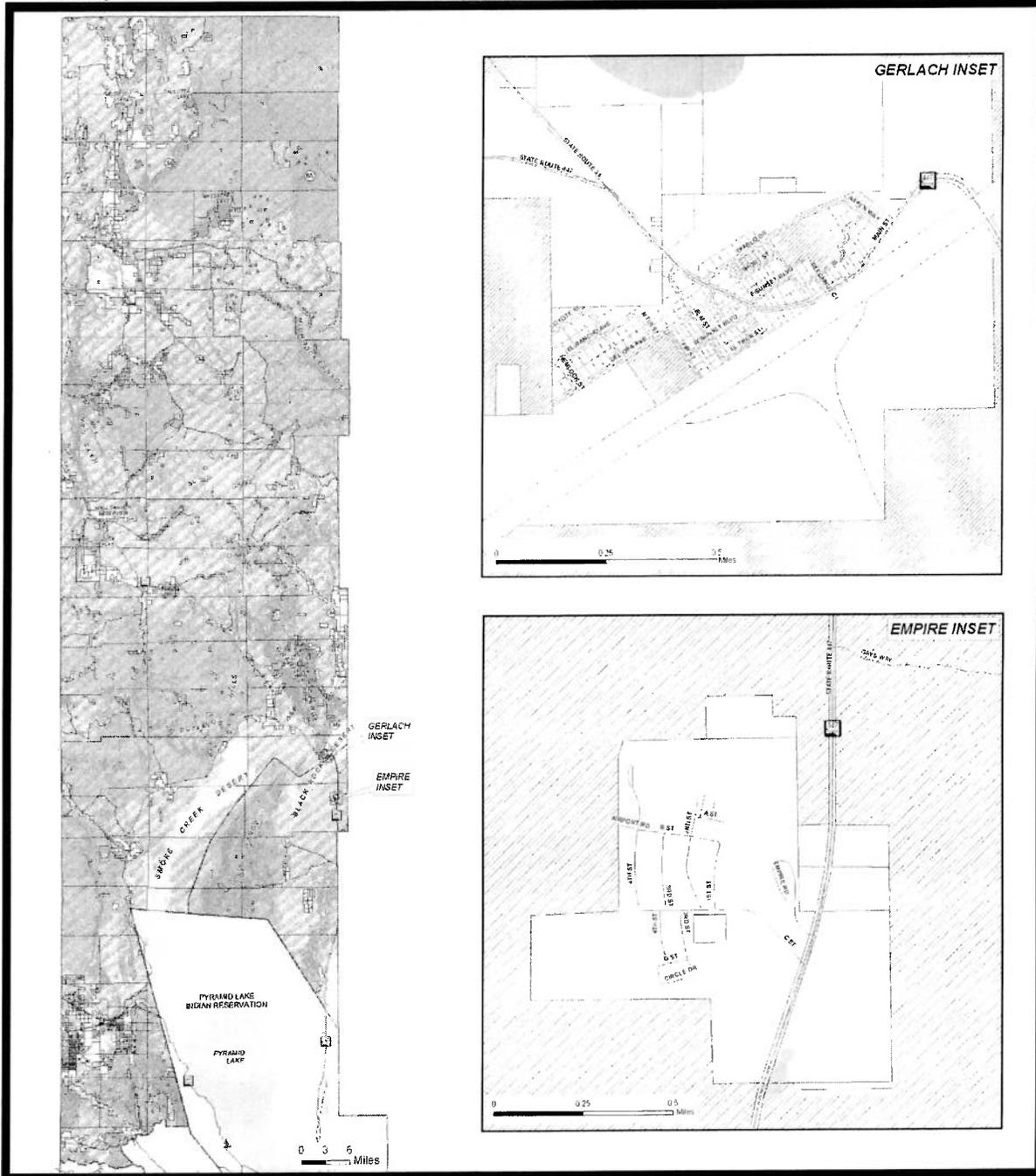
AIRSTRIP

HELIPORT

COMBINED FREEDOM PARK RESIDENTIAL PROPOSAL AND SUGGESTED GGID 18 ACRE LOT/ROAD LAYOUT

ALL FREEDOM PARK ROADS ARE 50' WITH 8' BIKE/PEDESTRIAN & 12' EQUESTREIAN





HIGH DESERT DEVELOPMENT CONSTRAINTS / SUITABILITY

<ul style="list-style-type: none"> INTERMITTENT LAKE / ISLANDS WATER BODY PUBLIC LAND UNCONSTRAINED NATIONAL CONSERVATION AREA (NCA) BOUNDARY ROADS COUNTY PLANNING AREA BOUNDARY 	<ul style="list-style-type: none"> WILDLIFE REFUGE (SHELDON) AREAS OF CRITICAL ENVIRONMENTAL CONCERN (ACEC) WILDERNESS AREAS (WA) WILDERNESS STUDY AREAS (WSA) SLOPES GREATER THAN 15% SLOPES GREATER THAN 30% 	<ul style="list-style-type: none"> 100-YEAR FLOOD HAZARD FLOODWAY (FEMA) POTENTIAL WETLANDS BOTH POTENTIAL FLOOD HAZARD AND POTENTIAL WETLANDS U.S. ARMY CORPS OF ENGINEERS CWA SECTION 404 WETLANDS (Limited / Known Coverage)
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NOTE: This worksheet is prepared on the basis of the best available information. The data shown on this map is for planning purposes only and is not intended as a basis for design or survey work. REPRODUCTION IS NOT PERMITTED WITHOUT THE PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

