



Planning Commission Staff Report

Meeting Date: August 1, 2023

Agenda Item: 10B

MASTER PLAN AMENDMENT CASE NUMBER: WMPA23-0004 & WRZA23-0005 (Diablo Drive & Main Street)

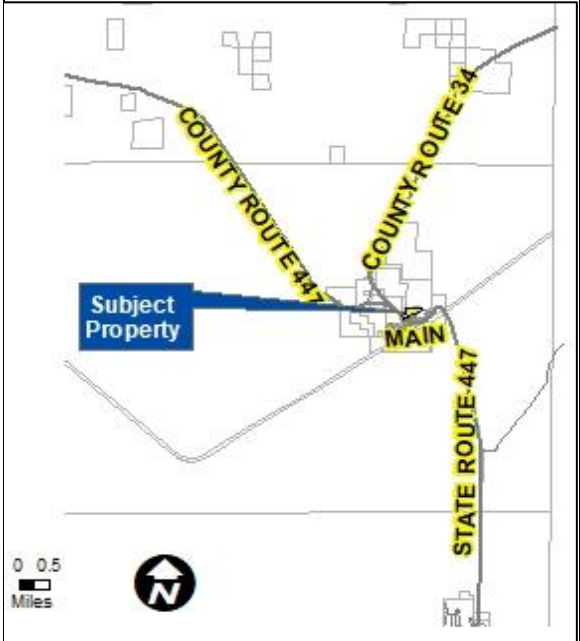
BRIEF SUMMARY OF REQUEST: Request to change the Master Plan designation of a ±17.99-acre parcel from Suburban Residential (SR) to Commercial (C), Industrial (I), and SR; and to change the Regulatory Zone of a ±17.99-acre parcel from Medium Density Suburban (MDS) to Neighborhood Commercial (NC), Industrial (I), and High Density Suburban (HDS)

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CASE DESCRIPTION

For hearing, discussion, and possible action to:

- (1) Approve an amendment to the High Desert Area Plan, a component of the Washoe County Master Plan, to change the Master Plan land use designation for a ±17.99-acre parcel (APN: 071-240-16) from Suburban Residential (SR) to ±4.0 acres (22%) Commercial (C), ±2.0 acres (11%) Industrial (I), and ±11.99 acres (67%) SR; and
- (2) Subject to final approval of the associated Master Plan Amendment by the Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities, recommend adoption of an amendment to the High Desert Regulatory Zone Map, to change the regulatory zone for a ±17.99-acres parcel (APN: 071-240-16) from Medium Density Suburban (MDS- 3 units per acre) to ±4.0 acres (22%) Neighborhood Commercial (NC), ±2.0 acres (11%) Industrial (I), and ±11.99 acres (67%) High Density Suburban (HDS- 7 units per acre);
- (3) And, if approved, authorize the chair to sign resolutions to this effect.

<p>Applicant/Property Owner: Gerlach General Improvement District (GID) Location: Off Diablo Drive & Main Street APN: 071-240-16 Parcel Size: ±17.99 acres Existing Master Plan: Suburban Residential (SR) Proposed Master Plan: ±4.0 acres (22%) Commercial (C), ±2.0 acres (11%) Industrial (I), and ±11.99 acres (67%) SR Existing Regulatory Zone: Medium Density Suburban (MDS- 3 units per acre) Proposed Regulatory Zone: ±4.0 acres (22%) Neighborhood Commercial (NC), ±2.0 acres (11%) Industrial (I), and ±11.99 acres (67%) High Density Suburban (HDS- 7 units per acre) Area Plan: High Desert Development Code: Authorized in Article 820, Amendment of Master Plan & Article 821, Amendment of Regulatory Zone Commission District: 5 – Commissioner Herman</p>	 <p>Vicinity Map</p>
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MASTER PLAN AMENDMENT STAFF RECOMMENDATION

APPROVE

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained as Exhibit A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA23-0004, having made at least three of the five findings included in Washoe County Code Section 110.820.15(d) and the findings in Goal Twenty-One of the High Desert Area Plan. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA23-0004 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the Chair to sign the resolution on behalf of the Planning Commission.

(Motion with Findings on Page 15)

REGULATORY ZONE AMENDMENT STAFF RECOMMENDATION

APPROVE

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA23-0005, having made all of the findings included in Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA23-0005 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the Chair to sign the resolution on behalf of the Washoe County Planning Commission.

(Motion with Findings on Page 16)

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Explanation of a Master Plan Amendment

The purpose of a Master Plan Amendment application is to provide a method of review for requests to amend the Master Plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master Plan Amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County Planning website at https://www.washoecounty.gov/csd/planning_and_development, and then select Master Plan & Maps - or it may be obtained at the front desk of the Washoe County Planning and Building Division.

Volume One of the Master Plan outlines six countywide priorities through the year 2025. These priorities are known as elements and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a Master Plan Amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element.** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e. water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- **Housing Element.** Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- **Open Space and Natural Resource Management Plan Element.** Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

Volume Two of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

Volume Three of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of County Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

Requests to amend the Master Plan may affect text and/or maps within one of the six Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master Plan Amendments require a change to the Master Plan and are processed in accordance with Washoe County Chapter 110 (Development Code), Article 820, *Amendment of Master Plan*.

When making a recommendation to the Washoe County Board of County Commissioners to adopt a Master Plan Amendment, the Planning Commission must make at least three of the five findings

as set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is required to be noticed, then an additional finding of fact pursuant to WCC Section 110.820.15(d)(6) is required. If there are findings relating to Master Plan Amendments contained in the Area Plan in which the subject property is located, then the Planning Commission must also make all of those findings. A recommendation to adopt a Master Plan Amendment requires an affirmative vote of at least 2/3 of the Planning Commission's total membership.

Explanation and Processing of a Regulatory Zone Amendment

The following explains a Regulatory Zone Amendment, including its purpose and the review and evaluation process involved for an application with such a request. The analysis of the subject proposal can be found on Page 7.

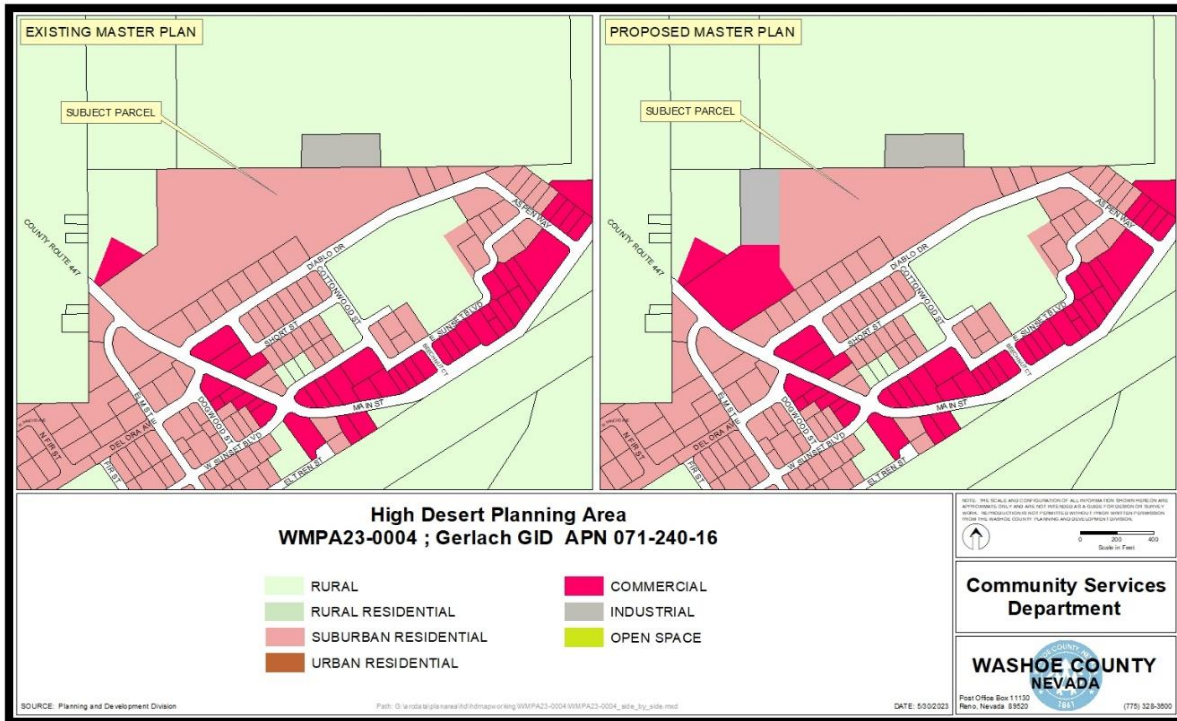
The purpose of a Regulatory Zone Amendment (RZA) is to provide a method for amending the regulatory zone maps of Washoe County. The regulatory zone maps depict the regulatory zones (i.e., zoning) adopted for each property within the unincorporated area of Washoe County. The regulatory zones establish the uses and development standards applied to each property.

Regulatory zones are designed to implement and be consistent with the Master Plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the County. A regulatory zone cannot be changed if it conflicts with the objectives or policies of the Master Plan, including Area Plans that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS 278, any action of the County relating to zoning must conform to the Washoe County Master Plan.

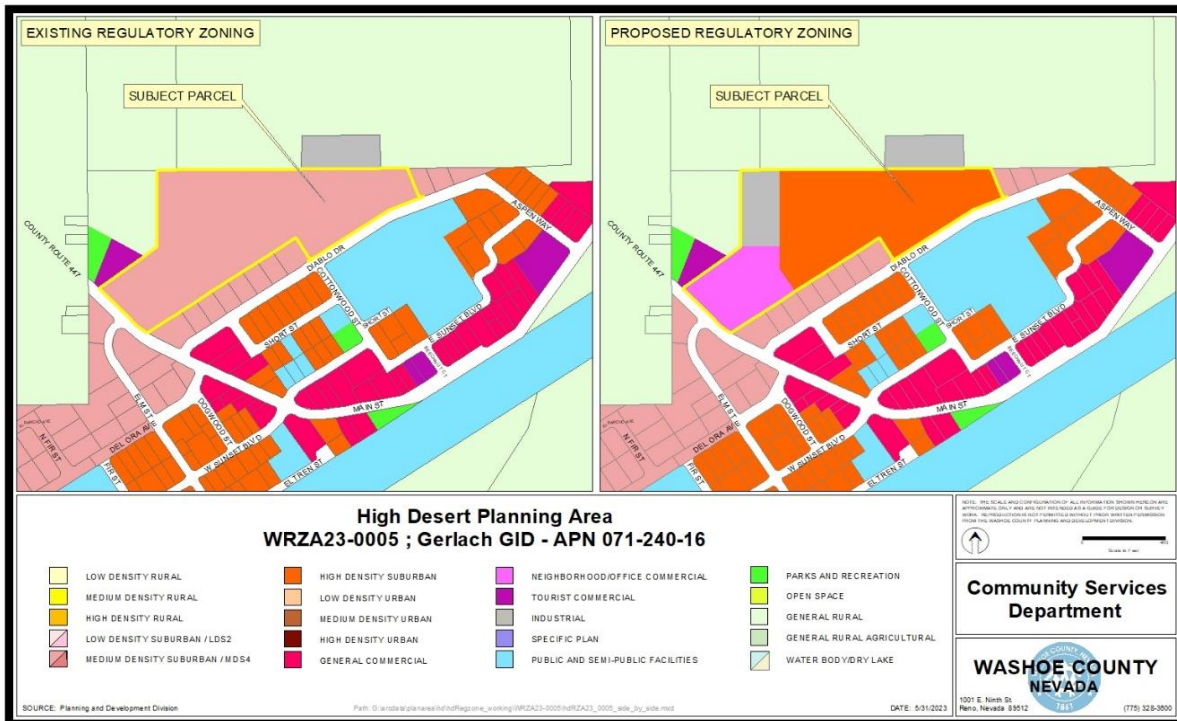
Evaluation of the proposed Regulatory Zone Amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable Area Plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a Specific Plan, joint plan or community plan found in Volume Three of the Master Plan, then supplemental review shall be required to ensure compliance with the applicable plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Article 821 of the Washoe County Development Code and any findings as set forth in the appropriate Area Plan.

Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one regulatory zone to another requires action by both the Planning Commission and the Board of County Commissioners.

The Planning Commission may deny a Regulatory Zone Amendment or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to Section 110.821.20 of the Washoe County Development Code. Final action is taken by the Board of County Commissioners which may adopt, adopt with modifications, or deny the proposed amendment.



Existing and Proposed Master Plan Designation - Side by Side Comparison



Existing and Proposed Regulatory Zone Maps - Side by Side Comparison

Background

The proposed amendments are for a 17.99-acre parcel owned by the Gerlach General Improvement District (GGID). After numerous community meetings over the past year, the GGID is requesting to change the Master Plan and regulatory zoning designations on the 17.99-acre parcel to provide more housing options and commercial/industrial uses for the area. The community voiced its concerns about the lack of available housing, which requires some workers to commute to Gerlach. This concern is identified in the Character Statement of the High Desert Area Plan which states: “Opportunities are needed for young people who would like to live and work in the Gerlach area after graduation from high school.” The community also voiced concerns for more commercial and industrial uses in the area. The Character Statement of the High Desert Area Plan states: “More local-serving commercial businesses are needed to support the residents of Gerlach”. The parcel’s current regulatory zoning of Medium Density Suburban (MDS) limits the allowed uses to primarily residential use and only allows residential density of 3 units per acre. The concerns voiced at the community meetings along with the High Desert Area Plan have led the GGID to request the proposed amendments (See Exhibit D).

Analysis

The Master Plan Amendment request is to change the Master Plan designation from suburban rural (SR) to commercial (C), industrial (I), and SR. This change will allow for the regulatory zoning to change from medium density suburban (MDS) to neighborhood commercial (NC), Industrial (I), and high density suburban (HDS). The parcel’s current regulatory zoning of MDS limits the type of allowed uses and number of housing units on the parcel. The desire of the community is to allow different types of housing options, including multi-family housing. The regulatory zoning of HDS, allows 7 units per acre and the NC regulatory zoning allows 5 units per acre and multi-family housing is allowed with a special use permit. These two regulatory zones will provide for the possibility of more housing units and different housing types. The request also includes 2 acres of the site to change to industrial (I) regulatory zoning. Currently, there are no parcels within the Gerlach Suburban Character Management Area (GSCMA) with the regulatory zoning of Industrial (I). The intent of the proposal is to increase housing units and offer more housing options and allowing for commercial and industrial uses on portions of the property. The community has voiced that these changes would further assist in creating a successful community.

Compatible Land Uses

In determining compatibility with surrounding land uses, staff reviewed the Land Use Compatibility Matrix with the proposed regulatory zones. The compatibility matrix is found in the Land Use and Transportation Element in Volume One of the Washoe County Master Plan. The compatibility between the proposed and existing adjacent regulatory zones is captured in the table below.

Compatibility Rating of Proposed Regulatory Zone with Existing Regulatory Zones on Adjacent Parcels

Proposed Regulatory Zone	Existing Adjacent Regulatory Zone	Compatibility Rating
Industrial (I) 2.0 acres	General Rural (GR) – located to the north and west	Low
	General Rural (GR) – located to the north	Medium

High Density Suburban (HDS) 11.99 acres	Industrial (I) -located to the north	Low
	Public & Semi-Public (PSP) -located to the south across Diablo Drive	Medium
	Medium Density Suburban (MDS) - located to the east & southeast	High
Neighborhood Commercial (NC) 4.0 acres	Medium Density Suburban (MDS) - located to the southeast	Low
	Tourist Commercial (TS) -located to the north	High
	General Rural (GR) – located to the north	Low

High Compatibility: Little or no screening or buffering necessary.
Medium Compatibility: Some screening and buffering necessary.
Low Compatibility: Significant screening and buffering necessary.

The parcel is in the GSCMA, which allows the proposed regulatory zones of I, HDS, and NC. The parcels to the north with regulatory zoning of GR and I are vacant. The Gerlach K-12 School is located on the parcel to the southeast, across Diablo Drive, with a regulatory zoning of PSP. The Gerlach Hot Springs Park is located on the parcel to the northwest with regulatory zoning of TC and GR. Single family residences are located on the parcels to the southwest and east with a regulatory zoning of MDS.

Availability of Facilities

According to the application, there are public utilities adjacent to the parcel, within Diablo Drive. These utilities can be extended to the parcel as development occurs. The applicant states: “it is anticipated that the existing infrastructure will be able to accommodate the anticipated demand for the future utility service (water and sewer) and it is not anticipated that the existing utilities will require new improvements.” As development occurs the water and sewer service will need to be reviewed to confirm that service is available.

Fire and emergency service will be provided by the Gerlach Volunteer Ambulance and Fire Department, which is located approximately 330 feet from the parcel at 420 Cottonwood Street. Policing will be provided by the Washoe County Sheriff’s Office, which has a location approximately 1,000 feet from the parcel at 330 W. Sunset Blvd.

The application indicates that the overall street network will be impacted by the proposal. The site is bounded by Diablo Drive to the southeast and Main Street to the west. Though there is no specific development proposed at this time, it is anticipated that the portion of the parcel with the proposed regulatory zoning of HDS will access Diablo Drive. The areas with the regulatory zoning of NC and I will access Main Street. Diablo Drive is a Washoe County roadway and Main Street is Highway 447, a State of Nevada Department of Transportation (NDOT) roadway. As development occurs, the traffic will be reviewed to mitigate any impact to the community.

The application shows a net increase of 651 peak weekday trips (66 to 717), and a net increase of 72 peak hour trips (64 to 136). The application provided the following chart showing the assumptions related to the estimated peak trip rate for the existing and proposed regulatory zone changes:

Zoning Designation	Allowed Use	Amount	Average Weekday Trip Rate	Average Peak Hour Rate	Estimated Peak Weekday Trips	Estimated Peak Hour Trips
Existing: Medium Density Suburban (MDS)	Single-Family Detached	40 units	0.95	0.92	38	37
Existing: MDS	Single-Family Attached	30 units	0.94	0.91	28	27
Proposed: HDS	Single-Family Detached	20 units	0.94	0.91	19	18
Proposed: HDS	Single-Family Attached	25 units	0.95	0.92	24	23
Proposed: NC	Apartments/Multi-Family	15 units	0.86	0.80	13	12
Proposed: NC	General Retail	~9,000 sf	0.06	0.007	573	67
Proposed: I	General Industrial	~18,000 sf	0.005	0.0009	88	16
TOTAL EXISTING =					66	64
TOTAL PROPOSED =					717	136
NET CHANGE IN TRIPS =					651	72

Change of Conditions

The conditions in the area have changed over the past years. After several community meetings over the past year, the residents have identified the need for more housing units and commercial and industrial uses. These concerns have been ongoing as outlined in the High Desert Area Plan. The community is optimistic that these changes will provide the needed boost to attract more residents. With more housing options and commercial and industrial space available, the community envisions the ability to attract more businesses. These changes will further address the continuing needs of the Gerlach community.

