



Gerlach/Empire Citizen Advisory Board

Minutes of the regular meeting of the Gerlach/Empire Citizen Advisory Board held November 12, 2020 via teleconference.

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

CAB MEMBERS Present Elisabeth ‘Schatzi’ Gambrell, Tina Walters, Brooke Covey, Lisa Nash

Absent members: Sonya Deforest, Matthew Ebert, Allen Nash

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

3. ***GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF** – There were no requests for public comment.

4. **APPROVAL OF AGENDA FOR THE MEETING OF NOVEMBER 12, 2021 (for Possible Action)**

Elisabeth Gambrell moved to approve the agenda for the meeting of **NOVEMBER 12, 2021**. Brooke Covey seconded the motion to approve the agenda. The motion passed unanimously.

5. **APPROVAL OF THE MINUTES FOR THE MEETING OF FEBRUARY 13, 2020:** (NO ACTION – Due to staffing shortages, the minutes of the February 13, 2020 meeting have not been completed. Approval of the completed minutes will be on the next available agenda).

6. **DEVELOPMENT PROJECTS-** The project description is provided below with links to the application or you may visit the Planning and Building Division website and select the Application Submittals page: www.washoecounty.us/comdev

6.A. **Special Use Permit Case Number WSUP20-0015 (Black Rock RV Park)** – For possible action, hearing, and discussion to approve the establishment of a Commercial Campground use type on 4.86 acres.

- **Applicant\Property Owner:** Black Rock City Properties, LLC
- **Location:** 255 Main St, Gerlach
- **Assessor’s Parcel Number:** 071-240-09
- **Staff:** Dan Cahalane, Planner, (775) 328-3628; dcahalane@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for the Board of Adjustment on December 3, 2020

Mike Railey, the applicant representative, provided a PowerPoint presentation. He introduced Matthew and Audrey.

Elisabeth Gambrell provided some background on how the citizens help build it.

Elisabeth requested down lighting to maintain dark skies. She asked about the sewer dumpsite. She stated she is concerned with the RV chemicals impacting our ponds. She would like that in writing.

She asked about the limit of time they can stay. State law is 60 days; County code is 14-day maximum stay. She asked if they could change spots. She likes the idea that they spend money and help the local economy. Mike Railey said it’s no one’s intent that people are staying there permanently. Dan Cahalane said length of stay is part of code and doesn’t need to be conditioned.

Black Rock applicant representative said we don't want people to stay 60 days. He said we could make exceptions for people to move sites. He said we have the standard right to refuse service.

Elisabeth Gambrell said it would go back to dry camping during Burning Man. She asked if the electrical grid for incoming trailers would impact current electrical capacity. She said we have had stable electricity for the past 6 months, and we want to keep it that way. Applicant representative said not all 36 poles will be dropped in at the same time.

Elisabeth said she is excited and wants it to happen. She spoke about permitting and tax money that goes back to the County. She asked if we would get more support from the County. She said we are down a fire fighter. We only have one paramedic. Our sheriff is only on duty 8 hours. This will put stress on our manpower. She wanted it on record that we need more support as we economically develop our community.

Elisabeth asked about the 6-foot solid fence. Mike Railey said the fence is required per code and is open to any alternative. Elisabeth said we would be ok with a 4-foot fence. The Black Rock representative said we would prefer not to have it. Mike said a split rail fence would be more appropriate.

Brooke asked about the pet policy at the RV park. The Black Rock representative said we don't have a policy yet but would allow pets on leash.

Elisabeth asked about off-road vehicles and additional parking for trailers. Mike Railey said the spaces are large enough to accommodate the truck and trailer.

Mike Railey said that what has been presented is the entire project with phases.

Dan Calahane said all additional comments can be submitted to him for the staff report. Elisabeth said she would appreciate the large map to show community members. Dan Cahalane said he will mail out the large-scale maps.

Berry Manetti asked about the sewage tanks impact on the probiotic ponds. The Black Rock representative spoke about testing. She said she is concerned about chemicals in the RV. Elisabeth asked about chemical risks. Mike Railey said the RV chemicals are all now biodegradable.

Dan Cahalane asked if there are comments and conditions, please email them.

Lisa Nash recused herself from this item, but she is in attendance.

MOTION: Elisabeth Gambrell moved to recommend Special Use Permit Case Number WSUP20-0015 (Black Rock RV Park). Tina Walters seconded the motion, which carried in favor.

7. *WASHOE COUNTY COMMISSIONER UPDATE- Washoe County Commissioner, Jeanne Herman was not available to provide updated information on discussions and actions by the Board of County Commissioners (BCC). Commissioner Herman at reached at (775) 501-0002 or via email at jherman@washoecounty.us

8. *CHAIRMAN/BOARD MEMBER ITEMS- Elisabeth Gambrell expressed concerned with sheriff and fire department staffing shortages. Lisa Nash agreed. She said she is a member of the fire department and emphasized this concern.

9. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF – There were no requests for public comment.

ADJOURNMENT – Meeting adjourned at 6:27 p.m.

Number of CAB members present: 4

Number of Public Present: 7

Presence of Elected Officials: 0

Number of staff present: 1

Submitted By: Misty Moga