SEE ABOVE VIEWS FOR SCALE

**Department of
Community Development**

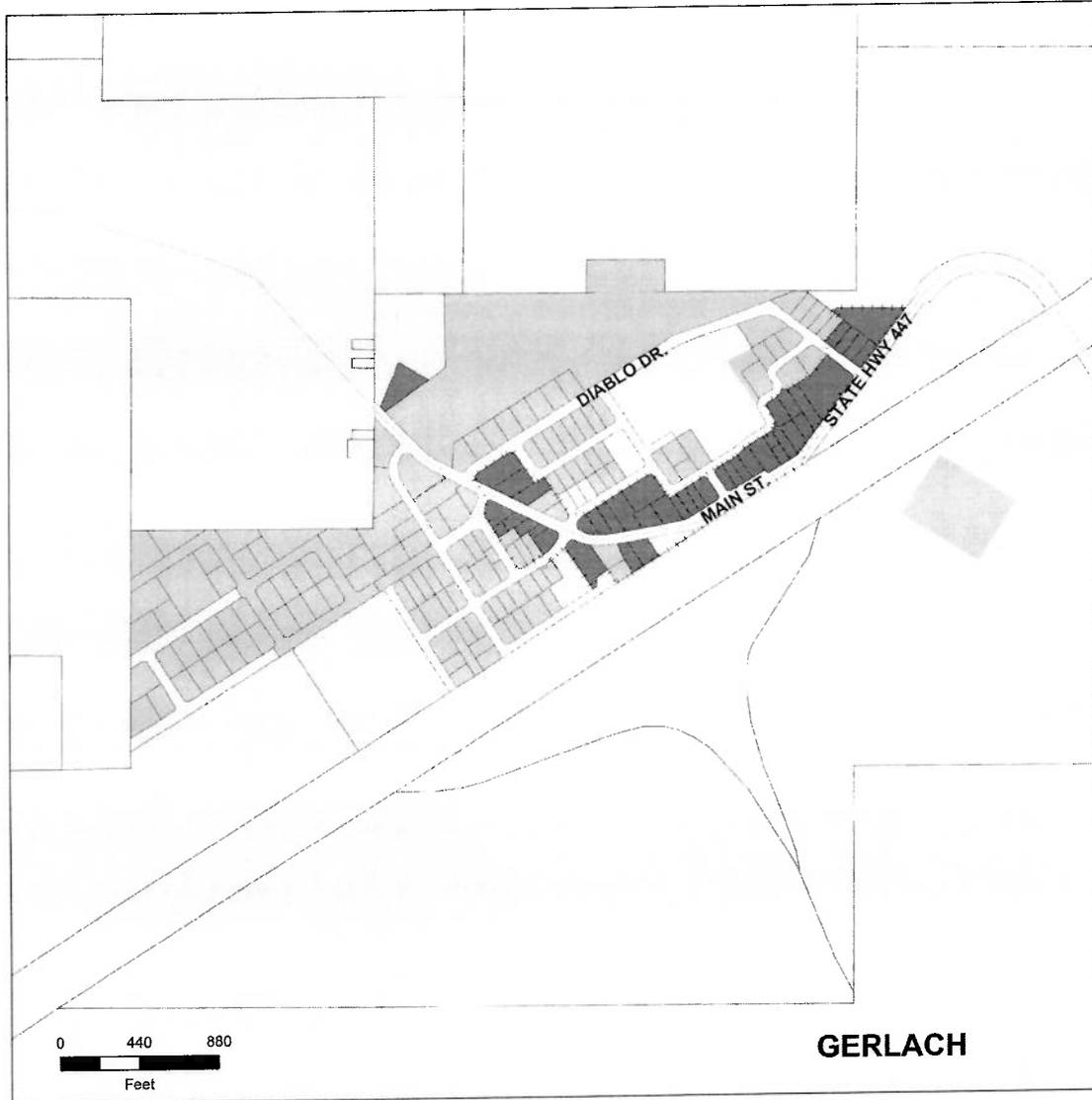
**WASHOE COUNTY
NEVADA**

Reno, Nevada 89520 Post Office Box 11130
(775) 328-3600

SOURCE: Community Services Bureau of Land Management (CLM); U.S. Fish and Wildlife Service; U.S. Forest Service; National Wetland Inventory

WVPC ADOPTION DATE: November 5, 2008 EDC ADOPTION DATE: January 13, 2009

Master Plan of Gerlach Town Center



HIGH DESERT MASTER PLAN MAP

-  RURAL
-  RURAL RESIDENTIAL
-  SUBURBAN RESIDENTIAL
-  URBAN RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  OPEN SPACE
-  DOWNTOWN GERLACH OVERLAY DISTRICT

PLANNING AND DEVELOPMENT DIVISION

PC Date August 2, 2016
BCC Date September 27, 2016
RPC Adoption Date December 7, 2016

NOTE
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CERTIFICATION
THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