Desired Pattern of Growth

The residents of Gerlach have voiced their interest and support for the Master Plan and regulatory zone changes at community meetings. The High Desert Area Plan identified areas of concern, including the need for more housing options and commercial and industrial uses for the Gerlach area. The area needs have evolved and the proposed changes will better address the desired pattern of growth for the community.

High Desert Area Plan Evaluation

The subject parcel is located within the High Desert Area Plan. The following is/are the pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Comments
HD.1.2	Growth opportunities reviewed by the community	Yes	Applicant had 4 meetings prior to Neighborhood meeting
HD.1.3	Allowed Regulatory Zones	Yes	NC, HDS & I are allowed
HD.3.1	Commercial will be consistent with Washoe County Land Use & Transportation Plan (LUTE)	Yes	Meets LUTE policies
HD.3.2	Downtown Gerlach Overlay District Development Criteria	Yes	Meets criteria 1- promotes commercial use within the community; 2- will improve the opportunities; & 3- will allow more NC regulatory zoning
Goal 21	Plan Maintenance	Yes	Will accommodate the changing conditions of the Gerlach area
POP.3	Balanced development	Yes	Will allow for range of commercial & industrial uses including housing
POP.4	Coordinate growth with availability of services and utilities	Yes	Applicant has indicated the availability of facilities
H.1.	Availability of affordable workforce housing	Yes	Housing options to help serve a range of affordability
H.7	Promote homeownership	Yes	Range of housing options provide greater housing ownership
LUT.1	Sustainable growth practices	Yes	Reducing sprawl & using existing land in the most efficient manner possible
LUT.2	Use patterns are compatible with suburban development and incorporate mixed-use.	Yes	Encourages and allows a mix of uses
LUT.4	Range of housing choices & street connection	Yes	Range of housing options connecting with existing street network
LUT.5	Development occurs where infrastructure is available	Yes	Connect to the existing utilities
LUT.6	Land use and transportation decisions support a healthy economic base	Yes	Promotes a healthy local economy
LUT.7	Development patterns in the unincorporated TMSA provide an alternative to the higher intensity land use patterns that are found in the higher tiers in cities as referenced in LUT 3.1.	Yes	Location in the GSCMA is ideal for higher intensity land use patterns, with mixed uses
LUT.19	Promote more sustainable development	Yes	Development will incorporate employment and commercial service opportunities
LUT.29	Transportation systems are seamless and efficient	Yes	Mixed use allows individuals to walk to work

Neighborhood Meeting

The applicant held four community meetings before the required neighborhood meeting per NRS 278.210(2) and WCC Section 110.820.20 for any proposed Master Plan Amendment. These meetings allowed the community to discuss and review many options to address the need for more housing and employment opportunities for the community. The conclusion is the proposed Master Plan and Regulatory Zone Amendments.

The final meeting for Gerlach was the neighborhood meeting was held on April 13, 2023, at the Gerlach Community Center (See Exhibit D). There were 18 attendees at the meeting with the following comments:

- Concerns with industrial uses
- Desire for affordable housing
- Allow zoning flexibility
- Concerns about utilities

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation. Some provided comments but none recommended denial.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOT (Transportation)	X			
NDOW (Wildlife)	X			
NV Water Resources	X			Steve Shell, sshell@water.nv.gov
Washoe County GIS	X			
Washoe County Parks & Open Space	X	X		Faye-Marie Pekar, fpekart@washoecounty.gov
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X			
Washoe County Engineering (Land Development) (All Apps)	X	X		Robert Wimer, rwimer@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
WCHD Air Quality	X			
WCHD Environmental Health	X	X		James English, jenglish@washoecounty.gov
TMFPD	X	X		Dale Way, dway@tmfpd.us
Truckee Meadows Regional Planning	X	X		Chohnny Sousa, CSousa@tmrpa.org
Washoe County School District (All TMs)	X	X		Kyle Chislom, Kyle.Chisholm@WashoeSchools.net
Gerlach GID	X			
NV Energy	X			

Master Plan Amendment Public Notice

Notice for Master Plan Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210(1), as amended, and WCC Section 110.820.23. Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

A legal ad was placed with the Reno Gazette Journal for June 23, 2023.

Regulatory Zone Amendment Public Notice

Notice for Regulatory Zone Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260, as amended.

Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal: 127 property owners within 750 feet of the subject parcels were noticed by mail not less than 10 days before today's public hearing. (See Exhibit E)

A legal ad was placed with the Reno Gazette Journal for June 23, 2023.

Staff Comment on Required Master Plan Amendment Findings

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the following five findings of fact to recommend approval of the amendments to the Washoe County Board of County Commissioners. The following findings and staff comments on each finding are presented for the Planning Commission's consideration:

1. **Consistency with Master Plan.** The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

Staff Comment: Staff has reviewed the proposed amendment and has found that it is consistent with the policies and action programs in the High Desert Area Plan and that it does not conflict with the policies and action programs of the Master Plan.

2. **Compatible Land Uses.** The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

Staff Comment: The proposed Master Plan Amendment will not adversely impact the adjacent parcels. The parcels to the north are primarily vacant; residences and a school are located to the south and east; and commercial uses to the west. There is a mixture of uses surrounding the parcel and as development occurs any impacts will be addressed and mitigated. After numerous meetings the community requested the proposed Master Plan Amendment to allow for the possibility of having the various designations. The community envisions these changes will help to provide more diverse opportunities in the area.

3. **Response to Change Conditions.** The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

Staff Comment: The proposed amendment is responding to the changes voiced by the Gerlach community. The community and the High Desert Area Plan have identified the need for more housing units and commercial and industrial uses. The lack of varied housing options has limited the types of housing for people to live in Gerlach. The community would also like to increase the work options. The requested amendment has the ability to help facilitate more housing options and to create a variety of work opportunities.

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.

Staff Comment: The existing infrastructure is anticipated to accommodate the utility demand. The applicant requesting the amendment is the GGID, which provides water and sewer service for the area. The GGID clearly understands the needs of the proposed changes and will need to address development as it occurs. For the amendment to be successful the GGID will need to find the resources to provide the required facilities. The application was reviewed by the other agencies and no comments of concern were received.

5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Staff Comment: The proposal will allow more housing units along with possibility of more commercial and industrial uses. The Gerlach community has identified these changes are needed to increase and attract more residents and businesses to further develop as a healthy community. The proposal will promote the desired pattern for the orderly physical growth by broadening the opportunities for Gerlach to grow and succeed as the residents have requested.

High Desert Area Plan Findings

Goal Twenty-one: Amendments to the High Desert Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the High Desert Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character.

Staff Comment: The proposal will further the Vision and Character Statement of the High Desert Plan. The request will provide an opportunity for more housing units and commercial and industrial uses. The lack of these uses is identified in the Area Plan as community concerns. This Master Plan and regulatory zoning amendments will enable the community to address these concerns outlined in the Vision and Character Statement in the Area Plan.

Staff Comment on Required Regulatory Zoning Amendment Findings

WCC Section 110.821.15(d) of Article 821, *Amendment of Regulatory Zone*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.

Staff Comment: Staff has reviewed the proposed amendment and has found it consistent with the policies and action programs in the High Desert Area Plan and does not conflict with the policies and action programs of the Master Plan.

2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

Staff Comment: The proposed amendment is to amend the regulatory zoning for a parcel located in the Gerlach Suburban Character Management Area (GSCMA). The proposed changes conform with the allowed regulatory zones in the GSCMA and should not adversely impact the adjacent parcels. The parcels to the north are primarily vacant; residences and a school are located to the south and east; and commercial uses to the west. There is a mixture of uses surrounding the parcel and as development occurs any impacts will be addressed and mitigated. The Land Use Transportation Element (LUTE) encourages the mixture of uses in Policy 1 & 2. The LUTE also states in Rural Land Groups that, "low intensity commercial or industrial uses may be appropriate when they respect the greater purpose of the land group". The proposed 2 acres of 1 regulatory zoning will allow light industrial, which currently is not allowed in Gerlach.

3. Response to Changed Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

Staff Comment: The proposed amendment is responding to the changes voiced by the Gerlach community. The community and the High Desert Area Plan have identified the need for more housing units and commercial and industrial uses. There were four community meetings and one neighborhood meeting to address the changes in the community. The conclusion was the proposed amendment to provide an opportunity for more housing units and uses to be developed.

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

Staff Comment: The existing infrastructure is anticipated to accommodate the utility demand. The property owner the GGID and community requested the proposed changes with the knowledge of the existing infrastructure. As development occurs, the availability of facilities will be reviewed and addressed. The application was reviewed by the other agencies and no comments of concern were received.

5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

Staff Comment: The proposed amendment will not impact the implementation of the policies and action programs of the Washoe County Master Plan, as further explained in the staff report. The proposal will allow more housing units and commercial and industrial uses, which have been identified by the Gerlach community as needed.

6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Staff Comment: The proposal will provide an opportunity for more housing units and commercial and industrial uses. These are uses have been identified by the Gerlach

community to attract more residents and businesses and develop further as a healthy community. The proposal will promote the desired pattern for the orderly physical growth by broadening the opportunities for Gerlach to grow and succeed as the residents have requested.

7. Effect on a Military Installation when a Military Installation is required to be noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

Staff Comment: There are no military installations within the required noticing area; therefore, this finding does not have to be made.

Master Plan Amendment Recommendation

It is recommended that the Washoe County Planning Commission adopt the resolution contained as Attachment A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA23-0004. It is further recommended that the Planning Commission forward the proposed amendments to the Washoe County Board of County Commissioners for their consideration and possible adoption. The following motion is provided for your consideration:

Master Plan Amendment Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained as Exhibit A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA23-0004, having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d) and the findings in Goal Twenty-One of the High Desert Area Plan. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA23-0004 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the Chair to sign the resolution on behalf of the Planning Commission.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

High Desert Area Plan Findings

Goal Twenty-one: Amendments to the High Desert Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the High Desert Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character.

Regulatory Zone Amendment Recommendation

It is recommended that the proposed Regulatory Zone Amendment be recommended for adoption to the Board of County Commissioners. The following motion is provided for your consideration:

Regulatory Zone Amendment Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA23-0005, having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA23-0005 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the Chair to sign the resolution on behalf of the Washoe County Planning Commission.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.

Applicant/ Owner: Gerlach General Improvement District, Email: gerlachgid@gmail.com

Representatives: Wood Rodgers, Email: ehasty@woodrogers.com



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA23-0005 AND THE AMENDED HIGH DESERT AREA PLAN REGULATORY ZONE MAP CHANGING THE REGULATORY ZONE FOR A 17.99 ACRE PARCELS (APN 071-240-16) FROM MEDIUM DENSITY SUBURBAN (MDS- 3 UNITS PER ACRE) TO ±4.0 ACRES (22%) NEIGHBORHOOD COMMERCIAL (NC), ±2.0 ACRES (11%) INDUSTRIAL (I), AND ±11.99 ACRES (67%) HIGH DENSITY SUBURBAN (HDS- 7 UNITS PER ACRE)

Resolution Number 23-11

Whereas Regulatory Zone Amendment Case Number WRZA23-0005, came before the Washoe County Planning Commission for a duly noticed public hearing on August 1, 2023; and

Whereas the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed Regulatory Zone Amendment as set forth in NRS Chapter 278 and Washoe County Code Chapter 110, Article 821, Amendment of Regulatory Zone;

Whereas the proposed Regulatory Zone Amendment shall be recommended for adoption pending adoption of the accompanying proposed Master Plan Amendment (WMPA23-0005) by the Washoe County Board of County Commissioners and a finding of conformance by the Truckee Meadows Regional Planning Commission; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Regulatory Zone Amendment:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan

was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment;
5. No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan,
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services; and
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA23-0005 and the amended High Desert Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on August 1, 2023.

WASHOE COUNTY PLANNING COMMISSION

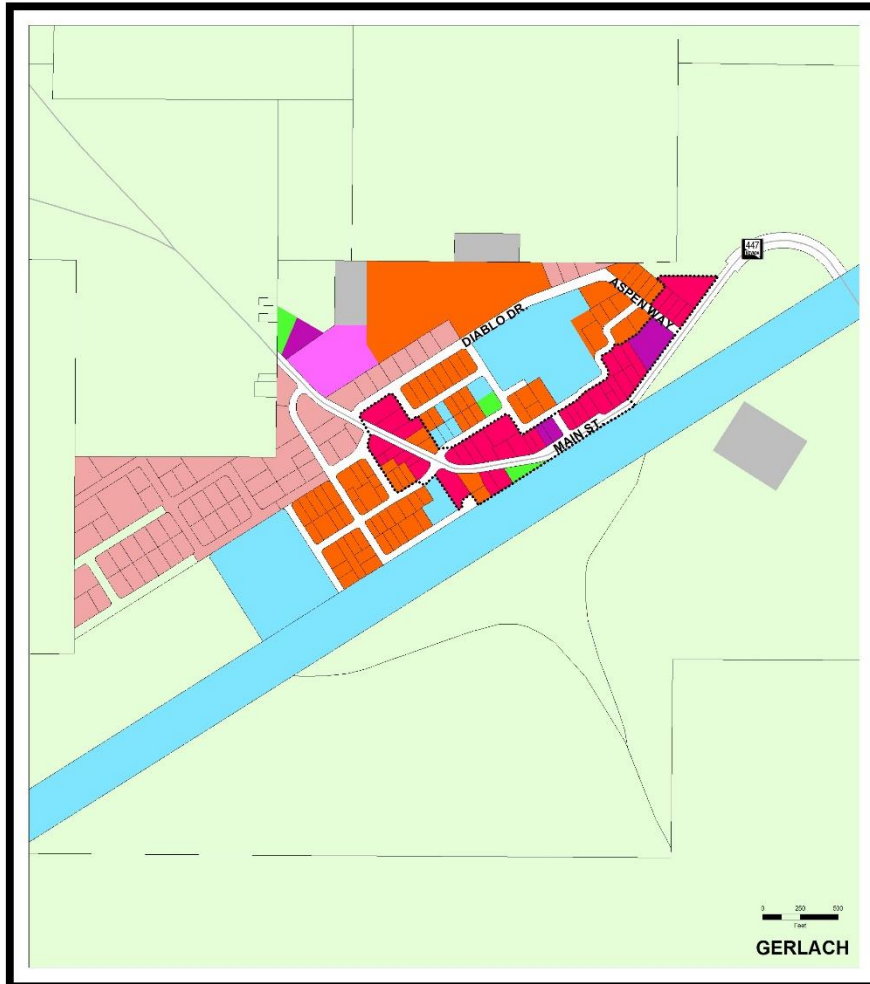
ATTEST:

Roger Pelham, Secretary

Rob Pierce, Chair

Attachment: Exhibit A – High Desert Regulatory Zone Map

Exhibit A, WRZA23-0005



HIGH DESERT - Downtown Gerlach Overlay District REGULATORY ZONE MAP		
LOW DENSITY RURAL	HIGH DENSITY SUBURBAN	INDUSTRIAL
MEDIUM DENSITY RURAL	LOW DENSITY URBAN	PUBLIC AND SEMI-PUBLIC FACILITIES
HIGH DENSITY RURAL	MEDIUM DENSITY URBAN	PARKS AND RECREATION
LOW DENSITY SUBURBAN	HIGH DENSITY URBAN	OPEN SPACE
LOW DENSITY SUBURBAN 2	GENERAL COMMERCIAL	GENERAL RURAL
MEDIUM DENSITY SUBURBAN	NEIGHBORHOOD COMMERCIAL/OFFICE	GENERAL RURAL AGRICULTURAL
MEDIUM DENSITY SUBURBAN 4	TOURIST COMMERCIAL	DRY LAKE/WATER BODY
PLANNING AND DEVELOPMENT DIVISION	DOWNTOWN GERLACH OVERLAY DISTRICT	<small>©Columbia Data, July 5, 2021 ©Columbia Data</small>

DISCLAIMER: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

DATE: 08/01/2023

Community Services Department

WASHOE COUNTY NEVADA

1001 E. 110th St.
Reno, Nevada 89502 (775) 328-3000

High Desert Regulatory Zone Map

Date: May 25, 2023

To: Julee Olander, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Gerlach GID Diablo Drive and Main Street
Master Plan Amendment WMPA23-0004; Regulatory Zone Amendment WRZA23-0005
APN: 071-240-16

Washoe County Engineering staff has reviewed the above referenced application. The Engineering and Capital Projects Division recommends approval.

From: [Way, Dale](#)
To: [Olander, Julee](#)
Cc: [Lemon, Brittany](#)
Subject: WMPA23-0004 and WRZA23-0005 (Diablo Drive and Main Street) - Conditions of Approval
Date: Tuesday, May 16, 2023 12:22:05 PM

Julee,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

This parcel is located in Moderate Hazard WUI Zone.

Thank you.

Dale Way

Deputy Fire Chief – Fire Prevention | Truckee Meadows Fire & Rescue

dway@tmfpd.us | Office: 775.326.6000

3663 Barron Wy, Reno, NV 89511



“Committed to excellence, service, and the protection of life and property in our community”

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

May 30, 2023

Washoe County Community Services
Planning and Development Division

RE: Diablo Drive and Main Street; 071-240-16
Master Plan and Regulatory Zone Amendment; WMPA23-0004 & WRZA23-0005

Dear Washoe County Staff:

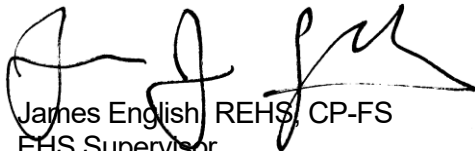
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD), which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The WCHD has reviewed the above referenced application and has no issues with the proposed application.
- b) Condition #2: If the project is approved as submitted, all future plans and development of the parcel must be reviewed and approved by the WCHD.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District

From: [Pekar, Faye-Marie L.](#)
To: [Olander, Julee](#)
Subject: May Agency Reviews Memo II WMPA23-0004 and WRZA23-0005 (Diablo Drive and Main Street)
Date: Tuesday, May 30, 2023 9:23:45 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good Morning Julee,

I have reviewed the Master Plan Amendment Case Number WMPA23-0004 and Regulatory Zone Amendment Case Number WRZA23-0005 (Diablo Drive and Main Street) and do not have any comments from Parks.

Thank you,



Faye-Marie L. Pekar, MPA
Park Planner, Planning & Building Division | Community Services Department
fpekar@washoecounty.gov |

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?
Submit a nomination for a Washoe Star by clicking this link: [WASHOE STAR](#)

From: [Chisholm, Kyle W](#)
To: [Olander, Julee](#)
Subject: Re: [EXTERNAL] RE: WMPA23-0004 & WRZA23-0005
Date: Sunday, June 4, 2023 7:01:32 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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

Hi Julee, the WCSD has no comments at this time. Thank you.

Kyle Chisholm
School Property Planning Manager
Washoe County School District
Email: Kyle.Chisholm@WashoeSchools.net
Phone: (775)789-3810

From: Olander, Julee <JOlander@washoecounty.gov>
Sent: Thursday, June 1, 2023 4:13:06 PM
To: Chisholm, Kyle W <Kyle.Chisholm@WashoeSchools.net>
Subject: RE: [EXTERNAL] RE: WMPA23-0004 & WRZA23-0005

Does the WCSD have any comments on this application?



