



# Gerlach/Empire Citizen Advisory Board



## DRAFT

Minutes of the regular meeting of the Gerlach/Empire Citizen Advisory Board held April 24, 2008 at the Gerlach Community Center, 401 Cottonwood, Gerlach, Nevada.

- 1.\* **CALL TO ORDER** - The meeting was called to order at 5:30 p.m. by Donna Stammers, Chair
- 2.\* **MEMBERS PRESENT** – Matthew Ebert, Vice Chair, Lisa McNeill, and Donna Stammers, Chair.  
**MEMBERS ABSENT** - Sylvia Fascio, excused, Frank Peach, unexcused and Joann Stroisch, unexcused
3. **APPROVAL OF AGENDA** – Matthew Ebert moved to approve the April 24, 2008 agendas as posted. Lisa McNeill seconded the motion. The motion carried.
4. **APPROVAL OF MINUTES** – Matthew Ebert moved to approve the minutes of the December 13, 2007 meeting as submitted. Lisa McNeill seconded the motion. The motion carried.
- 5.\* **UPDATES/ANNOUNCEMENTS/CORRESPONDENCE** - (CAB files and correspondence which are part of the public record are on file in the Washoe County Department of Community Development and are available for public review. Written correspondence and testimony will be included in the public record when a request is made to make the document a part of the public record and when a copy is provided to the CAB Chair, who forwards the document to the County. Copies of correspondence should be on file in the Washoe County Department of Community Development and are available for public review).
  - Donna Stammers announced that RTC (Regional Transportation Commission) is recruiting for the Public Transportation Advisory Committee. Information and applications are available at [www.rtcwashoe.com](http://www.rtcwashoe.com)
  - Donna Stammers announced that Commissioner Bonnie Weber, Assemblyman Peter Goicoechea, Senator Maurice Washington and Judge Terry Graham will be in Gerlach for a community meeting on May 3<sup>rd</sup>.
  - Donna Stammers welcomed Lisa McNeill to the CAB.
- 6.\* **COUNTY COMMISSIONER/COMMUNITY LIAISON UPDATES:** Lorrie Adams, Community Outreach Coordinator was available to report on Washoe County issues and events. Ms. Adams reminded everyone that there is a CAB Chairs meeting on April 30, 2008 at Washoe County.
- 7.\* **GERLACH VOLUNTEER FIRE DEPARTMENT UPDATE** – Fire Chief Bill Gooch, Gerlach Volunteer Fire Department was available to report on fire safety issues. Chief Gooch reported that he is currently holding training for wildfire training. Funding for the Gerlach Fire Department is subject to signing contracts. Chief Gooch reported that they are working on improving local emergency communications. Chief Gooch stated that providing him with a cellular telephone is necessary for answering emergency calls for service.

### Comments and Concerns

- Chief Gooch reported that a memorial is being painted for Bill Carter on May 3, 2008.
- 8.\* **WASHOE COUNTY SHERIFF'S OFFICE ITEMS** – Deputy Jim McNeill, Washoe County Sheriff's Department was available to report on law enforcement and safety issues and recent calls for service. Deputy McNeill reported on difficulties with local emergency communications. Work is ongoing to improve the communications system. Deputy McNeill reported that targeted speed enforcement will be increased and also requested additional 55 MPH signage for installation along the highway between Gerlach and the California border. Deputy McNeill reported that they are working on increasing the size of the parking lot across from the Empire Store. Improvements are intended to mitigate the problems and minor accidents that have occurred in the area. Deputy McNeill will provide public safety and law enforcement statistics commencing with the June GECAB meeting. Deputy McNeill reported that there are clean-up crews working off their community service sentences.

### Comments and Concerns

- Donna Stammers stated that she will bring up this issue on May 3<sup>rd</sup>.
  - In response to questions raised, Deputy McNeill reported on plans for the next community clean up effort. There will be a community pot-luck following the clean-up.
9. **NEW BUSINESS** - (The staff contact listed on items for Community Development may not be in attendance but can be contacted with code and policy questions.)
    - A. **Special Use Permit SW08-004 (Black Rock City, LLC Radio Tower)** – Mike Railey, Professional Consultant, Jeff Codega Planning and Design, Inc. presented the request to develop a 100-foot tall radio tower for the purpose of commercial FM radio broadcast and to facilitate private radio communication as authorized in Table 110.302.05.3 of the Washoe County Development Code. The project is located at 255 Main Street in Gerlach Nevada, approximately 1000 feet east of the Highway 447 / 34 split. The ±4.86-acre parcel is designated General Rural (GR), Parks and Recreation (PR) and Tourist Commercial (TC) in the High Desert Area Plan, and is situated in a portion of Section 15, T32N, R23E, MDM, Washoe County, Nevada. The property is located in the Gerlach/Empire Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN: 071-