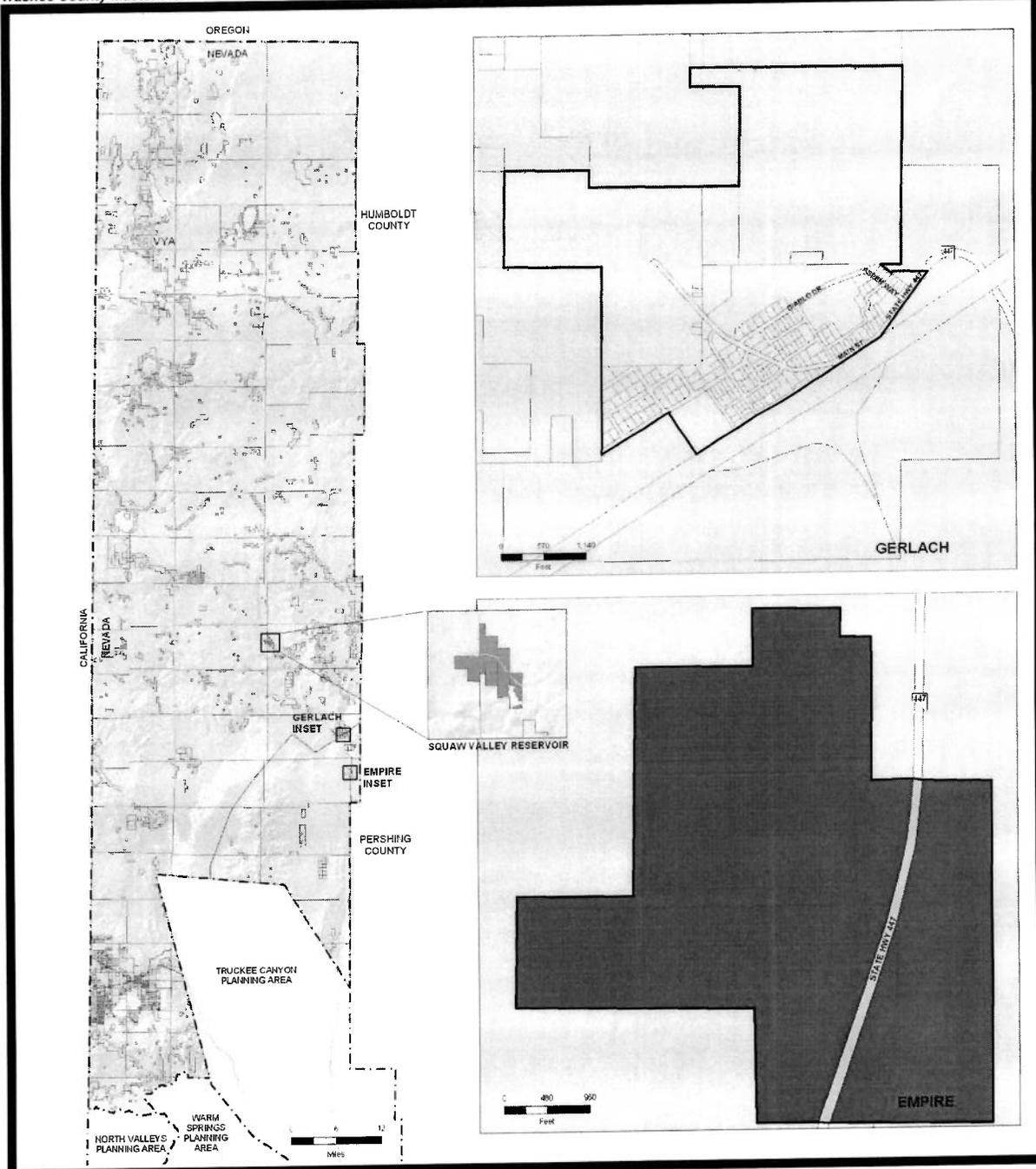
DATE 12/7/16 DIRECTOR William Whitney

**Community Services
Department**

**WASHOE COUNTY
NEVADA**

Post Office Box 11130
Reno, Nevada 89520

(775) 328-3600



HIGH DESERT CHARACTER MANAGEMENT PLAN

- GERLACH SUBURBAN CHARACTER MANAGEMENT AREA
- EMPIRE SUBURBAN CHARACTER MANAGEMENT AREA
- SQUAW VALLEY RESERVOIR RURAL CHARACTER MANAGEMENT AREA
- HIGH DESERT RURAL CHARACTER MANAGEMENT AREA