Julee Olander, Planner
jolander@washoecounty.gov | Direct Line: 775.328.3627
My working hours: Monday-Friday 8:00am to 4:30pm
Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512
A row of social media icons for YouTube, Twitter, Facebook, and a globe.

From: Olander, Julee
Sent: Wednesday, May 17, 2023 3:20 PM
To: Chisholm, Kyle W <Kyle.Chisholm@WashoeSchools.net>
Subject: RE: [EXTERNAL] RE: WMPA23-0004 & WRZA23-0005

Sorry- neither- only duplexes.



Julee Olander, Planner
jolander@washoecounty.gov | Direct Line: 775.328.3627
My working hours: Monday-Friday 8:00am to 4:30pm
Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512
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INITIAL REVIEW MEMORANDUM

TO: Julee Olander, Washoe County

FROM: Chohnny Sousa, TMRPA

DATE: May 24, 2023

SUBJECT: TMRPA initial review of the Washoe County case WRZA23-0005 (Diablo Drive and Main Street)

This memorandum provides the Truckee Meadows Regional Planning Agency's (TMRPA) initial review comments regarding the subject case (WRZA23-0005), as stated in the 2019 Truckee Meadows Regional Plan (Policy RC 5).

The following constitutes an initial review based on the limited information available at the time of this memorandum. TMRPA recognizes that the proposal may change through the jurisdictional review of the case. Should the case be approved through Washoe County, the proposal will need to be formally submitted to TMRPA for a review of conformance with the 2019 Truckee Meadows Regional Plan in its entirety.

The request, as described in the materials provided by Washoe County, is the following:

A request has been made to: **1) Approve an amendment to the High Desert Area Plan, a component of the Washoe County Master Plan, to redesignate 2.9 acres of a ±17.99-acre parcel from Suburban Rural (SR) to ±4.0 acres (22%) Commercial (C), ±2.0 acres (11%) Industrial (I), and ±11.99 acres (67%) SR;** and 2) Recommend adoption of an amendment to the High Desert Regulatory Zone Map, to redesignate ±17.99-acres from Medium Density Suburban (MDS) to ±4.0 acres (22%) Neighborhood Commercial (NC), ±2.0 acres (11%) Industrial (I), and ±11.99 acres (67%) High Density Suburban (HDS). The Regulatory Zone Amendment is subject to final approval by the Board of County Commissioners of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities. 3) And, if approved, authorize the chair to sign resolutions to this effect.

[TMRPA notes: **bolded text** identifies the portion of the request that is subject to review under the Regional Plan]

Potential conformance issues

TMRPA has not identified any potential conformance issues at this time. However, please refer to policy RF 9 - Freestanding Community Requirements (shown in full below), and ensure these requirements are met and described in your staff report submittal:

1. Within the designated area, may develop at densities greater than what is allowed in the RA in order to support the community
2. Densities must be comparable to what is already established in the Community
3. Must be self-sufficient and cannot significantly impact the provision of public facilities and services in the TMSA

TMRPA Policy RF 9 - Freestanding Community Requirements, Page 94 of the Regional Plan

The Regional Plan hereby recognizes the following Freestanding Communities (see Map 1) which were established before the creation of TMRPA and are contextually different than other areas in the RA:

- Gerlach
- Empire
- Wadsworth

The boundaries of each Freestanding Community are located on Map 1. A Regional Plan Amendment is required in order to amend the boundaries. The following requirements apply to Freestanding Communities:

1. Within the designated area, may develop at densities greater than what is allowed in the RA in order to support the community
2. Densities must be comparable to what is already established in the Community
3. Must be self-sufficient and cannot significantly impact the provision of public facilities and services in the TMSA

Regional Plan policies for consideration in the analysis performed by Washoe County

RF 1 - Establishment of TMSA and Regional Land Designations

RF 9 - Freestanding Community Requirements

RF 11 – Compatibility Factors

PF 1 – List of Facilities and Service Standards

RC 9 – Conformance Review Findings

Data and information related to Regional Plan implementation

Regional Land Designation: RA (Freestanding community)

Regional Utility Corridor: None identified on site

Development Constraint Areas (DCA): None identified on site

Request for comment from other local government and/or affected entities

None at this time

Other information for review

None at this time

TMRPA Staff Notes

This is a Master Plan Amendment on a portion of the project site (APN 071-240-16), to include 4.0± acres (22%) to Commercial (C), 2.0± acres (11%) to Industrial (I), and the remaining project site will stay SR (11.99± acres, or 67%). Submitted materials state that the intent for the change is to provide additional opportunity (residential/commercial development) for residents, due to the lack of commercial and affordable housing options in the area. The subject site is located in the Town of Gerlach, and is bound by Diablo Drive along the northeast boundary and Main Street along the southwest boundary and is generally located 180 feet north of the intersection of Main Street and Diablo Drive. It is within the High Desert Area Plan and within the Gerlach Suburban Character Management Area. The site is currently vacant, and surrounded by partially developed and vacant parcels.

Planning contact: Julee Olander, 775-328-3627, jolander@washoecounty.gov

Please do not hesitate to contact TMRPA staff at 775-321-8385 if you have any questions or comments on this initial review memorandum. For more information, you can access the [2019 Truckee Meadows Regional Plan](#) and the [Regional Data Viewer](#) at www.tmrpa.org.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

1001 E. 9th St.
Reno, NV 89503
Phone: (775) 328-3600
Fax: (775) 328-3699

May 24, 2023

TO: Julee Olander, Planner, CSD, Planning & Development Division

FROM: Timber Weiss, Licensed Engineer, CSD

SUBJECT: Master Plan Amendment Case Number WMPA23-0004 and Regulatory Zone Amendment Case Number WRZA23-0005 (Diablo Drive and Main Street)

Project description:

The applicant is proposing to:

- (1) Approve an amendment to the High Desert Area Plan, a component of the Washoe County Master Plan, to redesignate 2.9 acres of a ±17.99-acre parcel from Suburban Rural (SR) to ±4.0 acres (22%) Commercial (C), ±2.0 acres (11%) Industrial (I), and ±11.99 acres (67%) SR; and
- (2) Recommend adoption of an amendment to the High Desert Regulatory Zone Map, to redesignate ±17.99- acres from Medium Density Suburban (MDS) to ±4.0 acres (22%) Neighborhood Commercial (NC), ±2.0 acres (11%) Industrial (I), and ±11.99 acres (67%) High Density Suburban (HDS). The Regulatory Zone Amendment is subject to final approval by the Board of County Commissioners of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities.
- (3) And, if approved, authorize the chair to sign resolutions to this effect..

Location: Off Diablo Drive & Main Street • APN: 071-240-16

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

No water rights comments for this.

From: [Steve Shell](#)
To: [Olander, Julee](#)
Subject: WRZA23-0005
Date: Thursday, May 18, 2023 9:25:25 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image006.png](#)
[image008.png](#)

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

The Division of Water Resources has no comment.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office.

Steve Shell
Water Rights Specialist II
Department of Conservation and Natural Resources
Nevada Division of Water Resources
901 S. Stewart St., Suite 2002
Carson City, NV 89701
sshell@water.nv.gov
(O) 775-684-2836 | (F) 775-684-2811

Project Name: GGID Mt. Diablo Drive MPA and RZA
Meeting Location: Gerlach Community Center
Meeting Date: April 13, 2023

**Neighborhood Meeting
SUMMARY**

Virtual Meeting Option Provided: YES NO

Hosted By (Name): Eric Hasty **(Company):** Wood Rodgers

Contact (Email): ehasty@woodrogers.com **(Phone):** 775-823-9770

Public Concerns:

1. Concerns with uses associated with Industrial zoning designation and location of Industrial zoning. General questions of allowed uses in all zoning proposed.
2. Attendees expressed desire for affordable residential housing and to insure ownership of dwellings was not for investment opportunities.
3. Concerns about process of the project, questions about what master plan and zoning will allow and timeline of project.
4. Zoning should be the most flexible to allow the GGID to provide the best range of uses.
5. Concerns of utilities, specifically the power/grid stability and the ability for all utilities to serve future development.

Changes Made to Proposal (if applicable):

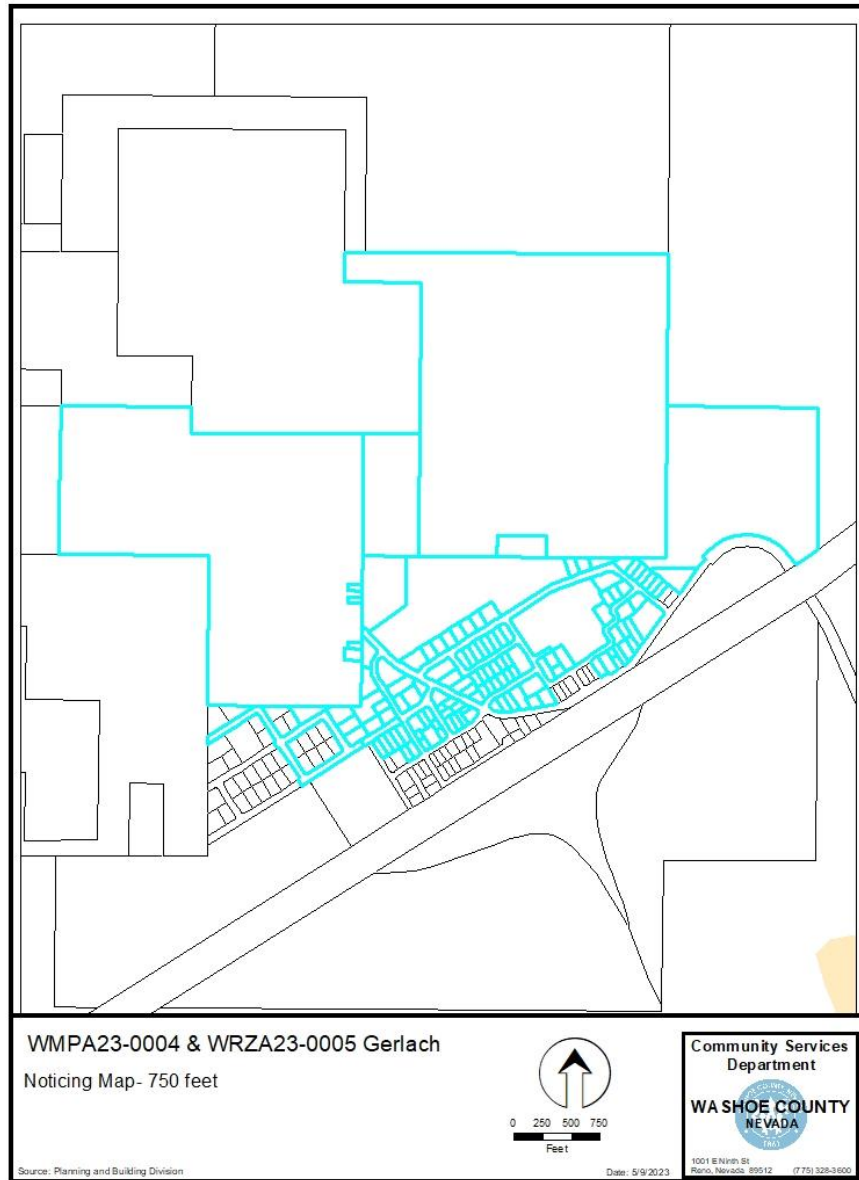
1. Final master plan and zoning designation will be presented to GGID at May 4th meeting based on comments above. Changes may be proposed.
2. A list of uses allowed in each zoning will be provided to the GGID to be reviewed prior to submittal of application to insure transparency.
3.
4.
5.

Any Additional Comments:

Many of the concerns addressed by attendees, outside of those that will be addressed above, relate to future development
such as character of the buildings, design and layout concerns, trails, amenities and housing types. These are generally
proposed by a developer and will include utilities, infrastructure, height, building elevations and character and will
be addressed in future entitlements.

Public Notice

Washoe County Code requires that public notification for a special use permit must be mailed to a minimum of 30 separate property owners within a minimum 750-foot radius of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 750-foot radius of the subject property. A total of 127 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



Public Notice Map

Master Plan Case Number WMPA23-0004 & Regulatory Zone Amendment WRZA23-0005

Master Plan & Regulatory Zone Amendment **GGID: Diablo Drive & Main Street**

Submitted to Washoe County
May 8, 2023

33

**WMPA23-0004 &
WRZA23-0005
EXHIBIT F**

Prepared for
Gerlach General Improvement Dist.
410 Cottonwood Street
Gerlach, NV 89412

Prepared by



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd • Reno, NV 89502 • Tel: 775.823.4068 • www.woodrogers.com

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 - Master Plan Amendment Supplemental Information
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Section 1

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: GGID: Diablo Drive & Main Street Master Plan Amendment and Regulatory Zone Amendment			
Project Description: The applicant is requesting a Master Plan Amendment on a portion of the project site (APN 071-240-16), to include 4.0± acres (22%) to Commercial (C), 2.0± acres (11%) to Industrial (I), and the remaining project site will stay SR (11.99± acres, or 67%). Respectively the request includes a Regulatory Zone Amendment to include 4.0± acres (22%) to Neighborhood Commercial (NC), 2.0± acres (11%) to Industrial (I), and 11.99± acres (67%) to High Density Suburban (HDS).			
Project Address: 0 Diablo Drive			
Project Area (acres or square feet): 17.99 Acres			
Project Location (with point of reference to major cross streets AND area locator): The site is bound by Diablo Drive along the northeast boundary and Main Street along the southwest boundary and is generally located 180 feet north of the intersection of Main Street and Diablo Drive.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
071-240-16	17.99		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). NA			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Gerlach General Improvement District		Name: Wood Rodgers Inc	
Address: PO Box 209		Address: 1361 Corporate Blvd	
Gerlach, NV	Zip: 89412	Reno, NV	Zip: 89505
Phone: 775-557-2601	Fax:	Phone: 775-823-4068	Fax: 823-4066
Email: gerlachgid@gmail.com		Email: ehasty@woodrogers.com	
Cell:	Other:	Cell:	Other:
Contact Person: Judy Conley (Board Chairman)		Contact Person: Eric Hasty	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Above		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Minutes of Meeting
Gerlach General Improvement District**

The Gerlach General Improvement District held a public meeting, January 5, 2023 in the Gerlach Community Center located at 410 Cottonwood Street, Gerlach, Nevada. Online access to this meeting was also available.

Members Present at Community Center:

Judy Conley – Chairman	Kathryn McNamara-Trustee
Lisa Bertschi-Trustee	Seth Schrenzel-Trustee/Vice Chairman
Bobbie Barlow-Trustee	Susie Jackson – Office Manager
Russell Bierle- PWS	

Members Online

Members of the Public at the Community Center:

John Bogard	Cindy Carter
John Carter	Melissa Adams
Tina Walters	Rachel Bogard
Molly Starkovich	Joe Childs
Shatzi Gambrell	

Members of the Public online:

Kristy Evans	Meghan Cronin
Katie Hoffman	S. Madison
Natalie Nicol	

1. Call to Order/ Roll Call

Chairman Conley called the meeting to order at 5:00 pm.

2. Public Comment

3. For Possible Action: Select Chairman and Vice Chairman

Trustee Barlow made a motion to nominate Judy Conley as Chairman. Trustee Schrenzel seconded it. All were in favor. The motion carried.

Trustee Barlow made a motion to nominate Seth Schrenzel as Vice Chairman. Trustee Bertschi seconded it. All were in favor. The motion carried.

4. For Possible Action: Approve the Minutes of the November 22, 2022 Meeting

Chairman Conley requested a motion to approve the minutes of the November 22, 2022 meeting. Trustee Bertschi made the motion. Trustee Barlow seconded it. All were in favor. The motion carried.

5. For Possible Action: Approve the Minutes of the December 1, 2022 Meeting

Chairman Conley requested a motion to approve the minutes of the October 18, 2022 meeting. Trustee Bertschi made the motion. Trustee McNamara seconded it. All were in favor. The motion carried.

6. For Possible Action: Approve the Financial Report for November 2022

Chairman Conley requested a motion to approve the financial report for November 2022. Trustee Barlow made the motion. Trustee Bertschi seconded it. All were in favor. The motion carried.

7. For Possible Action: Credit water usage due to a broken pipe for account 121

Office Manager Jackson explained Lacey Holle had a broken pipe at her house on Main Street and requested the water usage be credited since the pipe is now fixed. The amount was \$330.77. Chairman Conley requested a motion to credit the water usage in the amount of \$330.77. Trustee Barlow made the motion. Vice Chairman Schrenzel seconded it. All were in favor. The motion carried.

8. For Possible Action: GGID to be responsible for a Television Service area

The board requested Susie gather more information and this item will be added to the next agenda for the regularly scheduled meeting.

9. For Possible Action: Add online payment method for customer billing

Vice Chairman Schrenzel told the assembly the district was considering an online billing and payment option. There would be a credit card charge for this service. John Carter commented he thought our bills were high enough and customers shouldn't be charged another fee. He was told he would still be able to pay by check thus avoiding the credit card charge. Shatzi Gambrell commented that younger people in the community are used to doing things online. Trustee Barlow commented that many of the older customers don't have computers. Chairman Conley stated what she likes the best is the ability for people to pay with a credit card by calling the office. It was decided this would be researched further and a presentation would be done at the next meeting in February. This item was tabled until the next meeting.

10. For Possible Action: Approve Transfer station holiday closures in 2023

Office Manager Jackson presented the board with the proposed holiday schedule for the transfer station. This information will be sent out in the next bill and posted around town.

11. For Possible Action: Update on Subdivision APN 071-240-16

This item will be added to the February agenda.

12. For Possible Action: Granite Pointe RV Park Will Serve

Russell explained Farr West Engineering had requested additional information from the applicant and they haven't received any response. Meghan Cronin requested contact information for Farr West.

13. For Possible Action: Discuss Progress on the Operations Manual

Chairman Conley told the assembly the board has been working on this project for a year. It has been sent to the attorney and the board will have a special meeting again in January to review her comments. The date for this meeting will be posted when scheduled.

14. For Possible Action: Post job announcement for Public Works Technician position

Office Manager Jackson gave the board a copy of the announcement the district used the last time this position was advertised. Russell told the board the only change was the backflow prevention certification was removed since it's cheaper for the district to hire this done than to maintain the certification. He also stated he thought the starting wage should be changed to \$18/hour. Chairman Conley requested a motion to post this announcement with the change in compensation. Vice Chairman

Schrenzel made the motion. Trustee McNamara seconded it. All were in favor. The motion carried. Susie will post this announcement next week.

15. For Possible Action: Update on Water Tower Repairs

Meghan Cronin told the board they have done measurements and there are more missing members than originally thought. She will send over the existing sheets and should have complete information next week.

Chairman Conley explained Mike Mott is reaching out to our senators and once he has the information from Meghan, he will begin the grant process.

16. For Possible Action: Community Center update and repairs

Chairman Conley installed the window coverings. She hasn't had an opportunity to look into replacing the doors. John Carter has been in touch with John Forster who will be building the case to house the SSC model. Additional maps and historical documents will be considered for framing and hanging in the community center.

Shatzi Gambrell thanked Judy and Tara Provost for installing the blinds.