240-09). Roger Pelham, Senior Planner, Staff Representative (775) 328-3622; was unable to attend this meeting. Owner/Applicant: Black Rock City, LLC, attn: Jonathan Gevas; Derek Wilson, Jeff Codega Planning/Design was available to address questions and concerns. This item is tentatively scheduled to be heard by the Planning Commission on May 6, 2008. Mr. Railey provided photo's of another tower site that is similar to what this installation would look like. The tower would be located **MOTION:** Mathew Ebert moved to recommend approval of SW08-004 Black Rock City, LLC Radio Tower as presented and to include the request that no 'creative artwork' be attached to the structure or fencing other than what is required. Lisa McNeill seconded the motion. The motion carried.

#### **Comments and Concerns**

- Donna Stammers asked that there be a stipulation that there will not be any 'creative art' on the site.
- The applicant stated there will be fencing around the installation to discourage trespass.
- The tower should include a Microwave, repeater, telephone repeater and may in the future be used for an FM radio station, if suitable.
- Donna Stammers stated for the record that the tower is not intended to increase the FM radio stations reception from Reno, but it is for local broadcasting.
- Matthew Ebert speaking as the Director of the Friends of Black Rock stated that the idea is to partner with local agencies and groups to produce non-commercial educational as well as other programs of local interest. Programming could also include music.
- Deputy McNeill stated that Federal Law requires lighting for aircraft safety.
- The radio station could be used for internet connection for the Burning Man event as well as for emergency broadcasting.
- Support was stated for the increased emergency communications.
- There was no opposition heard from the community.

**B. High Desert Area Plan Committee Report** – Matthew Ebert reported on the status of the High Desert Area Plan and reported that he expanded the noticing for the meetings. Mr. Ebert stated that they are working on mixed uses along Main Street and commercial, retail and home based businesses. There has not been wide support for changing the land use within the residential neighborhoods. There has been some interest not requiring paved parking areas. The date of the next follow-up meeting has not been determined as of this date. A draft of the High Desert Area Plan will be available on-line for review prior to the June GECAB meeting.

#### **Comments and Concerns**

- Concerns were raised about noise and privacy issues particularly where adjacent property values could be negatively impacted.

**C. Election of Secretary/Treasurer** – Discussion was held and the GECAB decided to postpone elections to the June GECAB meeting. Lisa McNeill agreed to post the agendas.

**D.\* Change to Gerlach-Empire CAB Meeting Dates** – Discussion was held to change the CAB regular meeting dates from the 4<sup>th</sup> Thursday of March, June, September and December to the 1st Wednesday in February, June, August and October to take effect in August 2008. The proposed changes will be scheduled on the June 2008 agenda for final discussion and recommendations to the Board of County Commissioners. The board agreed to meet on the first Wednesday in June to take action of the permanent date change.

#### **10. OLD BUSINESS - There were no Old Business items scheduled for review.**

**11.\* PUBLIC COMMENT** - Comment heard under this item will be limited to items not on the agenda and will also be limited to two minutes per person. This two-minute rule shall also apply to public testimony given during an agenda item. The Chair may modify this time limit for all public comment and testimony at the beginning of the meeting, but the time limit per person shall be no less than two minutes. Testimony during an agenda item shall be limited to the subject of the agenda item. Comments are to be made to the CAB as a whole.

- Donna Stammers asked for public comment and hearing none, closed this item.

**12. CHAIRMAN/BOARD MEMBER ITEMS** - (This item limited to announcements of topics/issues posed for future workshops/agendas).

- **Next Agenda Items:** Change of Meeting Date, Election of Officers, Draft High Desert Area Plan update.

**13. ADJOURNMENT** – Matthew Ebert moved to adjourn the meeting at 6:25 p.m. Lisa McNeill seconded the motion. The motion carried.

Respectfully Submitted by: Allayne Donnelly-Everett, Recording Secretary