SOURCE: Community Development

WCPC ADOPTION DATE: November 5, 2008
BCC ADOPTION DATE: January 13, 2009

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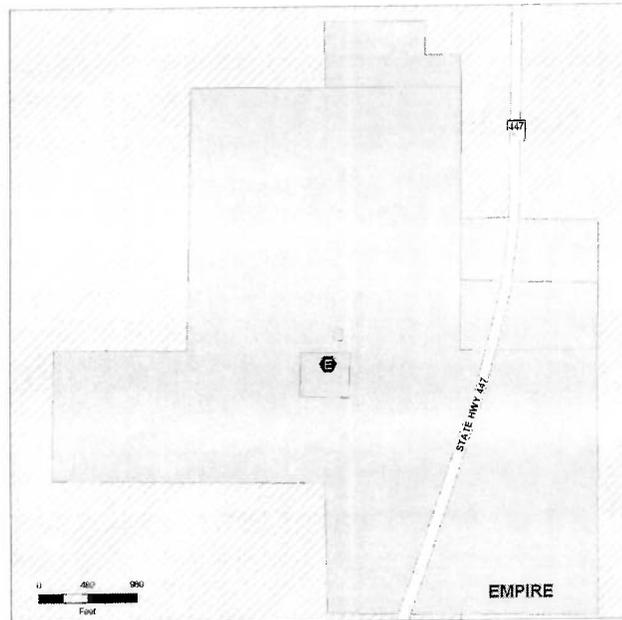
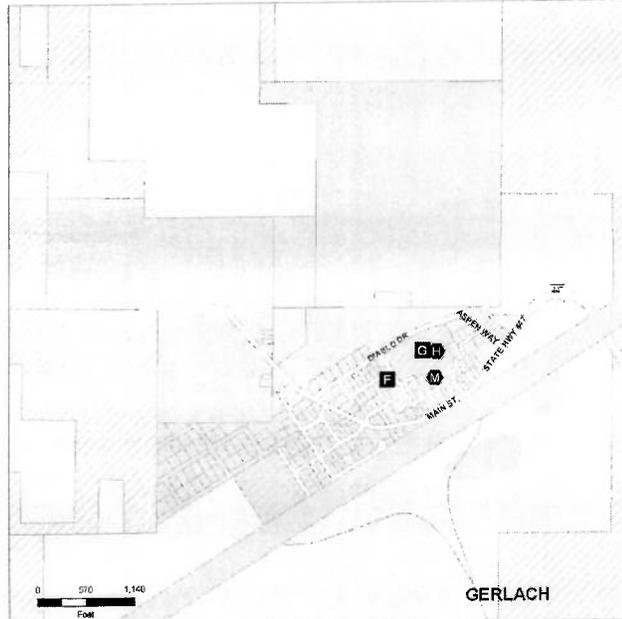
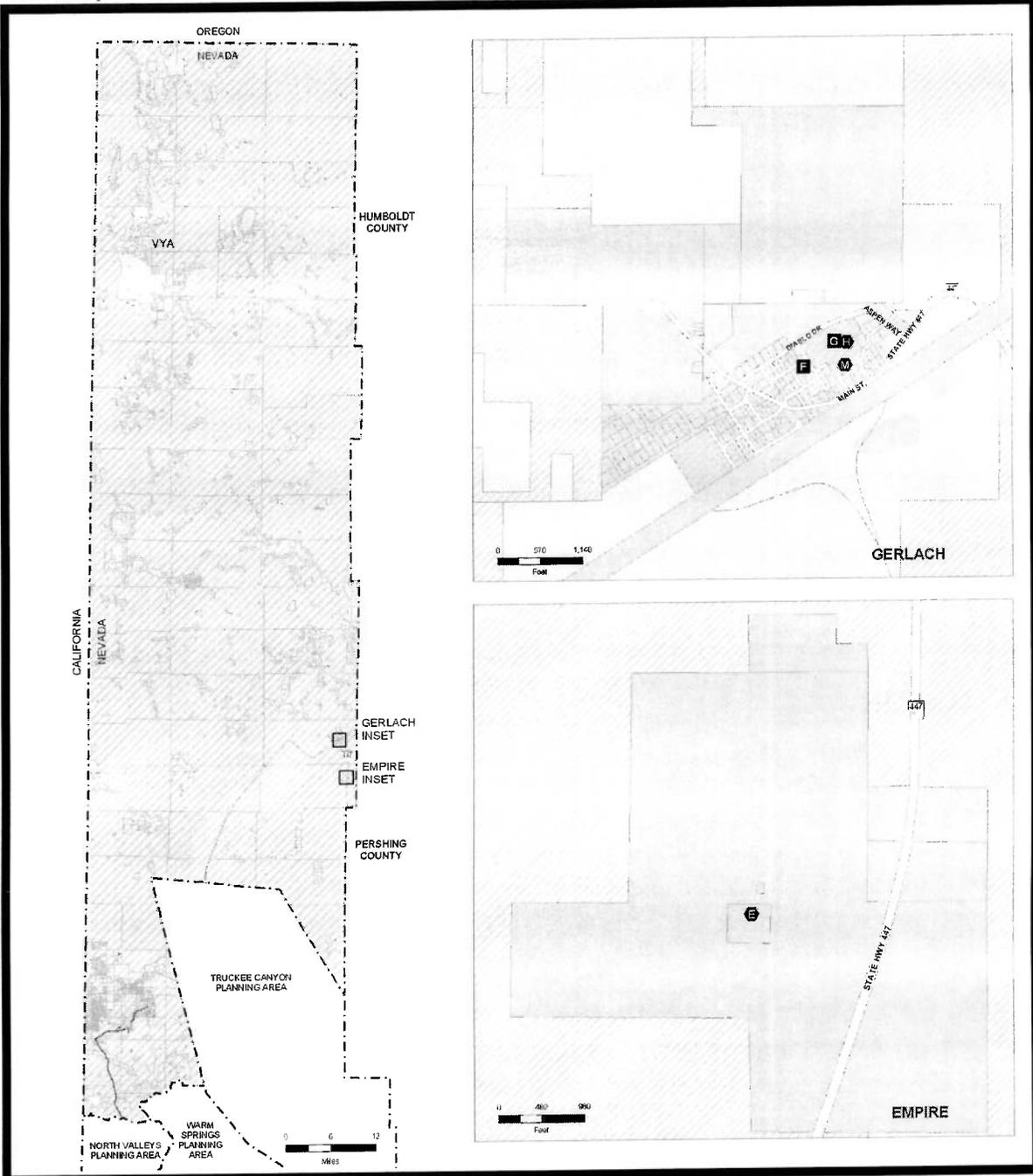
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**WASHOE COUNTY
NEVADA**

Post Office Box 11130
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HIGH DESERT

PUBLIC SERVICES & FACILITIES PLAN

<p>PUBLIC SERVICES</p> <ul style="list-style-type: none"> SUBURBAN COMMUNITY WATER AND SANITARY SEWER SERVICE AREA RURAL SERVICE AREA (NOT PLANNED FOR COMMUNITY WATER AND SANITARY SEWER) COMMUNITY WATER LINES COMMUNITY SANITARY SEWER LINES PUBLIC LAND 	<p>PUBLIC FACILITIES (Existing)</p> <ul style="list-style-type: none"> FIRE STATION SCHOOL (E-Elementary, M-Middle, H-High) GOVERNMENT BUILDING (Libraries, Administration Buildings, etc.) PARK (C-Community, R-Regional, N-Neighborhood, S-Special Use) <p>Please also refer to the adopted Park District Master Plans</p>
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**Department of
Community Development**