17. For Possible Action: Public Works Supervisor's monthly report

A copy of the report is attached.

We have been told that NV Energy will be hooking up the power at the PRV station tomorrow.

The wrong meters were installed at the springs and the PRV station so Russell is working with the contractor and the supplier to fix this problem. He will have an update at the next meeting.

Farr West is awaiting the third round of lab reports before issuing a recommendation on increasing the wastewater capacity.

Darren Kitzmiller will be acting as the interim water system operator of record.

Blake Hiller will be acting as the interim wastewater system operator of record.

Greg will continue as Radiation Safety Officer. There may be a citation coming from the county for the time we didn't have operators of record in place.

All filings have been submitted including the delinquent DMRs.

An update on the progress on the Sanitary Survey has been sent to Washoe County.

Greg and Russell will be attending the Nevada Rural Water conference in March and expect to be able to test for some of the required certifications.

Russell will be attending DHS/FEMA training January 17-19.

We continue to work on the resin change.

Repairs to the generator at the treatment plant are being done. We'll probably need to install a new block heater but not replace the generator.

Fence repairs around the town will need to wait until better weather.

Rachel Bogard complained about the road to Railroad Spring that George Fissette has damaged accessing his property. She said it is funneling water onto their property. Susie will contact the BLM on Monday and see if they can be of assistance.

18. Public Comment

Shatzi Gambrell would like the information on how to use the Zoom and WiFi systems posted in the community center.

Molly Starkovich told the board the Burning Man Project is hosting a meeting at the community center on January 11 from 5-7:30PM so people can learn more about the ORMAT geothermal project.

19. For Possible Action: Adjournment

Chairman Conley requested a motion for adjournment. Vice Chairman Schrenzel made the motion. Trustee Bertschi seconded it. All were in favor. The motion carried. The meeting adjourned at 6:02PM

Minutes prepared: 01/30/2023 by Susie Jackson

Minutes approved: 02/02/2023

Master Plan Amendment Supplemental Information

(All required information may be separately attached)

The Washoe County Master Plan describes how the physical character of the County exists today and is planned for the future. The plan is adopted by the community and contains information, policies and a series of land use maps. The Master Plan provides the essential framework for creating a healthy community system and helps guide decisions about growth and development in the County. The following are general types of requests the County receives to amend the Master Plan. Please identify which type of amendment you are requesting:

<input checked="" type="checkbox"/> A request to change a master plan designation(s) from the adopted master plan and/or area plan maps
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies found in the elements of the Master Plan
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies in the area plans and/or specific language found in the area plans
<input type="checkbox"/> Other (please identify):

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Master Plan. Staff will review the application to determine if the amendment request is in conformance with the policies and language within the elements and area plans of the Master Plan or if the information provided supports a change to the plan. Please provide an explanation to all questions; attach additional sheets if necessary.

1. What is the Master Plan amendment being requested at this time?

The applicant is requesting a Master Plan Amendment on a portion of the project site to include 4.0± acres (22%) to Commercial (C), 2.0± acres (11%) to Industrial (I), and the remaining project site will stay SR (11.99± acres, or 67%).

2. What conditions have changed and/or new studies have occurred since the adoption of the Washoe County Master Plan that supports the need for the amendment request?

The lack of commercial and housing options in the Gerlach area limits residents who may benefit from housing types that may provide a wide range of affordability. This issue has been an ongoing topic for the Town of Gerlach and has been identified within the High Desert Area Plan since 2010.
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3. Please provide the following specific information:

a. What is the location (address or distance and direction from the nearest intersection of the subject property)? Attach, for map amendments, a legal description. For all other amendments, what is the area subject to the request?

The site is bound by Diablo Drive along the northeast boundary and Main Street along the southwest boundary and is generally located 180 feet north of the intersection of Main Street and Diablo Drive.
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b. Please list the following proposed changes (attach additional sheet if necessary):

Assessor's Parcel Number	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
071-240-16	SR	17.99	I/NC/SR	2.0/4.0/11.99

c. What are the adopted land use designations of adjacent parcels?

North	R/I
South	R/SR
East	R/SR
West	R/SR/C

4. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, buildings, etc.).

The land is currently vacant with unimproved access and utility easements.

5. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

The site is currently located within the Gerlach Suburban Character Management Area and in an area identified as "most suitable" for development in the High Desert Area Plan. No water bodies, steep slopes or hills, known minerals, or substantial wild life habitat is present.

6. Describe whether any of the following natural resources or systems are related to the proposed amendment:

a. Is property located in the 100-year floodplain? (If yes, attach documentation of the extent of the floodplain and any proposed floodplain map revisions in compliance with Washoe County Development Code, Article 416, Flood Hazards, and consultation with the Washoe County Engineering & Capital Projects Division.)

Yes No

Explanation:

b. Does property contain wetlands? (If yes, attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

Yes No

Explanation:

- c. Does the property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, submit the slope analysis requirements as contained in Article 424, Hillside Development of the Washoe County Development Code.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explanation:

- d. Does the property contain geologic hazards such as active faults, hillside, or mountainous areas? Is it subject to avalanches, landslides, or flash floods? Near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge? If the answer is yes to any of the above, check yes and provide an explanation.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explanation:

- e. Does the property contain prime farmland, within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route? If the answer is yes to any of the above, check yes and provide an explanation.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explanation:

- 7. Are any archaeological, historic, cultural, or scenic resources in the vicinity or associated with the proposed amendment? If the answer is yes to any of the above, check yes and provide an explanation.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explanation:

- 8. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Provide copies of all water rights documents, including chain of title to the original water right holder.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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If yes, please identify the following quantities and documentation numbers relative to the water rights. Please attach a copy(s) of the water rights title (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

- a. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

The project site is owned by the Gerlach GID who is the water and sewer provider for the Gerlach community. They anticipate that the future development will be able to support the proposed intensification.

9. Please describe the source and timing of the water facilities necessary to serve the amendment.

- a. System Type:

<input type="checkbox"/> Individual wells			
<input type="checkbox"/> Private water	Provider:		
<input checked="" type="checkbox"/> Public water	Provider:	Gerlach General Improvement District	

- b. Available:

<input checked="" type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of water service.

10. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

- a. System Type:

<input type="checkbox"/> Individual septic			
<input checked="" type="checkbox"/> Public system	Provider:	GGID	

- b. Available:

<input checked="" type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

11. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

Highway 447

12. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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13. Community Services (provided and nearest facility):

a. Fire Station	Gerlach Volunteer Ambulance and Fire Department
b. Health Care Facility	Gerlach Volunteer Ambulance and Fire Department
c. Elementary School	Gelrach K-12
d. Middle School	Gelrach K-12
e. High School	Gelrach K-12
f. Parks	Gerlach Water Tower Park
g. Library	NA
h. Citifare Bus Stop	NA

14. Describe how the proposed amendment fosters, promotes, or complies with the policies of the adopted area plans and elements of the Washoe County Master Plan.

a. Population Element:

See attached project description

b. Conservation Element:

See attached project description

c. Housing Element:

See attached project description

d. Land Use and Transportation Element:

See attached project description

e. Public Services and Facilities Element:

See attached project description

f. Adopted area plan(s):

See attached project description

15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

See attached project description

Applicant Comments

This page can be used by the applicant to support the master plan amendment request and should address, at a minimum, how one or more of the findings for an amendment is satisfied. (Please refer to Article 820 of the Washoe County Development Code for the list of Findings.)

See Attached Project Description for more details

Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

Please complete the following supplemental information to ensure consistent review of your request to amend the Washoe County Zoning Map. Please provide a brief explanation to all questions answered in the affirmative.

1. List the Following information regarding the property subject to the Regulatory Zone Amendment.
 - a. What is the location (address, distance and direction from nearest intersection)?

APN 071-240-16 is bound by Diablo Drive along the northeast boundary and Main Street along the southwest boundary and is generally located approximately 180 feet north of the intersection of Main Street and Diablo Drive.

- b. Please list the following proposed changes (attach additional sheet if necessary).

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
071-240-16	I/C/SR	MDS	17.99	I/NC/HDS	2.0/4.0/11.99
	(pending MPA)				

- c. What are the regulatory zone designations of adjacent parcels?

	Zoning	Use (residential, vacant, commercial, etc.)
North	I & GR	Industrial/Outdoor Storage & Vacant
South	PSP/MDS/HDS	Public School/SF Detache/Vacant
East	PSP/MDS	Public School/Vacant Residential
West	GR/MDS/TC	Hot Springs Park/SF Detached/Vacant Commercial

3. Describe the existing conditions and uses located on the site (i.e. vacant land, roadways, easements, buildings, etc.).

The land is currently vacant with unimproved access and utility easements.

4. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils, and wildlife habitat.

The site is currently located within the Gerlach Suburban Character Management Area and in an area identified as "most suitable" for development in the High Desert Area Plan. No water bodies, steep slopes or hills, known minerals, or substantial wild life habitat is present.

5. Does the property contain development constraints such as floodplain or floodways, wetlands, slopes, or hillsides in excess of 15%, geologic hazards such as active faults, significant hydrologic resources, or major drainages or prime farmland?

<input type="checkbox"/> Yes, provide map identifying locations	<input checked="" type="checkbox"/> No
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6. Is the site located in an area where there is potentially an archeological, historic, or scenic resource?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explanation:

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7. Are there sufficient water rights to accommodate the proposed amendment? Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

- a. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

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- b. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

The project site is owned by the Gerlach GID who is the water and sewer provider for the Gelach community. They anticipate that the future development will be able to support the proposed intensification.
--

8. Please describe the source and timing of the water facilities necessary to serve the amendment.

- a. System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	Gerlach General Improvement District

- b. Available:

<input type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input checked="" type="checkbox"/> 3-5 years	<input checked="" type="checkbox"/> 5+ years
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- c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of water service.

--

9. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

- a. System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Gerlach General Improvement District

- b. Available:

<input type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

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10. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

Highway 447

11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report is required.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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12. Community Services (provided name, address and distance to nearest facility).

a. Fire Station	Gerlach Volunteer Ambulance and Fire Department
b. Health Care Facility	Gerlach Volunteer Ambulance and Fire Department
c. Elementary School	Gerlach K-12
d. Middle School	Gerlach K-12
e. High School	Gerlach K-12
f. Parks	Gerlach Water Tower Park
g. Library	NA
h. Citifare Bus Stop	NA

Section 2

Project Description

Location

The project site is within Washoe County, in the Town of Gerlach. The 17.99± acre site includes Washoe County Assessor Parcel Number (APN) 071-240-16. The site is bound by Diablo Drive along the northeast boundary and Main Street along the southwest boundary and is generally located 180 feet north of the intersection of Main Street and Diablo Drive. The project site is located within the High Desert Area Plan, within the Gerlach Suburban Character Management Area. The site is vacant and surrounded by partially developed and vacant parcels adjacent to the project site. The adjacent developed parcels to the south include single-family residential along Diablo Drive and a commercial development that includes the hot springs along Main Street, a single parcel to the north is used as an industrial use with outdoor storage. The site is further surrounded by the Gerlach K-12 School across from Diablo Drive as well as additional single-family housing and commercial along Main Street, (*Refer to Vicinity Map and Site Aerial in Section 3 of this submittal packet*).

Background

The parcel totaling 17.99± acres (project site) is within the Gerlach Suburban Character Management Area (GSCMA). The parcel has been owned by the Gerlach General Improvement District (GGID) and has been evaluated in the past to provide the community with additional housing options. The GGID has previously approved utility improvements for the extension of underground utilities from Diablo Drive into the project yet this had led to limited success. The community has had ongoing issues with attracting new residents. Any jobs that are available in the Town of Gerlach often require any new hire to commute from outside of the region due to the lack of limited or no available housing. This issue not only impacts the public but also the private sector since the lack of housing limits the available pool of qualified employees for the community.

Currently, the option to construct new dwelling units on GGID property exists. However, the type of development allowed is limited and must conform to the Medium Density Suburban (MDS) development standards. Although the MDS zoning allows attached and detached product, it is limited by density as attached product typically requires densities above five dwelling units per acre. Furthermore, the lack of housing options in the Gerlach area further limits current residents who may benefit from other housing types as there are those who may be interested in staying in the area but relocating to another product.

This issue has been an ongoing topic for the Town of Gerlach and has been identified within the High Desert Area Plan since 2010 stating: “Opportunities are needed for young people who would like to live and work in Gerlach area”. Furthermore, the High Desert Area Plan also states that although tourism is a big contributor to the Gerlach economy, it doesn’t often benefit the local community and that more commercial opportunities are needed that are more “local-serving” and will support the residents of Gerlach.

These issues were also voiced and recorded at recent public meetings. It should be noted that this request was determined based on substantial input from the GGID Board Members as well as public comment which took place over several GGID Board Meetings (Feb. 2, 2023; March 2, 2023; May 4, 2023). Also, as required by Washoe County these issues were voiced at a well attended public preapplication meeting (April 13, 2023). These meetings discussed details including the types of housing,

desired number of units, and types of commercial/industrial uses the GGID hopes to provide. The needs addressed in the public meetings went to establish the land designations that are proposed with this request and will go on to accommodate the Gerlach community and support the High Desert Area Plan.

Washoe County Master Plan and Zoning

According to Washoe County Assessor the current master plan designation consists of Suburban Residential (SR). Conforming with the existing master plan designations, the current zoning designations is Medium Density Suburban (MDS), (*Refer to Section 3 of the submittal packet for Existing Master Plan and Existing Zoning Map*).

Project Request

The applicant is requesting a Master Plan Amendment on a portion of the project site to include 4.0± acres (22%) to Commercial (C), 2.0± acres (11%) to Industrial (I), and the remaining project site will stay SR (11.99± acres, or 67%). Respectively the request includes a Regulatory Zone Amendment to include 4.0± acres (22%) to Neighborhood Commercial (NC), 2.0± acres (11%) to Industrial (I), and 11.99± acres (67%) to High Density Suburban (HDS).

The request will affect the project site as follows:

Master Plan Designation

- Existing:
 - Suburban Residential (SR) 17.99± Acres (100%)
- Proposed:
 - Suburban Residential (SR) 11.99± Acres (67%)
 - Commercial (C) 4.0± Acres (22%)
 - Industrial (I) 2.0± Acres (11%)

Zoning Designation

- Existing:
 - Medium Density Suburban (MDS) 17.99± Acres (100%)
- Proposed:
 - High Density Suburban (HDS) 11.99± Acres (67%)
 - Neighborhood Commercial (NC) 4.0± Acres (22%)
 - Industrial (I) 2.0± Acres (11%)

The proposed change in land use and zoning designations are compatible with the surrounding area and provide additional opportunity for residential and commercial development to help address the communities housing needs and serve the local community, (*Refer to the Proposed Master Plan and Proposed Zoning Maps in Section 3 of this submittal packet*).

Land Use Compatibility

The project site is located within the GSCMA. Surrounding land uses include existing single family residential to the south and west, a public school to the south, commercial development to the west, and industrial and vacant land to the north. The current and proposed land use and zoning designations are conforming with and allowed within the GSCMA.

ADJACENT PROPERTY DESCRIPTION			
	Land Use Designation	Zoning	Use
North	R/I	GR/I	Vacant/Outdoor Storage
South	R/SR	PSP/MDS/HDS	Public School/Single-Family Detached/Vacant
East	R/SR	PSP/MDS	Public School/Vacant Residential
West	R/SR/C	GR/MDS/TC	Gerlach Hot Springs Park/Single-Family Detached/Vacant Commercial

The proposed amendment on the project site is compatible with the surrounding uses which include single-family residential, commercial, industrial, and public facilities.

Utilities

Public utilities are adjacent to the property within Diablo Drive and will be extended into the site. As the request at this time is only for land use and zoning and does not yet propose a development plan, it is not necessary to demonstrate the future ability to serve the project. However, the request is comparable to the density and intensity associated with the current land use and zoning designation. Therefore, it is anticipated that the existing infrastructure will be able to accommodate the anticipated demand for future utility services (water and sewer), and it is not anticipated that the existing utilities will require any new improvements. Detailed utility plans to serve future development will be addressed with future development processes.

Public Services

Fire service is currently provided by the Gerlach Volunteer Ambulance and Fire Department which is located approximately 300 feet south of the project site at 420 Cottonwood Street. Police is provided by Washoe County Sheriff with the nearest sheriff’s office located 1,000 feet south at 330 W. Sunset Boulevard.

Traffic Impacts

While the proposed land use change may have some impacts on the existing street network, the existing infrastructure and street networks are able to accommodate this amendment. The project site is bounded by Diablo Drive on the southeastern boundary and Main Street on the southern boundary. Although there are no specific developments proposed at this time, it is anticipated that the proposed HDS zoning will be accessed via Diablo Drive and the proposed NC and I zoning will be access via Main Street. It should be noted that Diablo Drive is a local street and Mian Street is Highway 447.

For purposes of understanding the traffic associated with the request, a comparison of the traffic associated with the existing zoning and the request will determine the potential net increase in traffic. This will assume the maximum density for a mix of single-family attached and single-family detached for the existing zoning and the densities and uses as discussed in the previous GGID Board Meetings (Feb. 2, 2023; March 2, 2023; May 4, 2023).

By introducing these assumptions, a development scenario would allow a total mix of 40 units single-family detached and 30 units single-family attached for the existing MDS zoning. The proposed HDS, NC, and I zoning would assume a housing mix of 25 single-family detached, 20 single-family attached, and 15 apartment units, 1.0± acre of commercial, and 2.0± acres of industrial. The commercial and industrial land developments will assume 20% of the site will be building which would accommodate a ±9,000 sq ft

GGID: Diablo Drive & Main Street

Request for Master Plan Amendment & Regulatory Zone Amendment

general retail building for the commercial zoning and a ±18,000 sq ft industrial building in the 2.0± acres of industrial zoning.

Using these assumptions, the net traffic generated from this request can be determined using estimated trip generation rates found in the *ITE Trip Generation Manual, 11th Edition (2021)* these tables are provided in *Section 4* of this submittal packet. The table below provides estimates of trip rates for the two highest-volume traffic generators for each use within the existing and proposed zoning designations:

Zoning Designation	Allowed Use	Amount	Average Weekday Trip Rate	Average Peak Hour Rate	Estimated Peak Weekday Trips	Estimated Peak Hour Trips
Existing: Medium Density Suburban (MDS)	Single-Family Detached	40 units	0.95	0.92	38	37
Existing: MDS	Single-Family Attached	30 units	0.94	0.91	28	27
Proposed: HDS	Single-Family Detached	20 units	0.94	0.91	19	18
Proposed: HDS	Single-Family Attached	25 units	0.95	0.92	24	23
Proposed: NC	Apartments/Multi-Family	15 units	0.86	0.80	13	12
Proposed: NC	General Retail	~9,000 sf	0.06	0.007	573	67
Proposed: I	General Industrial	~18,000 sf	0.005	0.0009	88	16
NET CHANGE IN TRIPS =					651	72

Although the uses included in the table above are not proposed with this request, it is an adequate comparison based on the discussions outlined in the GGID Board Meeting minutes. The additional 72 trips do not trigger a Traffic Report. However, since it is an assumption of future development and close to the 80-trip threshold, a traffic report will be conducted and submitted for review with this request. It should also be noted however, that the ITE Manual generally represents a more populated area and may not be an accurate representation of the traffic seen in the Town of Gerlach.

