



Gerlach/Empire Citizen Advisory Board

Minutes of the regular meeting of the Gerlach/Empire Citizen Advisory Board held May 13, 2021 via teleconference.

1. *CALL TO ORDER/ DETERMINATION OF QUORUM – The meeting was called to order at **5:30 p.m.** A quorum was determined.

CAB MEMBERS Present Elisabeth 'Schatzi' Gambrell, Allen Nash, Tina Walters, Lisa Nash, Brooke Covey (arrived late)

Absent members: Sonya Deforest, Matthew Ebert

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 MAY 13, 2021 (for Possible Action)

Elisabeth Gambrell moved to approve the agenda for the meeting of **MAY 13, 2021**. Allen Nash seconded the motion to approve the agenda. The motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF JANUARY 14, 2021: Elisabeth Gambrell moved to approve the meeting minutes for the meeting of **JANUARY 14, 2021**. Allen Nash seconded the motion. Motion carried unanimously.

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 WSUP21-0012 (Black Rock 360) – Request for community feedback, discussion, and possible action to provide a recommendation to the Board of Adjustment regarding a request to approve inoperable vehicle storage, light wholesaling/storage/distribution/ and major grading for 18 acres of disturbance, 9,000cy of cut, and 20,000cy of fill. The applicant is requesting to vary landscaping and container adjacency standards.

- Property Owner \ Applicant: Burning Man Project
- Location: Approximately 3,000 ft north of downtown Gerlach
- Assessor's Parcel Number: 071-150-01
- Staff: Dan Cahalane, Planner, (775) 328-3628; dcahalane@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on June 3, 2021

Mike Railey, the applicant representative, provided a PowerPoint presentation. He answered questions about limiting the number of containers and spacing between them for fire access. There won't be a solid wall appearance. He said this site will be ½ mile off the roadway, which helps soften the visual impact.

Black Rock representative spoke about ideas to help mitigate visual impacts, such as a mural. The cars will need proof of operability. He said it's not intended to be a junkyard. It's a space where people can come out to work on their art projects.

Elisabeth asked if the other storage facilities will lose business due to this. The Black Rock representative stated those other storage facilities are already at capacity. Elisabeth asked why they chose this location. She likes the idea of the art wall to tie into the art trail. She said she is concerned with storage so close to town. She said people come out here for nature. She said there are 4,500 acres further up 34, and asked is the purpose of moving all of the storage closer to Gerlach to make it a junkyard, and keep the million dollar property views at Fly Ranch and the 80 acres. She said there was already an automotive shop up there. The applicant representative invited them out there to show them. He said what we don't have is access for participants to work on their workpieces. This will be a community center for their art. They will be able to camp there in a later phase. They can come and see art and be part of what is going on. It's 350 acres, not 4,500 acres. He spoke about the elevations of the property and how an art fence will surround it. She said it sounds like a makers space which is brilliant. She asked if this will make progress on the hotel and trailer park. She said she would like to see job creation. We are running out of commercial property. The applicant representative said he would love the opportunity to take the board members out there. He said the hotel is a very large project. You won't see a significant change this summer.

A public member spoke about maintaining cultural value.

Brooke Covey asked if people will stay in containers. Applicant representative said there will be camping but won't stay in the containers during festival time.

Brooke Covey spoke about the main street. We need a bakery, office space, commercial space.

Dan Cahalane said containers are limited per code. A maximum of 360 acres is permissible. He addressed the fire code. The applicant doesn't want to sprinker these containers. He said camping is not included in this SUP, it's permitted in the high desert; however, it needs to be an approved campground. Until health signs off, commercial camping is not permissible.

Burning Man representative ensured that Gerlach would not become a junk yard by moving the storage containers to the community.

Applicant representative said this SUP is the first phase. He said camping will be included in another phase.

Public comment:

Jason said Burning Man owning properties has become a pattern. He spoke about shipping containers. He doesn't know if they are an effective way to block the view of the cars. He said too much industrial development would impact property values and viewshed. It's an acquired taste out here.

A public member said this is phase one. He said he is excited they are going to push forward and do something. He understands the concerns about the property values.

Jason said he had been here 15 years. Over the years, the purchaser of the property often comes with promises. There is a history of things not happening that make the locals weary.

Elisabeth said all the information we have is through the application. She spoke about the other acreage and storage.

The applicant representative said we need more reasons for people to stay. And that will happen with RV and maker space. We are asking for you to support us. This is the year we don't have black rock city. Let's bring

resources to the town. There needs to be storage for them to bring their art. We are working on minimizing the view impacts. We don't want it to be 'us versus them.'

Dan asked the board members to provide feedback to him by tomorrow for his staff report. He said another option is to provide comments to the Board of Adjustment before the meeting, and it can be distributed to the members.

Public member commented about the impact on EMS and trash that Burning Man has on the community.

The CAB members discussed adjourning the meeting and providing comments for tomorrow.

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- This item is limited to announcements by CAB members. (This item is for information only, and no action will be taken by the CAB).

Lisa Nash announced this is her last CAB. She recused herself from this item because she now works for Christy Corp.

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

ADJOURNMENT – The meeting adjourned at 6:44 p.m.

Number of CAB members present: 5

Number of Public Present: 7

Presence of Elected Officials: 0

Number of staff present: 1

Submitted By: Misty Moga