**WASHOE COUNTY
NEVADA**

Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

SOURCE: Community Development WCPD ADOPTION DATE: November 5, 2008 ECC ADOPTION DATE: January 13, 2009

FREEDOM PARK ALLOWED USES

1520 ft

AIRSTRIP

DESTINATION RESORT ACTIVITIES

- Lodging / Hotel / Cabins
- Hunting Lodge / Base Camp
- Conventions / Retreat
- Fitness Health Clinic
- Hot Springs Spa
- Therapeutic Mud Baths
- Seminar Center
- Meditation Sanctuary
- Rehabilitation Conservatory
- Concert / Events Pavilion

GENERAL ACTIVITIES



- Active Recreation
 - Pickle Ball
 - Tennis
 - Golf Range
 - Archery
- Horseshoes / Tournaments
- Cornhole / Tournaments
- Motor Cross
- Passive Recreation
- Bed & Breakfast Inns
- Campgrounds
- Glampgrounds
- RV Park
- Outdoor Sports

- Heliport / Sight Seeing Excursions
- Drone Port and Training
- Powered Para-glider Port / Training
- Ski Diving Port / Training / Excursions
- Land Sail Port / Training / Rentals
- Dune Buggy Base Camp / Rentals / Tours
- Fuel Station / Mechanic Repairs / Parts
- Quad Base Camp / Rentals / Tours

OPEN SKY PHRONTISTRY

- Spiritual Sanatorium
- Kinetic Arts Institute
- Martial Arts Institute
- Industrial Arts Institute
- Software Systems Design Phrontistry
- Psychic Center of Learning Seminary
- Sonic Arts Academy
- Natures Photo University
- Canvas Arts Conservatory
- School of Hunter Blow Art

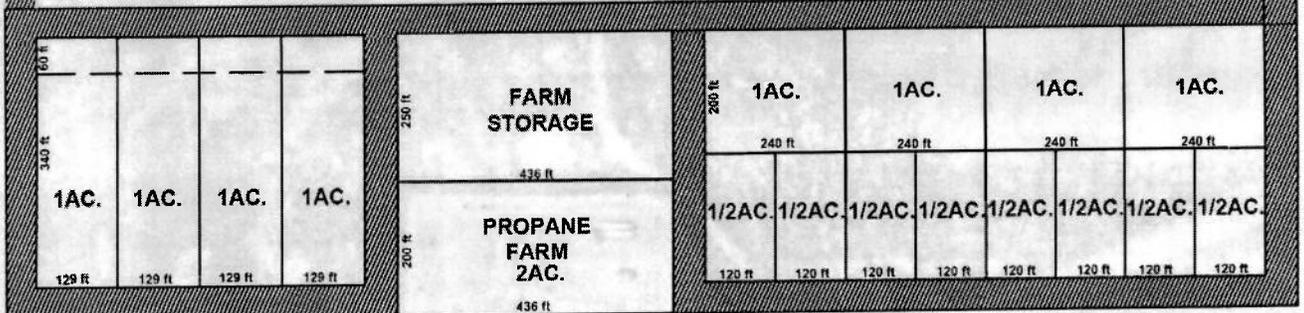
INDUSTRIAL ACTIVITIES

- Custom Manufacturing
- Renewable Energy
- High Tech Industry
- Horse Stables / Trail Rides
- Camel Rides / Excursions
- Kennels / Canine Training

AGRICULTURAL CENTER 20 ACRES

- Hoop Houses - Nature Center - Fish Farm - Hydroponic Produce Plot
- Organic Aquaponic Farming - Community Gardens - Petting Zoo
- Agricultural Research - Animal Husbandry / Research
- Wine Making / Tasting Center - Produce Sales
- Composting - Nursery - Game Farm

Roads are all 50 feet with 12 feet of equestrian & 8 feet of walking/biking paths



FREEDOM PARK ALLOWED USES

DESTINATION RESORT ACTIVITIES

Lodging / Hotel / Cabins
Hunting Lodge / Base Camp
Conventions / Retreat
Fitness Health Clinic
Hot Springs Spa
Therapeutic Mud Baths
Seminar Center
Meditation Sanctuary
Rehabilitation Conservatory
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Spiritual Sanatorium
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Industrial Arts Institute
Software Systems Design Phrontistry
Psychic Center of Learning Seminary
Sonic Arts Academy
Natures Photo University
Canvas Arts Conservatory
School of Hunter Blow Art

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Motor Cross
Passive Recreation
Bed & Breakfast Inns
Campgrounds
Glampgrounds
RV Park
Outdoor Sports