Washoe County Master Plan Compatibility

The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan. The proposed master plan amendment fosters, promotes, or complies with the following policies of the adopted area plans and elements of the Washoe County Master Plan.

Population Element

POP.3 – *Plan for balanced development pattern that includes employment and housing opportunities, public services and open spaces.*

Response: The project site is located in the Gerlach Suburban Area and adjacent to development and utilities. Furthermore, the request will allow for a greater range of commercial and industrial uses including housing that will allow for a wide range of options that can accommodate different levels of affordability. Housing opportunities, particularly affordability, is a specific concern in Gerlach and will help current and future residents. The commercial opportunities will serve the surrounding uses and provide year-round employment opportunities that is currently limited in the Gerlach area.

POP.4 – *Coordinate population growth with availability of water, sewer, streets and highways, other public facilities and services.*

Response: This site is surrounded by development with existing infrastructure including community water, sanitary sewer, and access to the local road network. Fire service is currently provided by the Gerlach Volunteer Ambulance and Fire Department which is located approximately 300 feet south of the project site at 420 Cottonwood Street. Law enforcement services are provided by the Washoe County Sheriff. The associated school for this area is adjacent to the project site and has capacity. Consultation with each of these agencies will be required for future application processes associated with the development of this site. It is not anticipated that this project will strain existing resources.

Conservation Element

C.2 – *Conduct development so that an area’s visual features and amenities are preserved.*

Response: The project site is adjacent to development and is a logical extension of the Town of Gerlach. The site is located within the Gerlach Suburban Character Management Area and does not contain any hillsides or other substantial visual features that necessitate mitigation, according to the Visual and Scenic Values Map provided by Washoe County. The adjacent parcels in the area are relatively flat and developed, they will not be substantially impacted by this request. This amendment will encourage development in an area that is appropriate for growth and will provide the added benefit of incidentally preserving other areas with scenic or natural resources, by accommodating development in areas with the least impact to these resources.

C.3 – *Regulate or mitigate development to protect environmentally sensitive and/or critical land, water and wildlife resources that present development hazards or serve highly valuable ecological functions.*

Response: The project site is an area proposed for suburban growth. This site contains no environmentally sensitive and/or critical land, water or wildlife resources. The site is in an area that is identified as, “most suitable” within the development suitability map identified within the High Desert Area Plan.

C.7 - *Promote the use of designated plants appropriate to the type of development.*

Response: Although this zoning amendment request does not have a project presently proposed, any future developments on this parcel will follow the appropriate landscaping guidelines and best practices provided by Washoe County.

C.10 - Incorporate technical information on geologic hazards into the land use planning and development processes.

Response: Although this amendment request does not have a project presently attached to it, any future developments on this parcel will include consideration of geotechnical hazards in the planning, design and construction phases.

C.20 – Regulate development to protect floodplains.

Response: The project site is located outside of the floodplain.

C.21 - Manage development to preserve and protect water resources.

Response: This site is not currently within a high value water resource area, according to the Water Resource Values map provided by Washoe County. Although this request does not have a project presently attached to it, any future developments on this parcel will preserve and protect current water quality and water resources. All Washoe County management guidelines to minimize erosion, sedimentation and impact on drainage will be adhered to, upon future development of the parcel.

Housing Element

H.1 - Remove Regulatory Barriers to increase the availability of affordable and workforce housing for all.

Response: This request seeks to allow a compatible density but will allow for a greater flexibility in uses including single-family attached, multi-family, and other neighborhood commercial and industrial uses that will support the current needs of the Gerlach Community. The request will allow for a greater range of housing options to help serve a range of affordability in a location that has the capacity to support this density. Existing infrastructure is located adjacent to the property, including sewer and water. The adjacent road network will provide access to the project site, and the area is already served by other public services like the school, a volunteer ambulance and fire department, and Washoe County Sheriff's.

H.2 – Preserve and rehabilitate existing affordable and workforce housing.

Response: Although this request is not proposing a specific development at this time, future development is likely to help with affordable/workforce housing issues since the request allow a greater range of housing options including higher density, which is generally more affordable by design and will support greater housing attainability.

H.5 – Promote housing for Special Needs.

Response: Although there is no specific project associated with this request, the amendment will allow for a range of housing types including single-family attached or multifamily which is generally more desirable for senior citizens or disabled persons as there are less maintenance and upkeep required when compared to a traditional single-family detached product.

H.7 – Promote Homeownership opportunities.

Response: The request will allow for a wider range of affordability which could promote homeownership to a portion of the community that was once unattainable in the Gerlach community.

Land Use and Transportation Element

LUT.1 - *Influence future development to abide by sustainable growth practices.*

Response: A key component to sustainability in land use practices is reducing sprawl by using existing land in the most efficient manner possible. By encouraging development on a site surrounded by existing development and infrastructure the project site is able to provide necessary services to the community without developing land further from the developed community. This site is in an area that is identified as most suitable for development within the High Desert Area Plan and will help reduce automobile usage and encourage residents to utilize the existing pedestrian amenities to complete daily activities.

LUT.2 - *Standards ensure that land use patterns are compatible with suburban development and incorporate mixed-use.*

Response: The purpose of the amendment is to further encourage and allow a mix of uses to support the Town of Gerlach. The proposed amendments encourage a greater variety of uses that allow more flexibility compared to the allowed uses that are currently designated on the project site, including commercial and retail that can support the existing and future residents.

LUT.3 - *The majority of growth and development occurs in existing or planned communities, utilizing smart growth practices.*

Response: This site is surrounded by typical suburban development. Necessary housing for the community can be provided in this area without developing land further from the existing communities. Increasing the allowed uses on the project site will further allow future development to utilize the existing infrastructure and promote smart growth practices.

LUT.4 – *Land use patterns allow for a range of housing choices and interconnected streets.*

Response: This amendment will increase the allowed uses to include alternative housing types other than what is typically available in the Gerlach area. Furthermore, any new development will provide supporting services to the existing community while extending the transportation network that currently exists.

LUT.5 – *Development occurs where infrastructure is available.*

Response: The project site currently has existing utilities adjacent to the site and is surrounded by supporting infrastructure. Any future development will be required to connect to the exiting utilities and if necessary, provide any improvements to serve the new development.

LUT.6 - *Land use and transportation decisions support a healthy economic base.*

Response: The project site is in an area of the community that will help to promote a healthy local economy and will contribute to a unique quality of life. This amendment seeks to increase and encourage the land use to help accommodate this further.

LUT.7 - *Development patterns in the unincorporated TMSA provide an alternative to the higher intensity land use patterns that are found in the higher tiers in cities as referenced in LUT 3.1.*

Response: The project site is located within the Gerlach Suburban Character Management Area within the High Desert Area Plan and is the ideal location for higher intensity land use patterns. Furthermore, the proposed designation is compatible with the surrounding land uses with the

commercial and industrial located adjacent to main street and the housing located adjacent to the existing residential.

High Desert Area Plan Compatibility

The subject property is located within the High Desert Area Plan. The High Desert Area Plan lists several goals intended to guide the growth and development of the area. Below is an analysis of how the goals of this area plan are fulfilled by this application request.

Goal 1 - *The pattern of land use designations and the specific allowed land uses in the High Desert Area Plan will implement the Land Use and Transportation Element of the Washoe County Master Plan, and the community character described in the Character Statement.*

Response: The subject site is within the Gerlach Suburban Character Management Area. The proposed master plan designations and zoning designations are allowed within the GSCMA. This request is compatible with the character of Gerlach and responds to the growth of the overall community in a way that is respectful of the Character Statement that residents and planners developed for the area.

Goal 2 - *Establish development guidelines that will implement the Land Use and Transportation Element of the Washoe County Master Plan and preserve the community character commonly found within the High Desert planning area.*

Response: The request is not proposing any development at this time. All future development will need to comply with the Character Statement for this plan, including dark sky standards, building orientation, land scape standards, and various design standards to mitigate the impacts to the surrounding development.

Goal 3 - *Manage the location, intensity and mix of uses for Commercial Regulatory Zones in a manner that implements the goals and policies of the Washoe County Land Use and Transportation Element, ensures the unique character of the High Desert planning area is preserved and improved, and realizes the desire of the community to support opportunities for the promotion of local tourism.*

Response: This request will provide commercial and non-residential opportunities along Main Street and add to the local economy along the major thoroughfare. Any future project will incorporate and improve connectivity and will not negatively affect the safety or efficiency of the transportation system including access to the area.

Goal 4 - *The regional and local transportation system in the High Desert planning area will be a safe and efficient system providing access to commercial services, public lands and recreational opportunities and efficient connections to the greater region. Policies set forth under this goal are intended to implement the goals and policies set forth in the Land Use and Transportation Element. The system will contribute to the preservation and implementation of the community character as described in the High Desert Vision and Character Statement and to preserving and enhancing scenic and recreational areas for visitors to enjoy.*

Response: This project site is adjacent to Main Street and Diablo Drive. This request will not impact the current right of way and will provide adequate circulation and future connectivity with a proposed development. Any future development will need to be designed in accordance with Washoe County Roadway standards.

Goal 6 - *Maintain open vistas and minimize the visual impact of hillside development in a manner that implements the community character described above.*

Response: The site is located within the Gerlach Suburban Character Management Area and does not contain any hillsides or other substantial visual features that necessitate mitigation, according to the Visual and Scenic Values Map provided by Washoe County. The adjacent parcels in the area are relatively flat and developed, they will not be substantially impacted by this request. This amendment will encourage development in an area that is appropriate for growth and will provide the added benefit of incidentally preserving other areas with scenic or natural resources, by accommodating development in areas with the least impact to these resources.

Goal 7 - Public and private development will respect the value of cultural and historic resources in the community.

Response: No cultural or historical resources will be affected by this request. Future development will be conscientious of any unanticipated discovery of archaeological or historical resources during the planning, design, and construction phases of the project site.

Goal 10 – The High Desert planning area will maintain or exceed federal, state and local carbon monoxide, ambient particulates (pm10, pm2.5) and ozone air quality standards. The vistas of the surrounding ridges and more distant mountain ranges will not be obstructed by man-made pollutants.

Response: This project site is located in the Gerlach Suburban Character Management Area and is adjacent to existing roadways, residents, and commercial facilities; limiting the distance and amount of vehicle trips required by households and thereby reducing the amount of pollutants released into the air. The parcel is flat with little/no slope and future construction will not require significant grading that would contribute to erosion and dust.

Goal 11 - The built environment will minimize the destructive potential of any identified natural hazard, including but not limited to wildland fires, earthquakes and land slides. (See Goal Fifteen for flood related policies.).

Response: This amendment will not impact any geological hazards. Furthermore, this site is not in proximity to any known natural hazards.

Goal 12 - Public and private development will respect the value of wildlife and wildlife habitat to the community.

Response: This is in an area adjacent to infrastructure and development. The project site contains no significant wildlife resources. Encouraging and promoting a logical extension of the Town of Gerlach contributes to the preservation and conservation of additional wildlife resources that could be impacted by development outside of the suburban character management area.

Goal 15 - Personal and economic losses associated with flooding will be minimized. Development in the High Desert planning area will mitigate any increase in flood peak, flood stage, flood velocity, and volume of runoff to ensure that the flood hazard to existing developed properties is not exacerbated.

Response: This area is not within a floodplain and any drainage concerns will be addressed in the planning, design, and engineering phases of future development on these parcels.

Goal 16 - Water resources will be supplied to land uses in the High Desert planning area according to the best principles/practices of sustainable resource development. Whenever possible, future water supply systems will be designed to avoid or mitigate unreasonable impact on existing municipal and domestic systems.

Response: This site is located adjacent to existing infrastructure and will be served by the GGID. All water resources will be supplied and managed using the best principles and practices of sustainable resource development, as determined by appropriate government agencies, organizations and technical advancements.

Goal 17 - *The quality of water from the High Desert Hydrographic Basins will be protected from further degradation resulting from human activities.*

Response: All water resources will be supplied and managed according to legal requirements and the best principles and practices of sustainable resource development, as determined by appropriate government agencies, organizations and technical advancements.

Goal 18 - *Watershed protection and groundwater recharge will be prime considerations towards future development activities.*

Response: The project site is not in an area known for groundwater recharge and is identified in the High Desert Area Plan to be within the Gerlach Suburban Character Management Area. An area that is identified to be most suitable towards development.

Goal 19 - *Maintain and enhance the value of wetlands and their associated habitats for their groundwater recharge, aesthetic, environmental, educational, recreational, stormwater runoff and flood control purposes. Washoe County will act to ensure the best possible balance between these wetland area uses.*

Response: No wetlands or playas will be affected by this request.

Goal 20 - *Water resources and wastewater treatment and disposal will be provided to residential and non-residential uses in a manner that implements and preserves the community character as described in the High Desert Vision and Character Statement.*

Response: The request will not require water or wastewater services at this time. However, these services are available adjacent to the project site and will be provided to future development at the time it is proposed.

Goal 21 - *Amendments to the High Desert Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the High Desert Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character*

Response: The request was based on substantial input from the GGID Board Members as well as public comment which was recorded over several GGID Board Meetings (Feb. 2, 2023; March 2, 2023; May 4, 2023), including a public preapplication meeting (April 13, 2023). These meetings addressed the needs to accommodate the Gerlach community and support the High Desert Area Plan. The request will provide 4.0± acres of Neighborhood Commercial (NC), 2.0± acres of Industrial (I), and 11.99± acres of High Density Suburban (HDS). The proposed change in land use and zoning designations are compatible with the surrounding area and provide additional opportunity for residential and commercial development to help address the communities housing needs and serve the local community in accordance with the Gerlach Suburban Character Management Area.

Master Plan Amendment Findings

When adopting an amendment, the Commission shall make all required findings contained in the area plan for the planning area in which the property that is the subject of the Master Plan amendment is located and, at a minimum, make at least three of the following findings of fact unless a military installation is required to be noticed, then in addition to the above, a finding of fact pursuant to subsection (6) shall also be made:

1. **Consistency with Master Plan.** *The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.*

Response: As described in detail above in the Master Plan Compatibility section of this document, this request is in substantially compliance with the goals and policies of the master plan and with the High Desert Area Plan.

2. **Compatible Land Uses.** *The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.*

Response: As described above in detail, the request is compatible with the adjacent land uses. The project site is located within the GSCMA with surrounding land uses include existing single family residential to the south and west, a public school to the south, commercial to the west, and industrial and vacant land to the north. The request will propose residential adjacent to the existing residential and propose non-residential along Main Street near the existing commercial land uses. Therefore, the proposed amendment is compatible with the surrounding uses and will not adversely impact the public health, safety or welfare.

3. **Response to Change Conditions.** *The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.*

Response: The project site has been evaluated in the past to provide the community with additional housing options with limited success. The option to construct a new dwelling unit on project site currently exists. However, the type of development allowed is limited and must conform to the Medium Density Suburban (MDS) development standards. This currently does not allow for a range of housing options or densities. Furthermore, the lack of housing options in the Gerlach area further limits current residents who may benefit from other housing types that may provide better affordability or an option to rent.

This issue has been an ongoing topic for the Town of Gerlach and has been identified within the High Desert Area Plan since 2010 stating: “Opportunities are needed for young people who would like to live and work in Gerlach area”. Furthermore, the High Desert Area Plan also states that although tourism is a big contributor to the Gerlach economy, it doesn’t often benefit the local community and that more commercial opportunities are needed that are more “local-serving” and will support the residents of Gerlach. This request is a direct response to the lack of action that has occurred since this issue was identified with the adoption of the plan and the request will allow for a wider range of housing and non-residential options to help serve the needs of the Gerlach community.

4. **Availability of Facilities.** *There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.*

Response: This site is surrounded by development with existing infrastructure including community water, sanitary sewer, and access to the local road network. Fire service is currently provided by the Gerlach Volunteer Ambulance and Fire Department which is located approximately 300 feet south of the project site at 420 Cottonwood Street. Law enforcement services are provided by the Washoe County Sheriff. The associated school for this area is adjacent to the project site and has capacity. Consultation with each of these agencies will be required for future application processes associated with the development of this site. It is not anticipated that this project will strain existing resources.

5. ***Desired Pattern of Growth.*** *The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.*

Response: The project site is adjacent to development and is a logical extension of the Town of Gerlach. The site is located within the Gerlach Suburban Character Management Area and is identified as most suitable for development within the High Desert Area Plan. A key component to sustainability in land use practices is reducing urban sprawl by using existing land in the most efficient manner possible. By increasing the number of allowed uses this request will encourage development and allow future development to utilize the existing infrastructure. Promoting a desired growth pattern by allowing the development of necessary services adjacent to the existing community.

6. ***Effect on a Military Installation.*** *The proposed amendment will not affect the location, purpose and mission of the military installation.*

Response: The project site will not affect any military installation.

Regulatory Zoning Amendment Findings

To make a recommendation for approval, all of the following findings must be made by the Commission:

1. ***Consistency with Master Plan.*** *The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.*

Response: As described in detail above in the Master Plan Compatibility section of this document, this request is in substantially compliance with the goals and policies of the master plan and with the High Desert Area Plan.

2. ***Compatible Land Uses.*** *The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.*

Response: As described above in detail, the request is compatible with the adjacent land uses. The project site is located within the GSCMA with surrounding land uses include existing single family residential to the south and west, a public school to the south, commercial to the west, and industrial and vacant land to the north. The request will propose residential adjacent to the existing residential and propose non-residential along Main Street near the existing commercial land uses. Therefore, the proposed amendment is compatible with the surrounding uses and will not adversely impact the public health, safety or welfare.

3. ***Response to Change Conditions.*** *The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.*

Response: The project site has been evaluated in the past to provide the community with additional housing options with limited success. The option to construct a new dwelling unit on project site currently exists. However, the type of development allowed is limited and must conform to the Medium Density Suburban (MDS) development standards. This currently does not allow for a range of housing options or densities. Furthermore, the lack of housing options in the Gerlach area further limits current residents who may benefit from other housing types that may provide better affordability or an option to rent.

This issue has been an ongoing topic for the Town of Gerlach and has been identified within the High Desert Area Plan since 2010 stating: “Opportunities are needed for young people who would like to live and work in Gerlach area”. Furthermore, the High Desert Area Plan also states that although tourism is a big contributor to the Gerlach economy, it doesn’t often benefit the local community and that more commercial opportunities are needed that are more “local-serving” and will support the residents of Gerlach. This request is a direct response to the lack of action that has occurred since this issue was identified with the adoption of the plan and the request will allow for a wider range of housing and non-residential options to help serve the needs of the Gerlach community.

4. ***Availability of Facilities.*** *There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.*

Response: This site is surrounded by development with existing infrastructure including community water, sanitary sewer, and access to the local road network. Fire service is currently provided by the Gerlach Volunteer Ambulance and Fire Department which is located approximately 300 feet south of the project site at 420 Cottonwood Street. Law enforcement services are provided by the Washoe County Sheriff. The associated school for this area is

adjacent to the project site and has capacity. Consultation with each of these agencies will be required for future application processes associated with the development of this site. It is not anticipated that this project will strain existing resources.

