

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

From: gary schmidt <nobullschmidt@hotmail.com>

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

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

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

Subject: GGID zoning change application

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

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

Gary Schmidt

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From: gary schmidt <nobullschmidt@hotmail.com>

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

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

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

Subject: Re: GGID zoning change application

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Supplement to previous comments in opposition to proposed zoning changes !

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

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

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

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

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

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

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

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

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

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

Gary Schmidt

Nobullschmidt@hotmail.com

775-622-4670

From: Willey Courtney <courtneytransport@gmail.com>

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

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

Subject: Rezoning

Regulatory Zone Amendment Case # WMPA23-004

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

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

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

Sincerely,

William Courtney

P.O. Box 1

Gerlach, NV 89412

From: Willey Courtney <courtneytransport@gmail.com>

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

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

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Gary Schmidt

Nobullschmidt@hotmail.com

775-622-4670

From: [Lloyd, Trevor](#)
To: [Olander, Julee](#)
Subject: FW: GGID AGENDA ITEM
Date: Tuesday, August 1, 2023 2:06:33 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

fyi



Trevor Lloyd
Planning Manager, Planning & Building Division | Community Services Department

tlloyd@washoecounty.gov | Direct Line: 775.328.3617

My working hours: Monday-Friday 8:00am to 5:00pm

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](#)

From: gary schmidt <nobullschmidt@hotmail.com>
Sent: Tuesday, August 1, 2023 1:58 PM
To: Solaro, David <DSolaro@washoecounty.gov>; Lloyd, Trevor <TLloyd@washoecounty.gov>
Subject: GGID AGENDA ITEM

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

ISSUES IN REGARDS TO GGID ZONING CHANGE PROPOSAL

- There has been NO demonstration of water resources available to service even 1/2 of the density increases requested !
- There has been no plan submitted on how the proposed density increases would or could be

served with roads, sewer, water lines, power, or other services !

- The proposed 2 acres of Industrial Zoning does not conform with the High Desert Area Master Plan !
- This application has not yet been presented to the Gerlach CAB and should be remanded back to them for their consideration and review and possible recommendations

The current zoning of the property (MDS) allows for the potential construction of 54 additional housing units at 1/3 acre each. This zoning was just achieved approximately four years ago when the GGID submitted a zoning change application to take the subject property from one residential lot to 57 residential lots via a change of zoning from General Rural (1 residence per 40 acres) to Medium Density Suburban (3 residences per acre). This was a 5,700% increase in capacity.

The zoning increase achieved 4 years ago allowed for an increase of the housing in the Gerlach GGID service area of approximately 50% or a potential of 58 additional housing units! The GGID did a four lot parceling of the property into three 1/3 acre lots and the subject 18 acre parcel. The three 1/3 acres lots were sold and only one of which has been built on. The GGID has made no attempt to subdivide the remaining 18 acre parcel into the now allowable 54 lots nor to sell the property on the open market to someone else who could subdivide it ! There has been no demonstration or study presented that an increase of new homes under the current zoning that would increase the housing in the Gerlach community by approximately 50% that was approved 4 years ago would not be enough to supply housing needs well into the foreseeable future !

THEREFORE THERE HAS BEEN NO DEMONSTRATION WHATSOEVER FOR ANY NEED FOR ADDITIONAL RESIDENTIAL DENSITY INCREASES OF THE MAGNITUDE NOW PROPOSED NOW OR ANYTIME IN THE FORESEEABLE FUTURE !! THERE HAS ALSO BEEN ABSOLUTELY NO DEMONSTRATION OF ANY CAPACITY TO SERVICE ANY SAID MASSIVE RESIDENTIAL INCREASES WITH WATER AND OTHER SERVICES EVEN IF A NEED HAD BEEN ESTABLISHED !!

If the requested density increases were granted it would more than double the population of the service area with NO demonstration of capacity to service such an increase nor any plan to implement service as well as no demonstration of a need to more than double the population capacity of the GGID service area commonly know as Gerlach !

If the GGID is not financially or legally capable of subdividing the subject property into the 54 residential 1/3 acre lots available now they should sell the property with its existing residential zoning (MDS 3 lots per acre) and let the free marketplace provide for what demand there is for additional housing/lots.