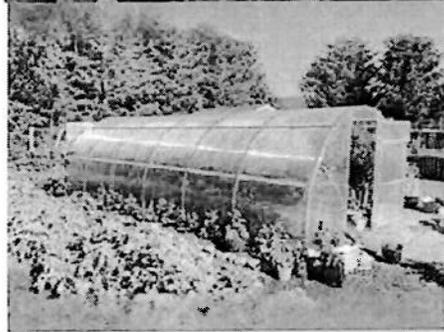
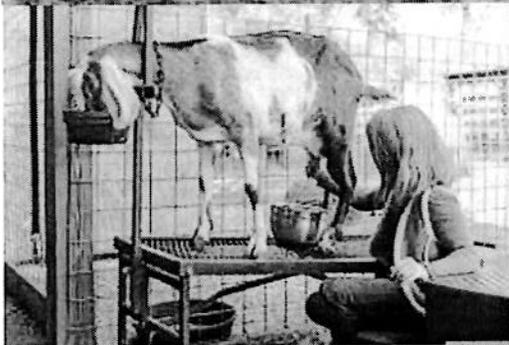
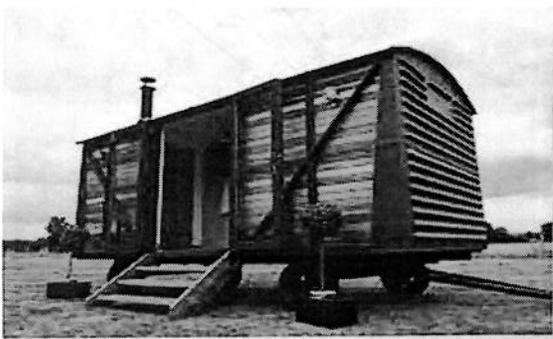
Heliport / Sight Seeing Excursions
Drone Port and Training
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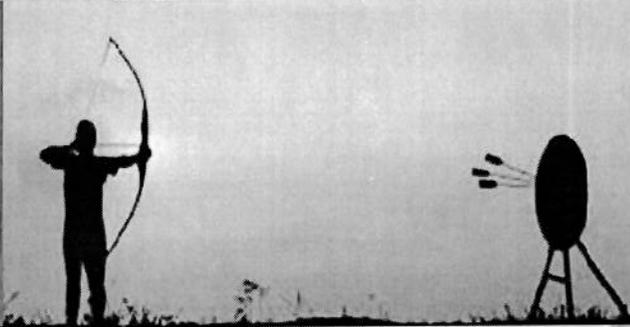
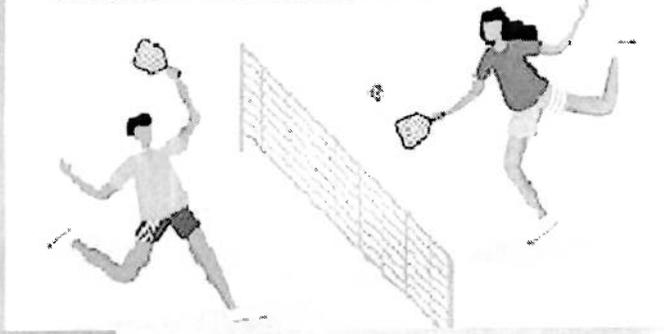
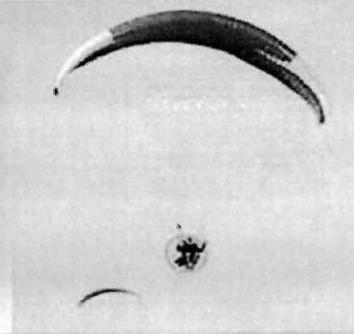
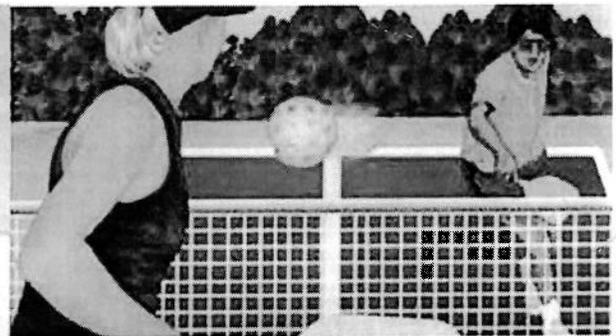
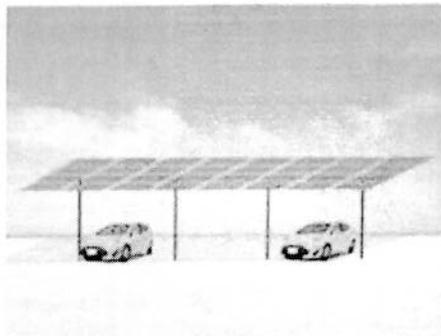
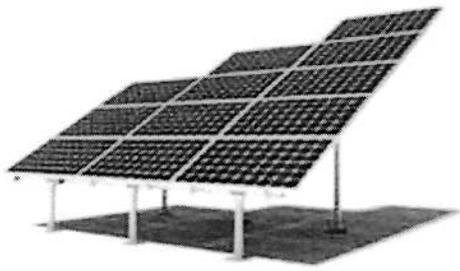
INDUSTRIAL ACTIVITIES

Custom Manufacturing
Renewable Energy
High Tech Industry

AGRICULTURAL CENTER 20 ACRES

Hoop Houses - Nature Center - Fish Farm - Hydroponic Produce Plot
Organic Aquaponic Farming - Community Gardens - Petting Zoo
Agricultural Research - Animal Husbandry / Research
Wine Making / Tasting Center - Produce Sales
Composting - Nursery - Game Farm