5. **No Adverse Effects.** *The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan.*

Response: The proposed amendment will not impact the implementation of the policies and action programs of the Washoe County Master Plan, as detailed above in the Master Plan Compatibility section of this application. The proposed amendment will help implement the policies and action programs of the Master Plan by providing growth opportunities for the Town of Gerlach.

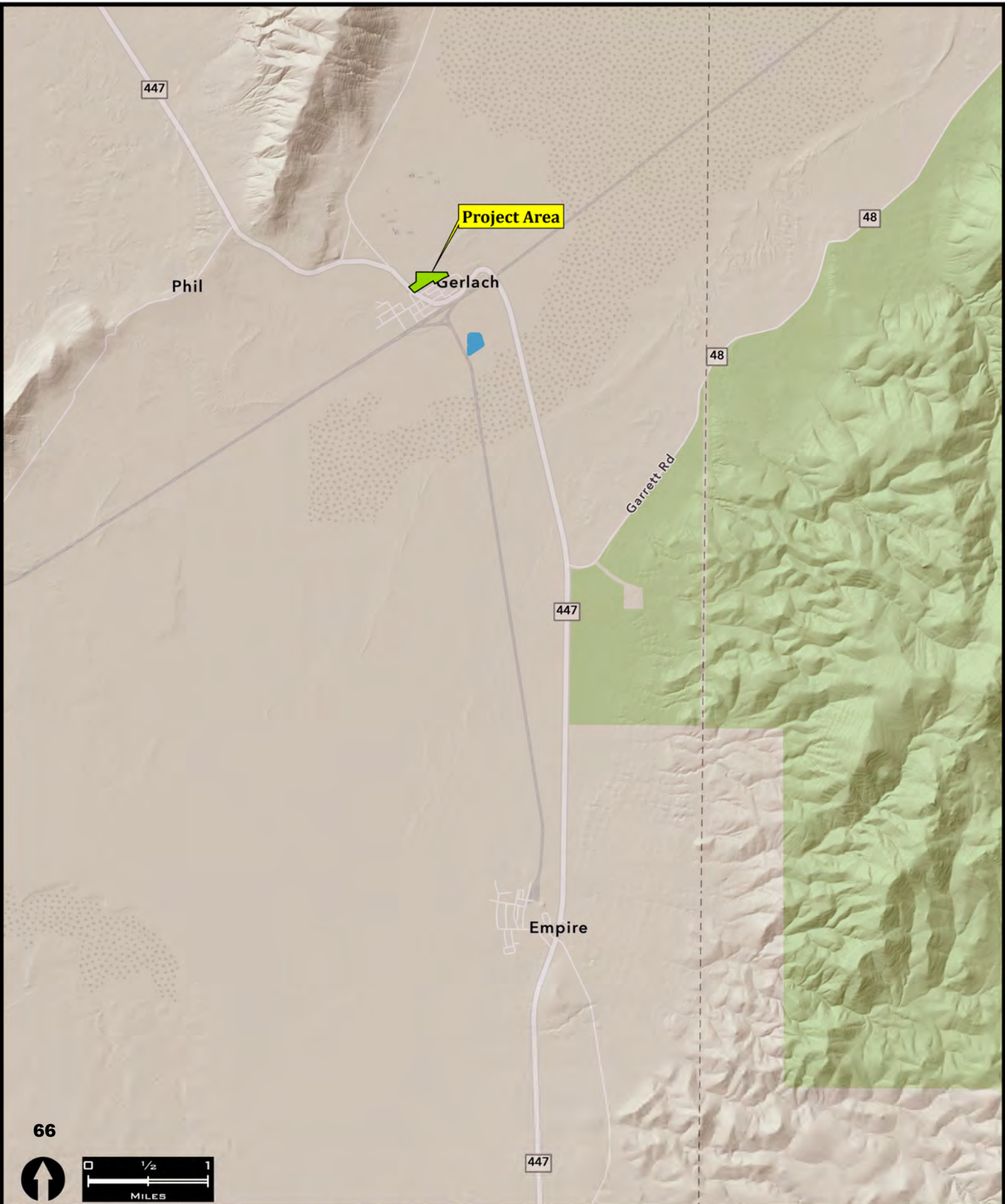
6. **Desired Pattern of Growth.** *The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.*

Response: The project site is adjacent to development and is a logical extension of the Town of Gerlach. The site is located within the Gerlach Suburban Character Management Area and is identified as most suitable for development within the High Desert Area Plan. A key component to sustainability in land use practices is reducing urban sprawl by using existing land in the most efficient manner possible. By increasing the number of allowed uses this request will encourage development and allow future development to utilize the existing infrastructure. Promoting a desired growth pattern by allowing the development of necessary services adjacent to the existing community.

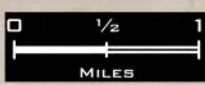
7. **Effect on a Military Installation.** *The proposed amendment will not affect the location, purpose and mission of the military installation.*

Response: The project site will not affect any military installation.

Section 3



66



Vicinity Map
GID Project Site **WMPA23-0004 & WRZA23-0005**
January 2023 **EXHIBIT F**

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Reno, NV 89502
Tel: 775.823.4068 Fax: 775.823.4066



071-240-16

Diablo Dr

Diablo Dr

Diablo Dr

Short St


Short St

E Sunset Blvd
Beach St

447

Main St

Diablo Dr

Legend
 Project Area



Aerial Map
GID Project Site

January 2023

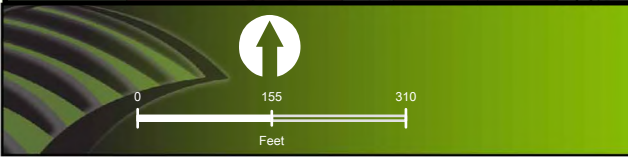
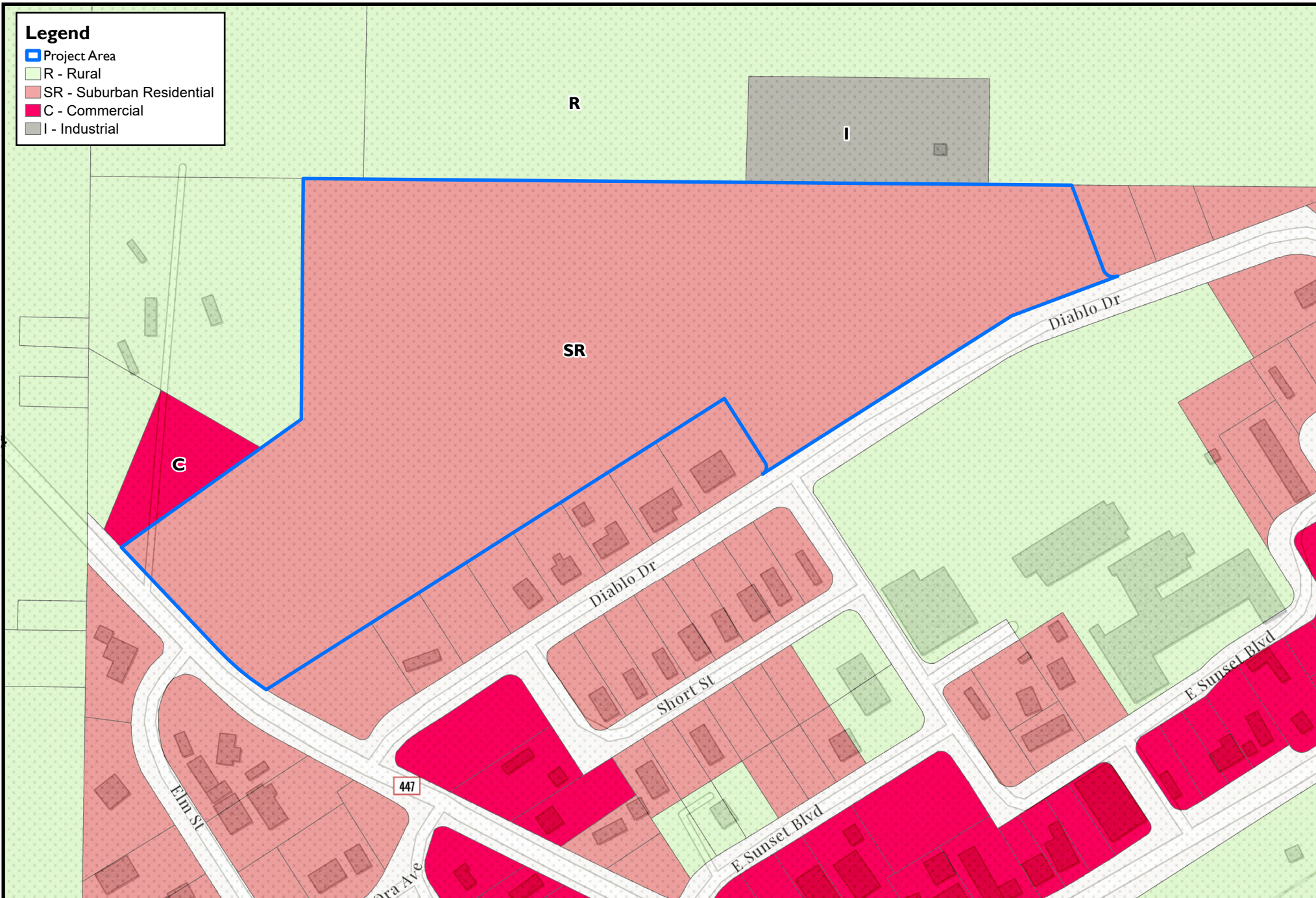
WMPA23-0004 &
WRZA23-0005
EXHIBIT F



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Reno, NV 89502 Tel: 775.823.4068 Fax: 775.823.4066

Legend

- Project Area
- R - Rural
- SR - Suburban Residential
- C - Commercial
- I - Industrial



Existing Master Plan
GGID MPA and RZA Application
April 2023

**WMPA23-0004 &
WRZA23-0005**



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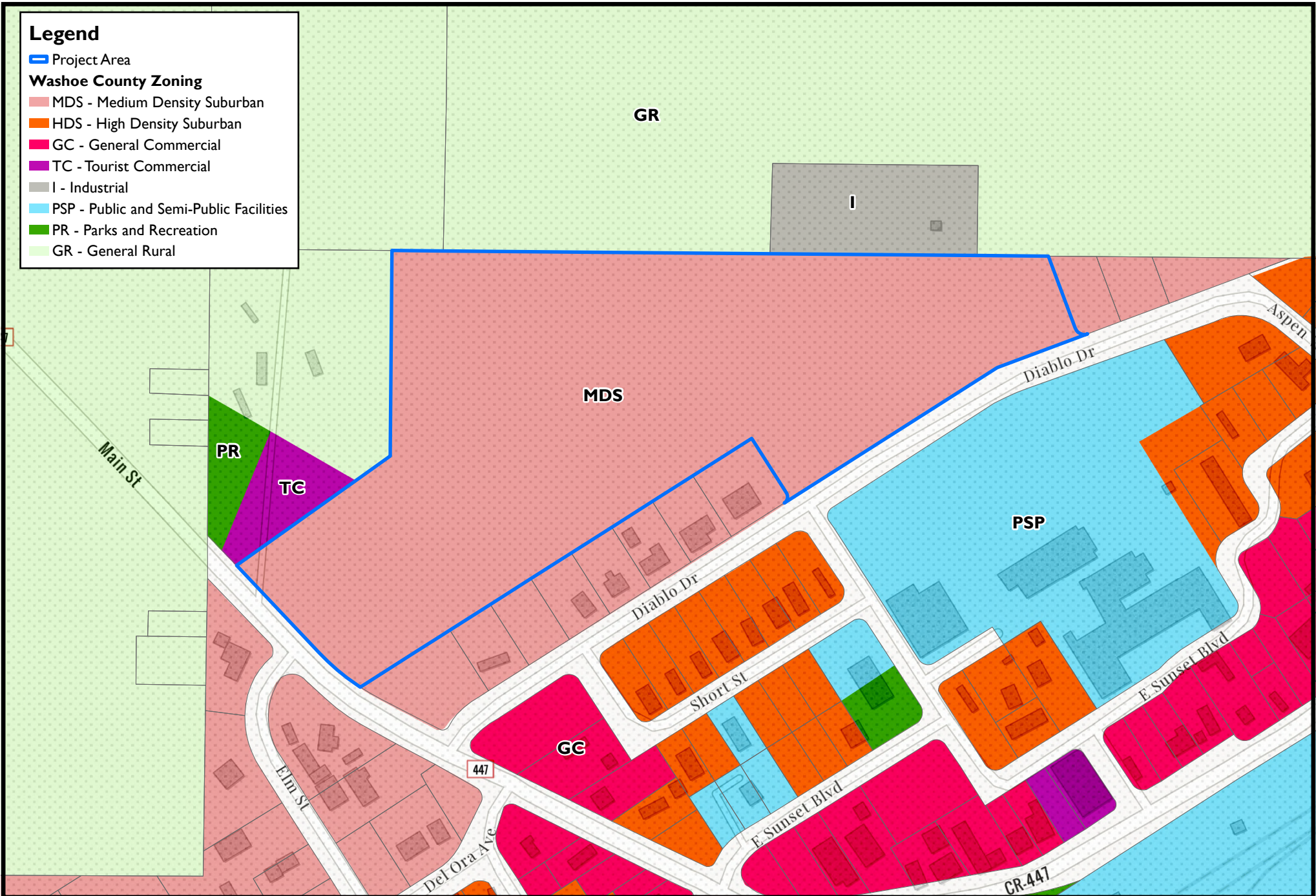
EXHIBIT F

Legend

Project Area

Washoe County Zoning

- MDS - Medium Density Suburban
- HDS - High Density Suburban
- GC - General Commercial
- TC - Tourist Commercial
- I - Industrial
- PSP - Public and Semi-Public Facilities
- PR - Parks and Recreation
- GR - General Rural



Existing Zoning GGID MPA and RZA Application

April 2023

WMPA23-0004 &

WRZA23-0005

EXHIBIT F

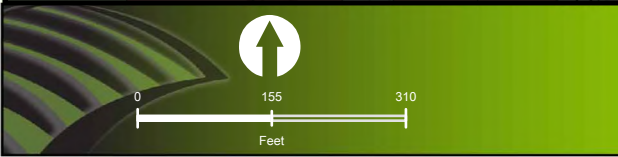
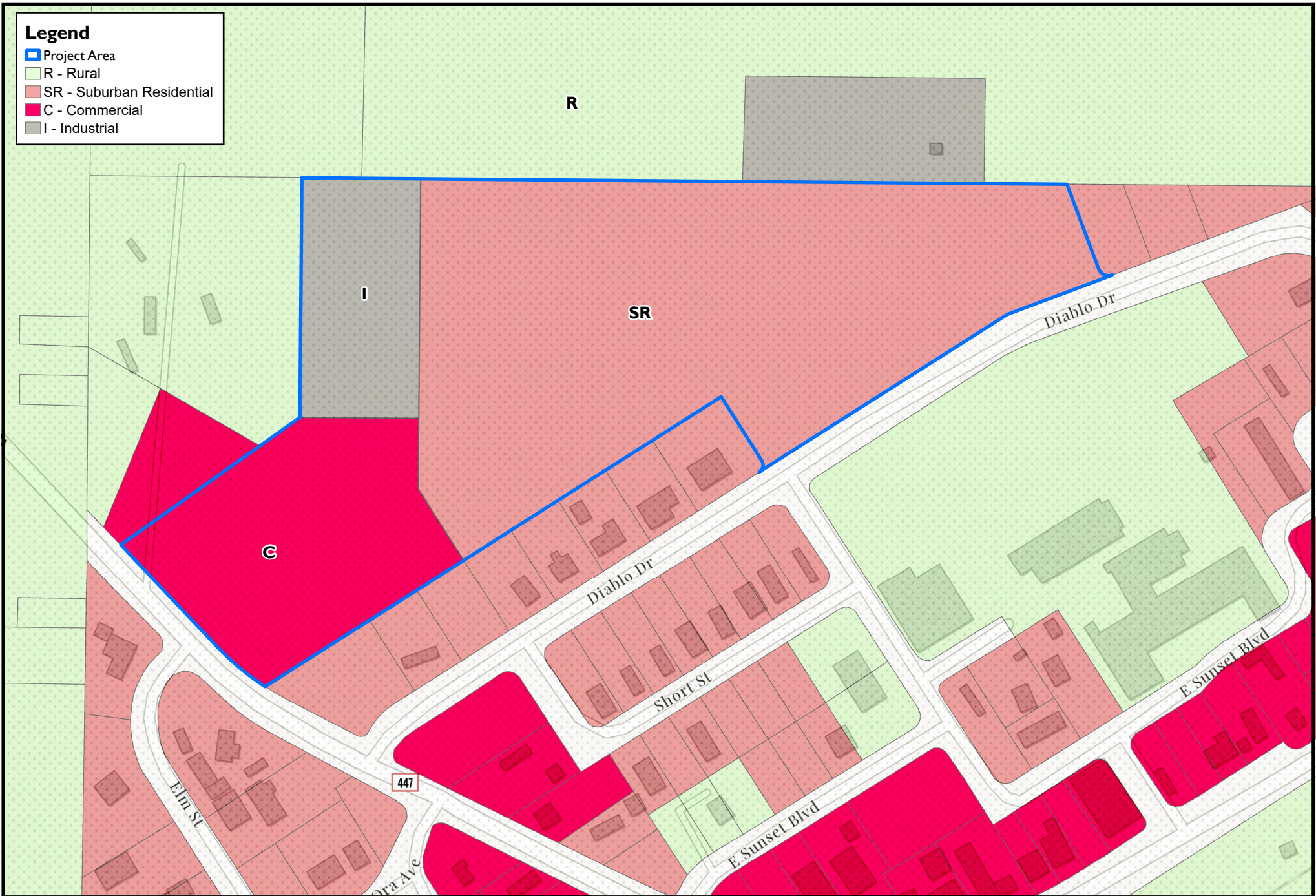


WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel: 775.823.4068
Reno, NV 89502 Fax: 775.823.4066



Legend

- Project Area
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- SR - Suburban Residential
- C - Commercial
- I - Industrial