Note : The GGID is attempting to act way beyond any authority granted by their Charter ! They are attempting to act as a City Council or County Commission and comprehensively guide the development and future of the community. That is not their "Charter". The GGID is merely a provider of utilities and related services. They have no authority to address issues such as a housing

shortage and indeed they have not been doing a very good job of it by keeping the 18 acres of MDS zoning or 54 building lots off of the market for the last 4 years ! If the GGID is not intending to use the subject property for construction of a water tower or creation of a land fill or some other activity related and necessary to their functions as a utilities services provider as prescribed by their Charter they should sell the property in a manner prescribed by their Charter and State law !!

Additional note : Washoe County is now providing zoom services so that Gerlach full time residents can participate in Washoe County meetings without making the 100 plus mile drive into Reno but has no such plans to provide via zoom a similar service so that part time residents and non resident Gerlach property owners who reside in Reno or points further out can participate in GGID meetings without making the 100 plus mile drive out to Gerlach or in my case the 150 mile drive !

Gary Schmidt

Former full time resident of Gerlach

Current part time resident of Gerlach

Owner of approximately 1/3 of the property within the Public Services Area (water and sewer).

Note : If I were to apply for the same density on my property which is contiguous to the applicants property it would result in 840 additional housing/lot units !! Ridiculous !

Note : The GGID has illegally denied my Public Records Request for a contact list of all water users in the GGID service district so I could provide this information to them ! Litigation is pending against the GGID for this denial of Public Records !

Sent from my iPhone

From: David C. Schmitt
To: [David C. Schmitt](mailto:David.C.Schmitt@washco.wa.gov)
Subject: FW: Please include with my submittals

From: Schmitt, David <DSchmitt@washco.wa.gov>
Sent: Tuesday, August 1, 2023 5:53 PM
To: Korman, Brandon <BKorman@washco.wa.gov>
CC: Lloyd, Trevor <TLloyd@washco.wa.gov>
Subject: FW: Please include with my submittals

Brandon,
This is the last one of these I will accept from Mr. Schmitt today. Please provide to the PC members. Thank you.

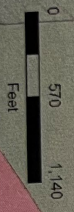
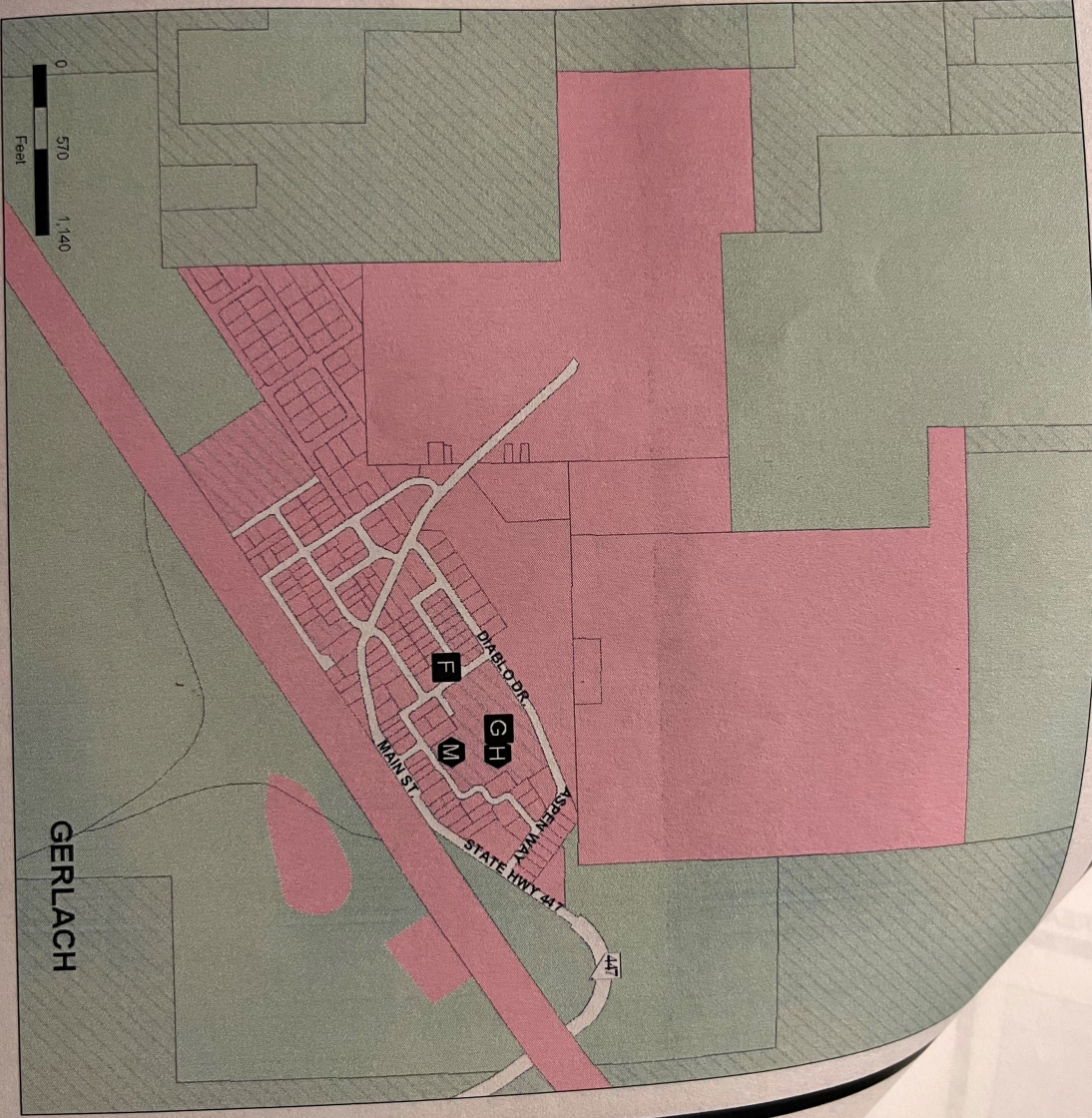