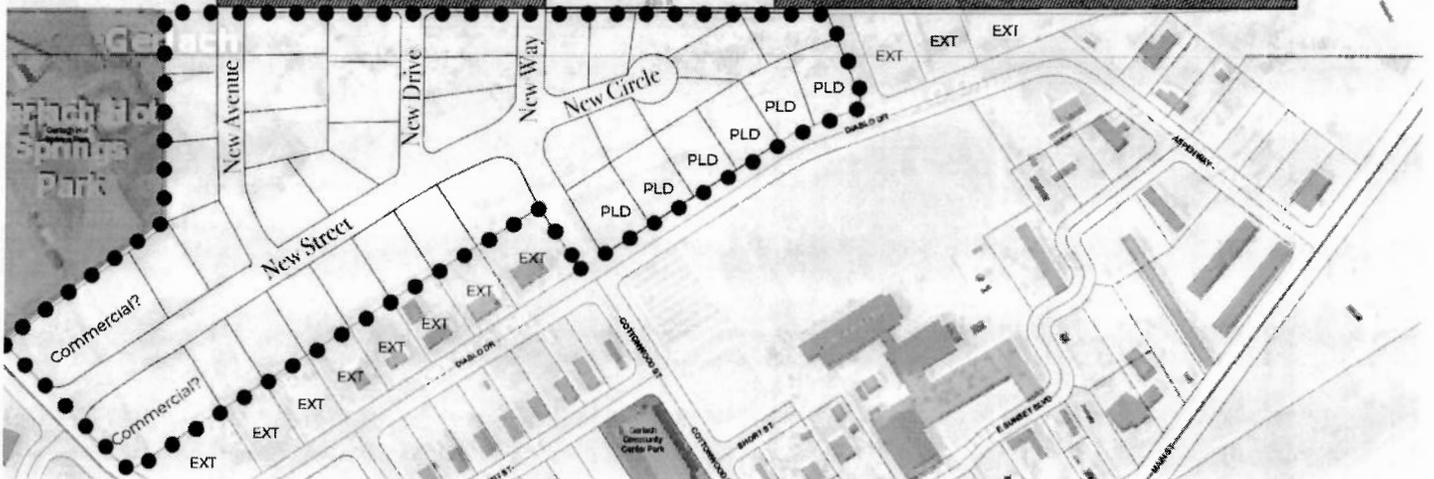
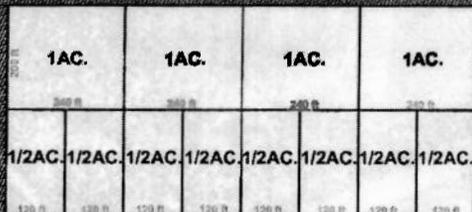
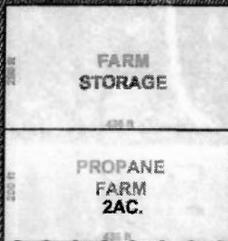
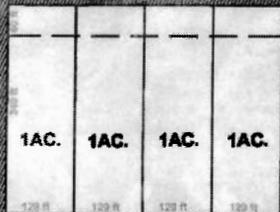
AIRSTRIP

HELIPORT

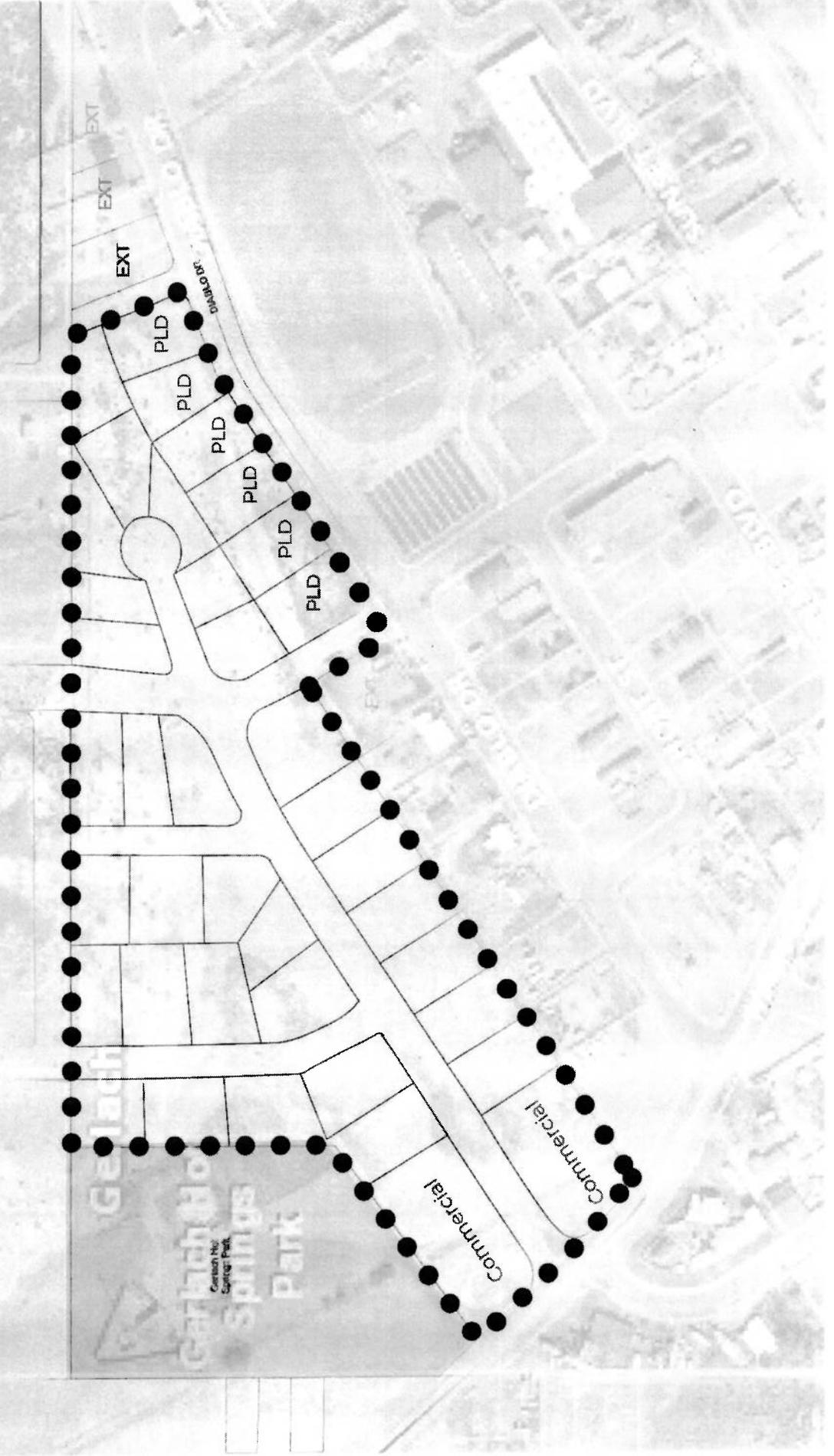
COMBINED FREEDOM PARK RESIDENTIAL PROPOSAL AND SUGGESTED GGID 18 ACRE LOT/ROAD LAYOUT