Proposed Master Plan
GGID MPA and RZA Application
April 2023

WMPA23-0004 &
WRZA23-0005

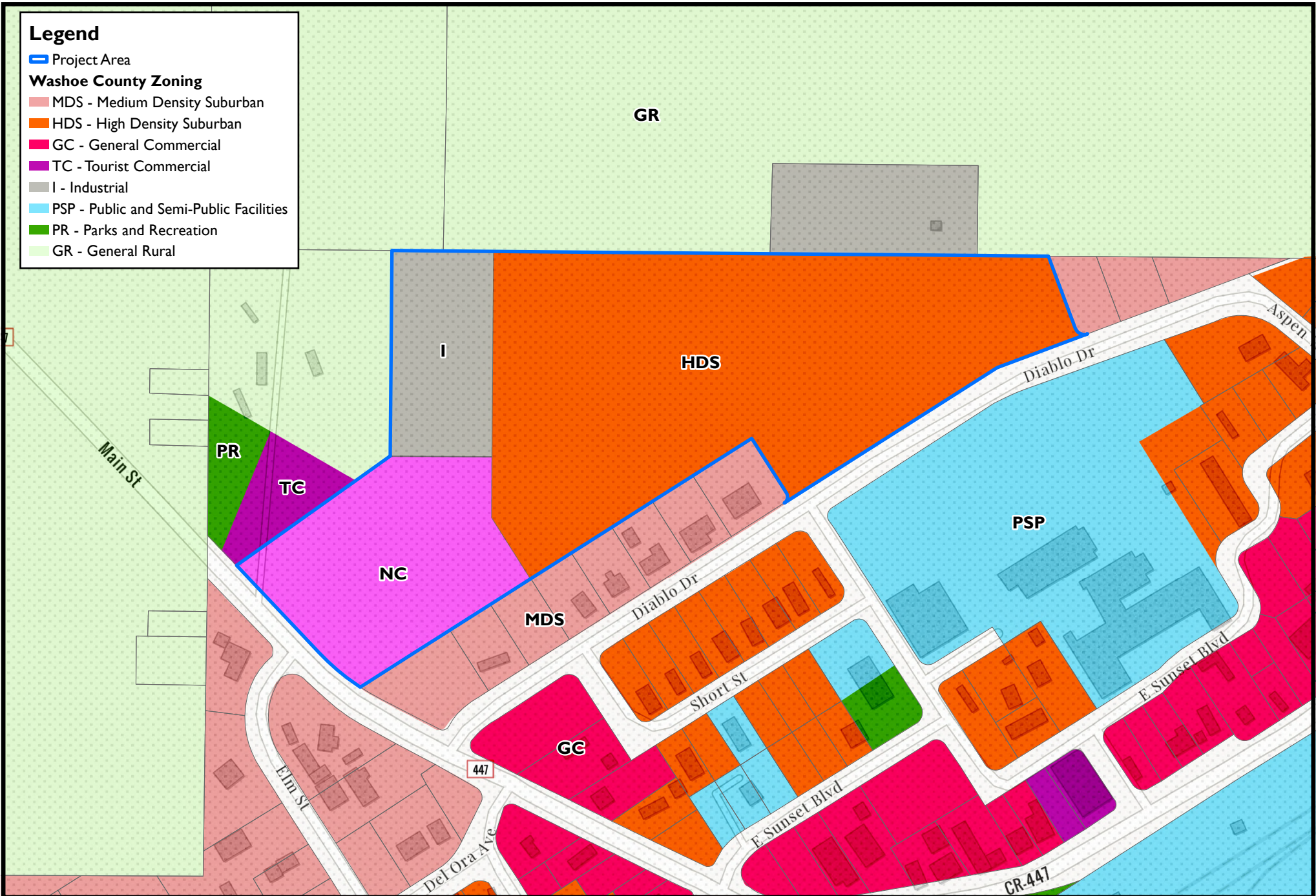
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Legend

Project Area

Washoe County Zoning

- MDS - Medium Density Suburban
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Proposed Zoning GGID MPA and RZA Application

April 2023

WMPA23-0004 &
WRZA23-0005

EXHIBIT F



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel: 775.823.4068
Reno, NV 89502 Fax: 775.823.4066



Section 4

Variety Store (814)

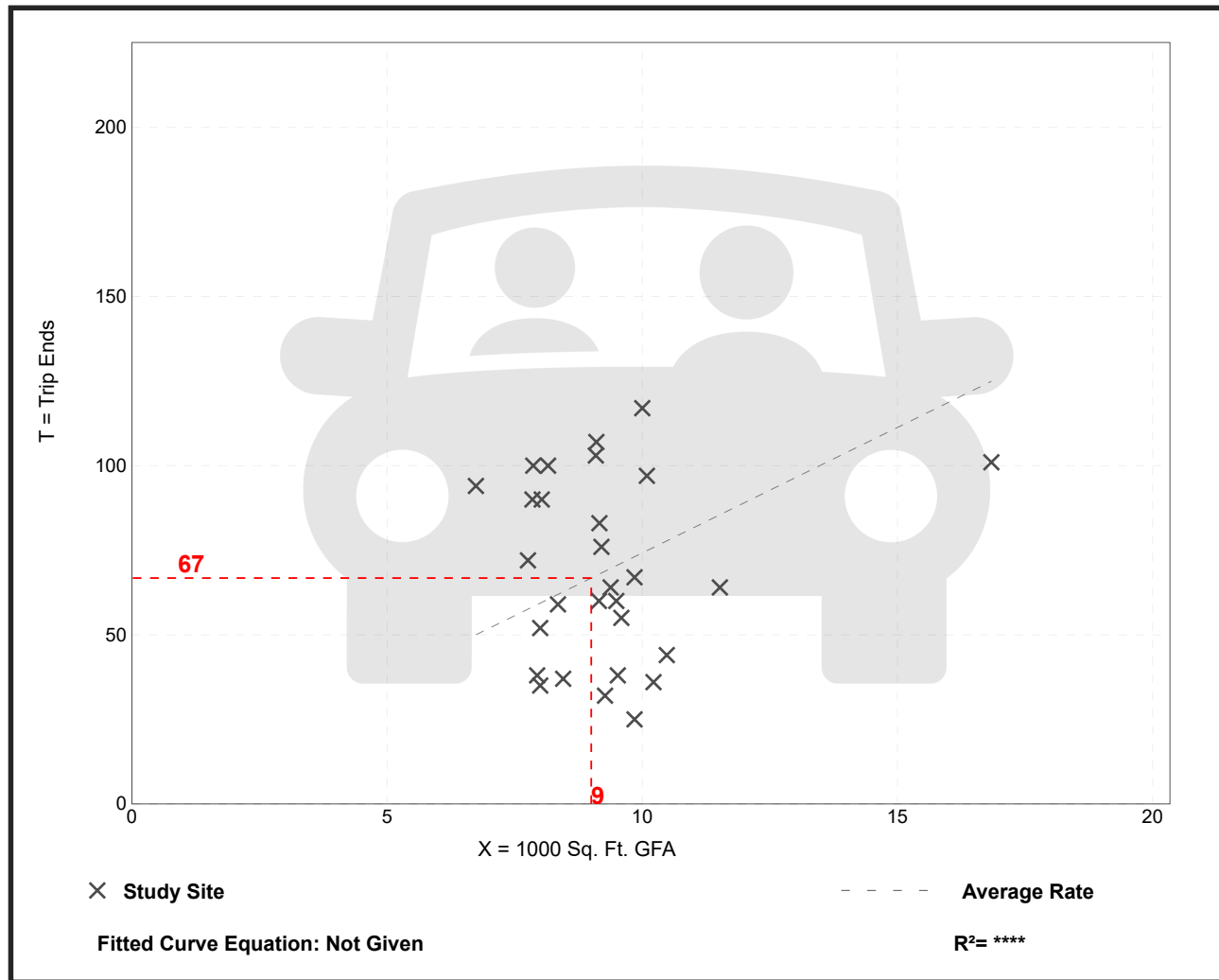
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 29
 Avg. 1000 Sq. Ft. GFA: 9
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.42	2.54 - 13.95	3.19

Data Plot and Equation



Variety Store (814)

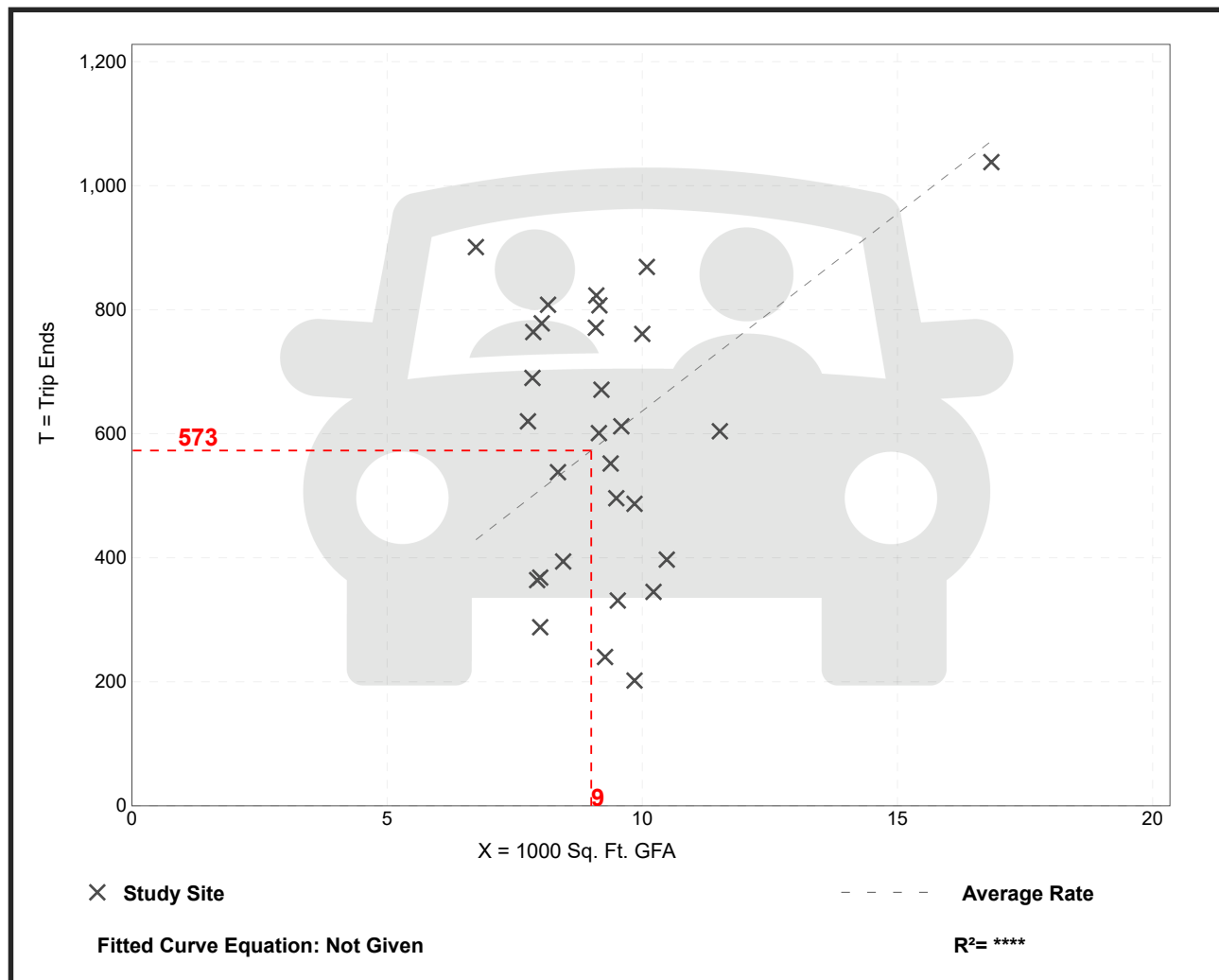
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. 1000 Sq. Ft. GFA: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
63.66	20.51 - 133.68	25.23

Data Plot and Equation



General Light Industrial (110)

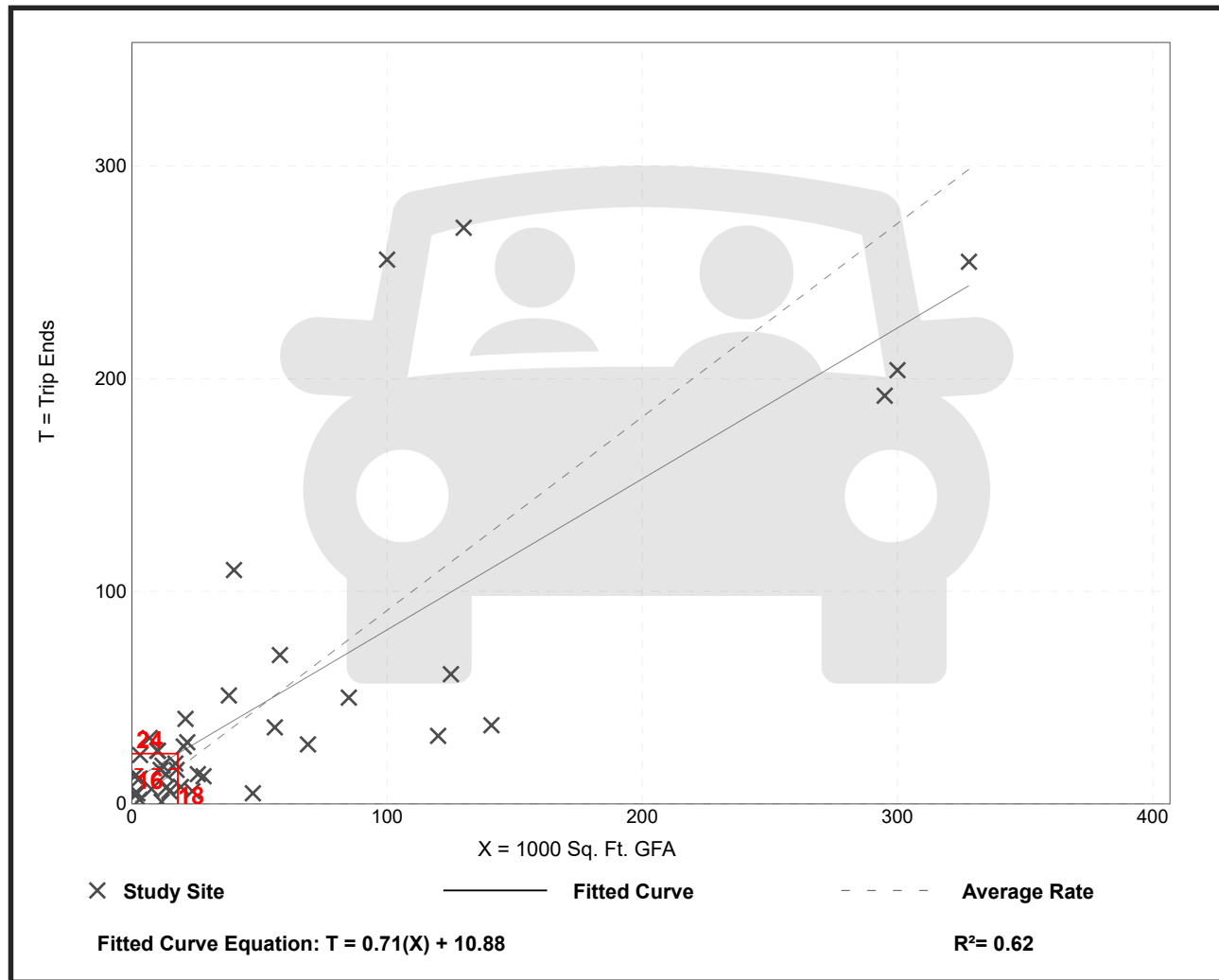
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 40
 Avg. 1000 Sq. Ft. GFA: 56
 Directional Distribution: 87% entering, 13% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.91	0.09 - 11.40	0.78

Data Plot and Equation



General Light Industrial (110)

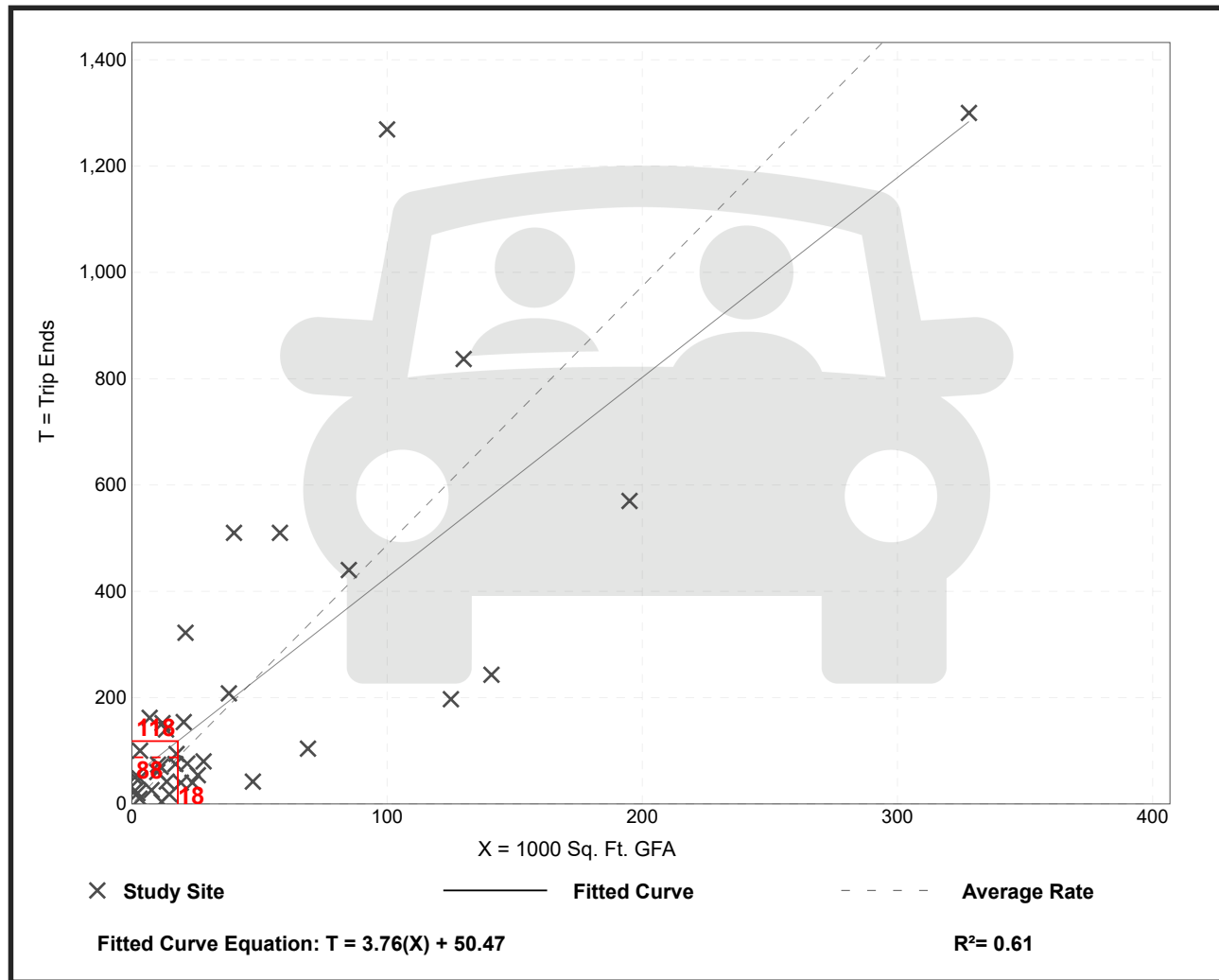
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 37
Avg. 1000 Sq. Ft. GFA: 45
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.87	0.34 - 43.86	4.08