From: gary schmitt <gschmitt@washco.wa.gov>
Sent: Tuesday, August 1, 2023 5:52 PM
To: Schmitt, David <DSchmitt@washco.wa.gov>
Subject: Please include with my submittals

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

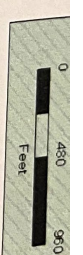
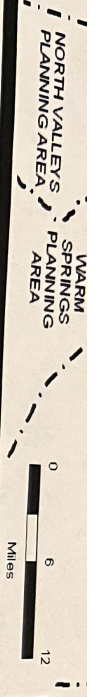


HUMBOLDT
COUNTY








GERLACH

HIGHWAY







HIGH DESERT PUBLIC SERVICES & FACILITIES PLAN

PUBLIC SERVICES

-  SUBURBAN COMMUNITY WATER AND SANITARY SEWER SERVICE AREA
-  RURAL SERVICE AREA (NOT PLANNED FOR COMMUNITY WATER AND SANITARY SEWER)
-  COMMUNITY WATER LINES
-  COMMUNITY SANITARY SEWER LINES
-  PUBLIC LAND

PUBLIC FACILITIES (Existing)

-  FIRE STATION
-  SCHOOL
(E-Elementary, M-Middle, H-High)
-  GOVERNMENT BUILDING
(Libraries, Administration Buildings, etc.)
-  PARK
(C-Community, R-Regional, N-Neighborhood, S-Special Use)

Please also refer to the adopted Park District Master Plans.

WCPC ADOPTION DATE: November 5, 2008
BCC ADOPTION DATE: January 13, 2009

SOURCE: Community Development

September 9, 2010

NOTE:
APPE
WOR
FRO



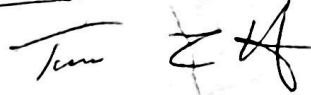
The undersigned oppose any zoning change to industrial in the GGID Service district and also oppose any increase in residential density above 3 lots per acre in any residential zone. We do not oppose the proposed 4 acres of Neighborhood Commercial zoning which would allow a limited amount of 7 units per acre of residential use in that Neighborhood Commercial zoning. We think the application should be sent back to the GGID for further consideration and review!

Name printed

Signature

Address

Tara Holte



370 Main St, 89412

Genevieve Sarker



575 #44 89412
Sunset Blvd.

Gerald Timms



390 Main St, 89412

Michael Lopez



455 Main St 89412

Felipe M. Hassell

Elizabeth Christensen

255 Elm St.

545 Main St.

Fresten Powell



~~545~~ 545 Main St

315 Main

Trevor Downing



315 Main St

Adah Lavoy



320 W Sunset

Diana Rios

200 Grove St

Joel Feliciano

Erica Jones



545 Main St.

Brian Dale Covey

Brian Dale Covey

220 El Rancho Av.

Kevin M. Roberts



220 El Rancho Av.

Item 10 B, public comment, Gary Schmidt

RZA Request



COMMUNITY SERVICES DEPARTMENT