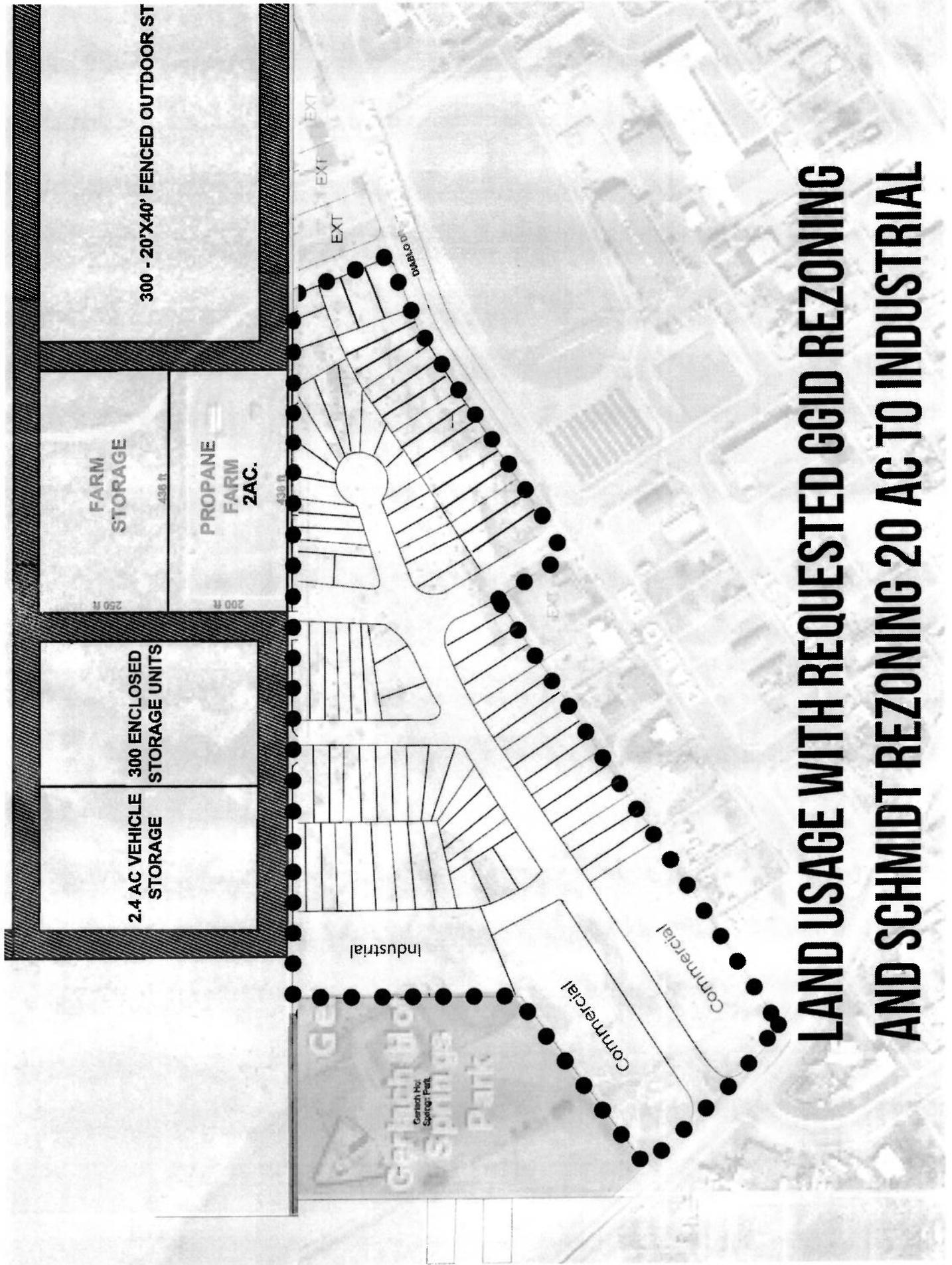
ALL FREEDOM PARK ROADS ARE 50'
WITH 8' BIKE/PEDESTRIAN
& 12' EQUESTRIAN

30' X 99'
Hoophouses



Suggested Plan For GGID 18 Acres Using Existing MDS Zoning





300 - 20'X40' FENCED OUTDOOR ST

FARM STORAGE
250 R

PROPANE FARM 2AC.
438 R

2.4 AC VEHICLE STORAGE
300 ENCLOSED STORAGE UNITS

Industrial

Commercial

Commercial

LAND USAGE WITH REQUESTED GGID REZONING AND SCHMIDT REZONING 20 AC TO INDUSTRIAL