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

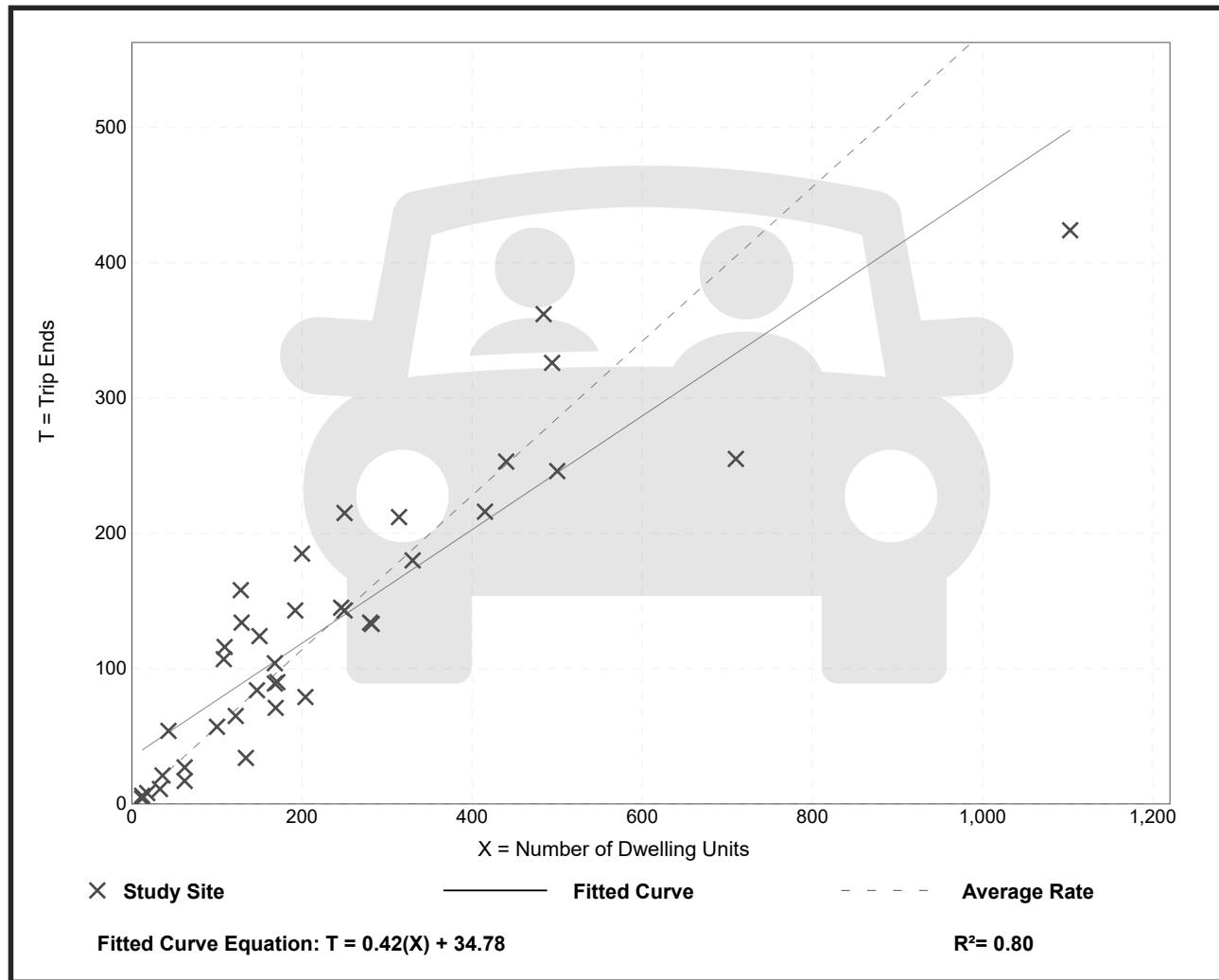
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 38
Avg. Num. of Dwelling Units: 231
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.25 - 1.26	0.20

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

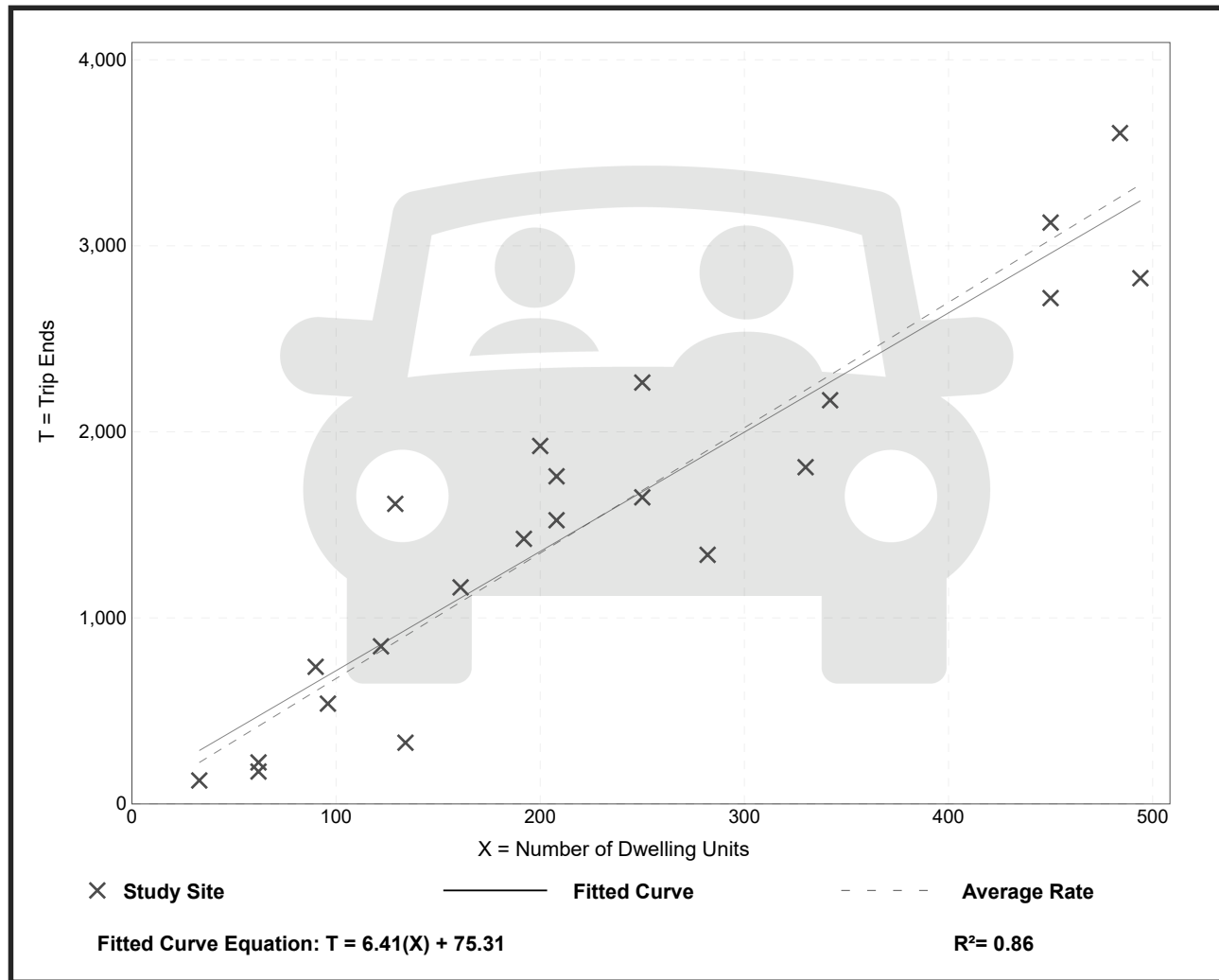
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Single-Family Attached Housing (215)

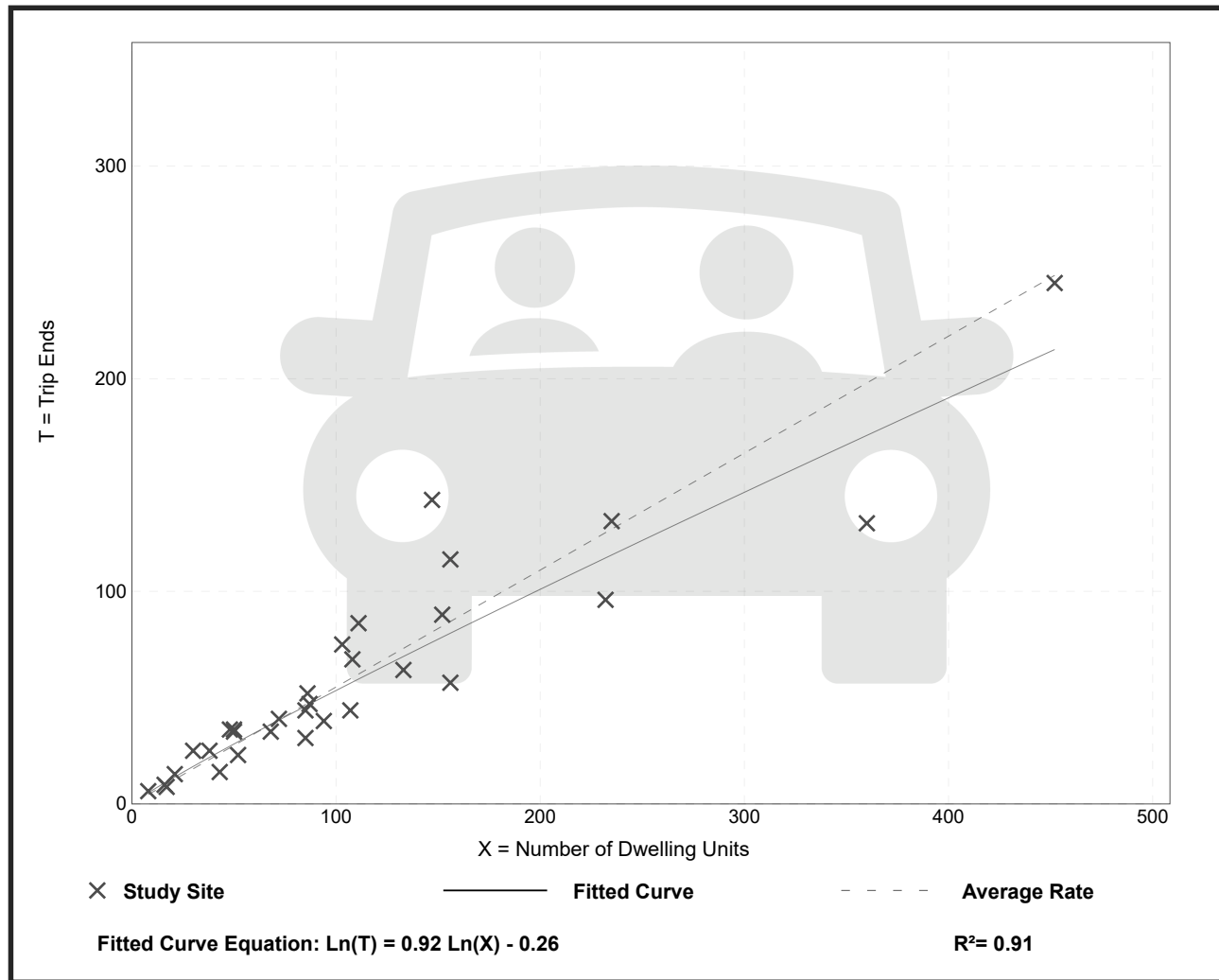
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 31
 Avg. Num. of Dwelling Units: 110
 Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.55	0.35 - 0.97	0.16

Data Plot and Equation



Single-Family Attached Housing (215)

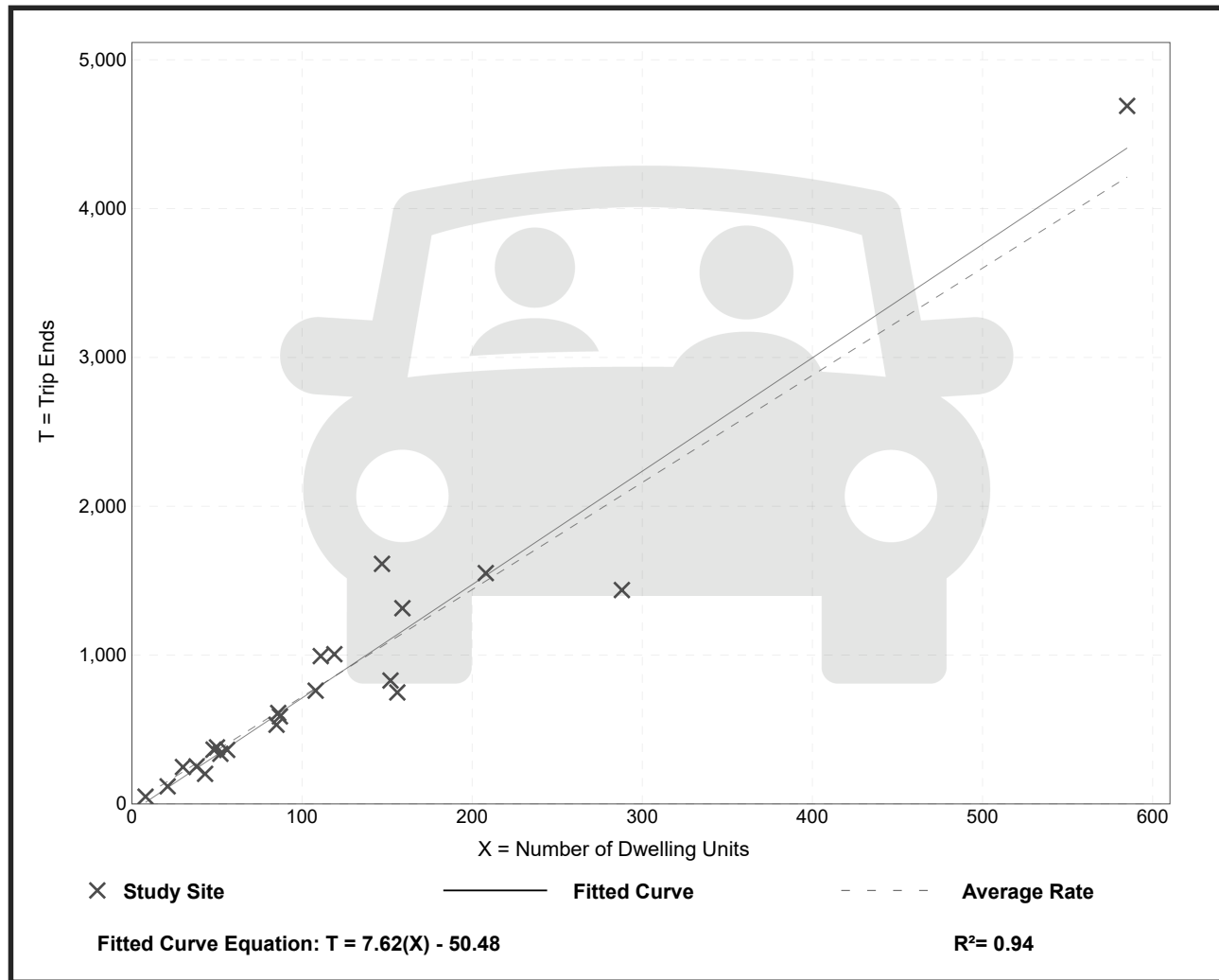
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 120
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.20	4.70 - 10.97	1.61

Data Plot and Equation



Single-Family Detached Housing (210)

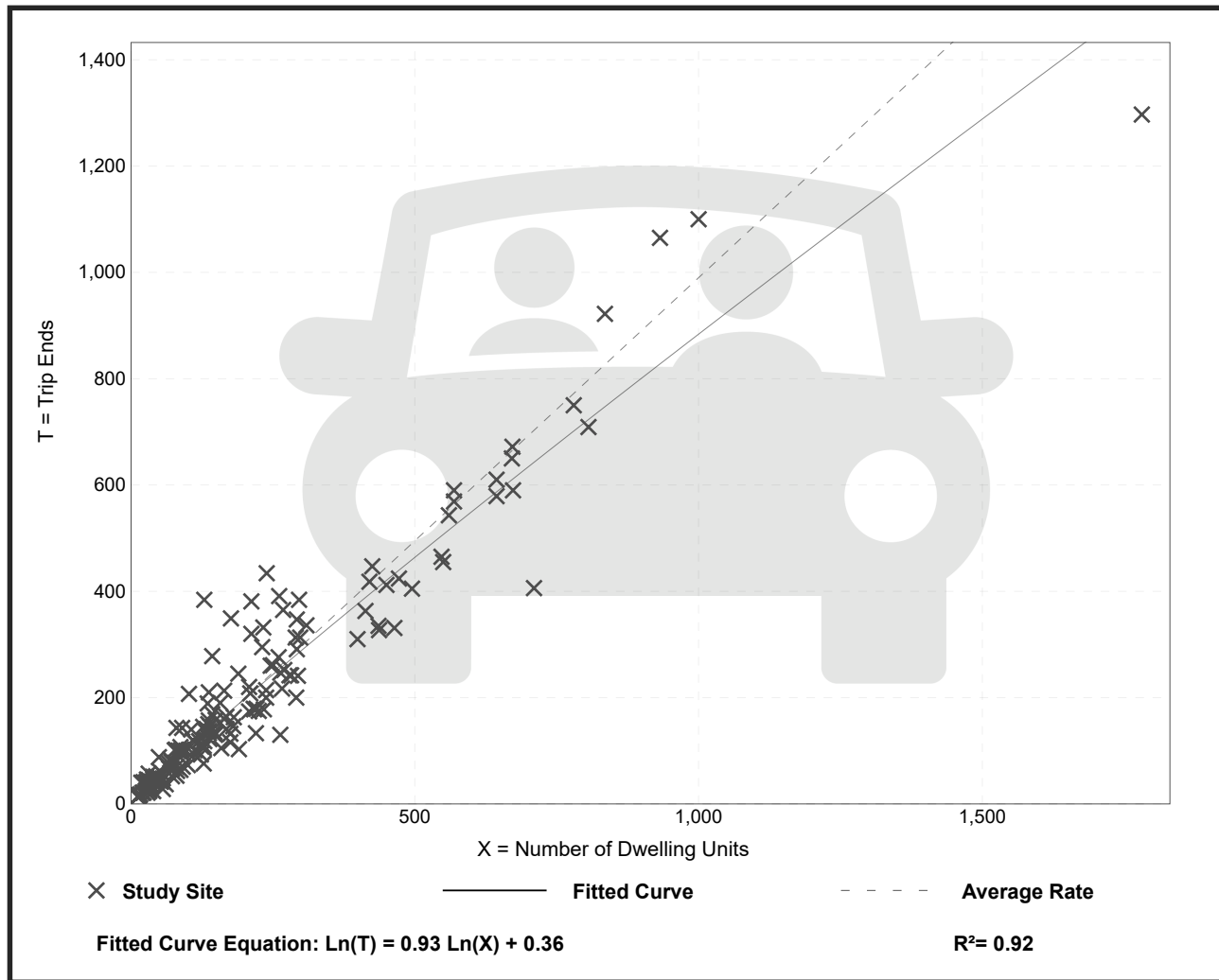
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 178
 Avg. Num. of Dwelling Units: 203
 Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.49 - 2.98	0.28

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation

