

-----Original Message-----

From: gary schmidt <nobullschmidt@hotmail.com>

Sent: Thursday, June 29, 2023 4:29 PM

To: Solaro, David <DSolaro@washoecounty.gov>

Cc: Lloyd, Trevor <TLloyd@washoecounty.gov>

Subject: GGID zoning change application

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Please be advised as a long time adjoining property owner to the parcel on which the GGID has proposed a zoning change in addition to owning another parcels in town I categorically oppose any increase in density for residential use on this 17 acres. The current medium density suburban of three lots to the acre is appropriate and fits well in the feathering concept and with the lifestyle of Gerlach desired by most residences if not all residences in Gerlach. I may not be able to attend the hearing at the planning commission but please submit this for the record and if anybody from the planning department wishes to contact me prior to the meeting I am available My phone number is 775-622-4670.

Gary Schmidt

-----Original Message-----

From: gary schmidt <nobullschmidt@hotmail.com>

Sent: Thursday, June 29, 2023 9:12 PM

To: Solaro, David <DSolaro@washoecounty.gov>

Cc: Lloyd, Trevor <TLloyd@washoecounty.gov>

Subject: Re: GGID zoning change application

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Supplement to previous comments in opposition to proposed zoning changes !

It would appear to me that the staff report in favor of these zoning changes is full of double talk and assumptions and assertions not supported by the facts !

The claims that these zoning changes will miraculously solve Gerlach's admitted housing shortage is laughable. The existing zoning on this 18 acres allows for the development of 56 new housing units. Six or seven of these units are already engineered! It also allows for Neighborhood Commercial development via a special use permit which would give the community more control of any such commercial development!

The real issue in the housing shortage is that the GGID has kept this property off the market so it can't be developed. The GGID has kept this property out of the hands of private developers and/or individuals. To change the zoning on this property to more than double the capacity for residential development to well over 100 new units is not going to solve the problem of the housing shortage. The proposed zoning change would effectively double the theoretical existing housing opportunities in Gerlach which is not necessary at this time. The problem is the property is being held off the market. No zoning changes are required or necessary or appropriate at this time. The property should be sold to the highest bidder and placed in the private market and let the market place provide necessary growth and housing.

Perhaps one could argue in favor of one additional acre of High Density Suburban which would allow for the development of a six-plex unit or a seven unit apartment complex but to change the zoning as proposed to in essence allow an 80 unit apartment building I do not believe is what anyone in Gerlach wants!

Also to create 2 acres of industrial zoning within the GGID district runs the risk of an outright opportunity for an industrial use within the district which would use up all the water reserves and effectively eliminate any new housing units !

There is some support in Gerlach for housing density of more than three lots per acre which is the existing zoning on the subject property. However, common land-use standards support more dense housing to be in the center of town not on the outer edges. This is especially true in a small micro community like Gerlach. There are ample properties within the center of the town area zoned high density suburban or seven units to the acre to develop small apartment or multi unit complexes. It is contrary to common standards of land-use planning to place these high

density housing units on the outer edges of the town when the market has not yet chosen to develop them in the center of the town.

I know and acknowledge the desire to keep Gerlach a walking community. The proposed zoning changes do nothing to affirm or deny those opportunities of development. Everything within the GGIG District or what I'm calling the town or Township is walkable. It's not an issue. It's not a problem. It's not addressed in one manner or another by these proposed zoning changes. They do not make the town more walkable or less walkable.

These zoning changes are simply not necessary and it smacks of inefficient government interference in the much more efficient marketplace. The GGID should simply make the 18 acres available for development. Sell them to the highest bidder. That's the simple first step in solving the housing shortage!

In summary the existing zoning on this 18 acres allows for the development of 56 housing units and also Neighborhood Commercial. It's been held off of the market by the GGID. Simple solution; sell the property and let the market develop these 56 units. Don't fix what's not broken! The only thing that's broken here is the GGID has been holding this property off the market.

Gary Schmidt

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775-622-4670

From: Willey Courtney <courtneytransport@gmail.com>

Sent: Monday, July 3, 2023 1:02 PM

To: Solaro, David <DSolaro@washoecounty.gov>; Lloyd, Trevor <TLloyd@washoecounty.gov>

Subject: Rezoning

Regulatory Zone Amendment Case # WMPA23-004

Regulatory Zone Amendment Case # WRZA23-0005 (Diable Drive & Main St.)

As a lifetime resident and multiple business owner of Gerlach, NV, I am opposed to the proposal to increase density for the residential use of the 17 acres in Gerlach. The current Medium Density Suburban Zoning at 3 units per acre is the correct zoning. There is no need to increase the units to 7 per acre. The current zoning already allows for 56 more units. Increasing the zoning to 80 more units has the potential to put too much demand on our existing water source.

I am also opposed to rezoning 2 of the acres to Industrial. Doing this is reckless. Any company could purchase the lot and demand they be supplied all the water the town has. The current zoning plan allows a neighborhood commercial development with a special use permit. This would give the town more control over a commercial development.

Sincerely,

William Courtney

P.O. Box 1

Gerlach, NV 89412