

JUNIPER | SAGE

EMPIRE MPA/RZA



BOARD OF COUNTY COMMISSIONERS

EMPIRE MZA/RZA

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ABOUT US



JOEN PETERKI SAGE

- *Long-term NV resident*
 - *UNR Graduate*
 - *Military Veteran*
 - *Board Member*
- FOCUSED STRATEGY
INNOVATIVE RESULTS



LOCATION

PROJECT BACKGROUND

FIGURE 2: Google Satellite Imagery (October 2023)

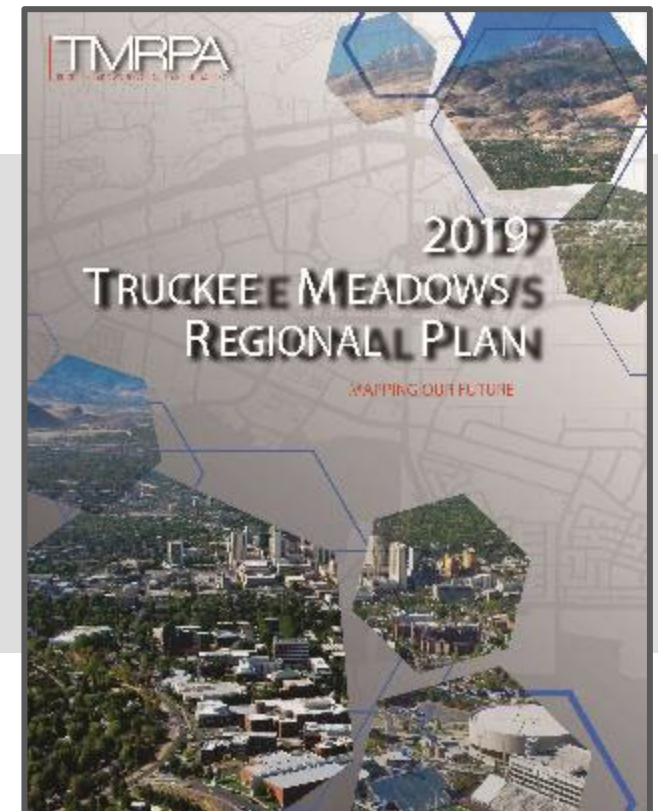
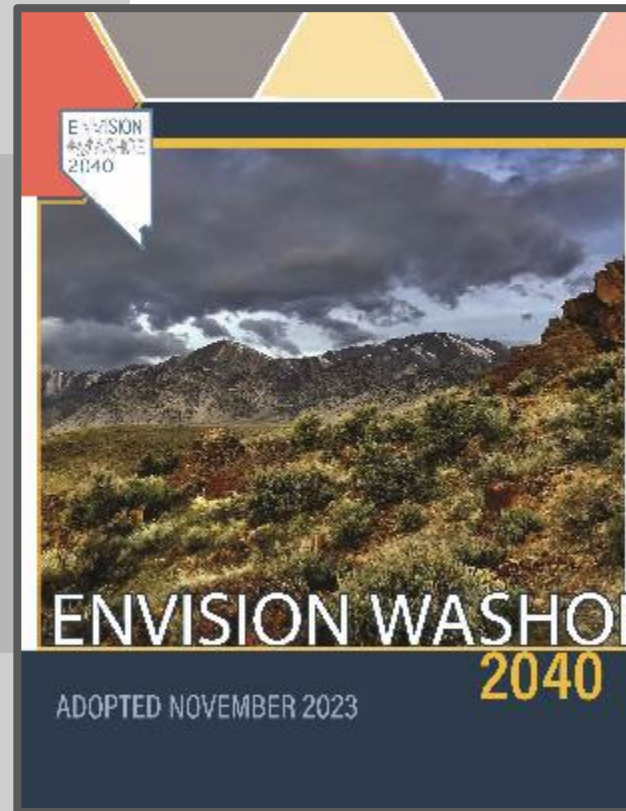




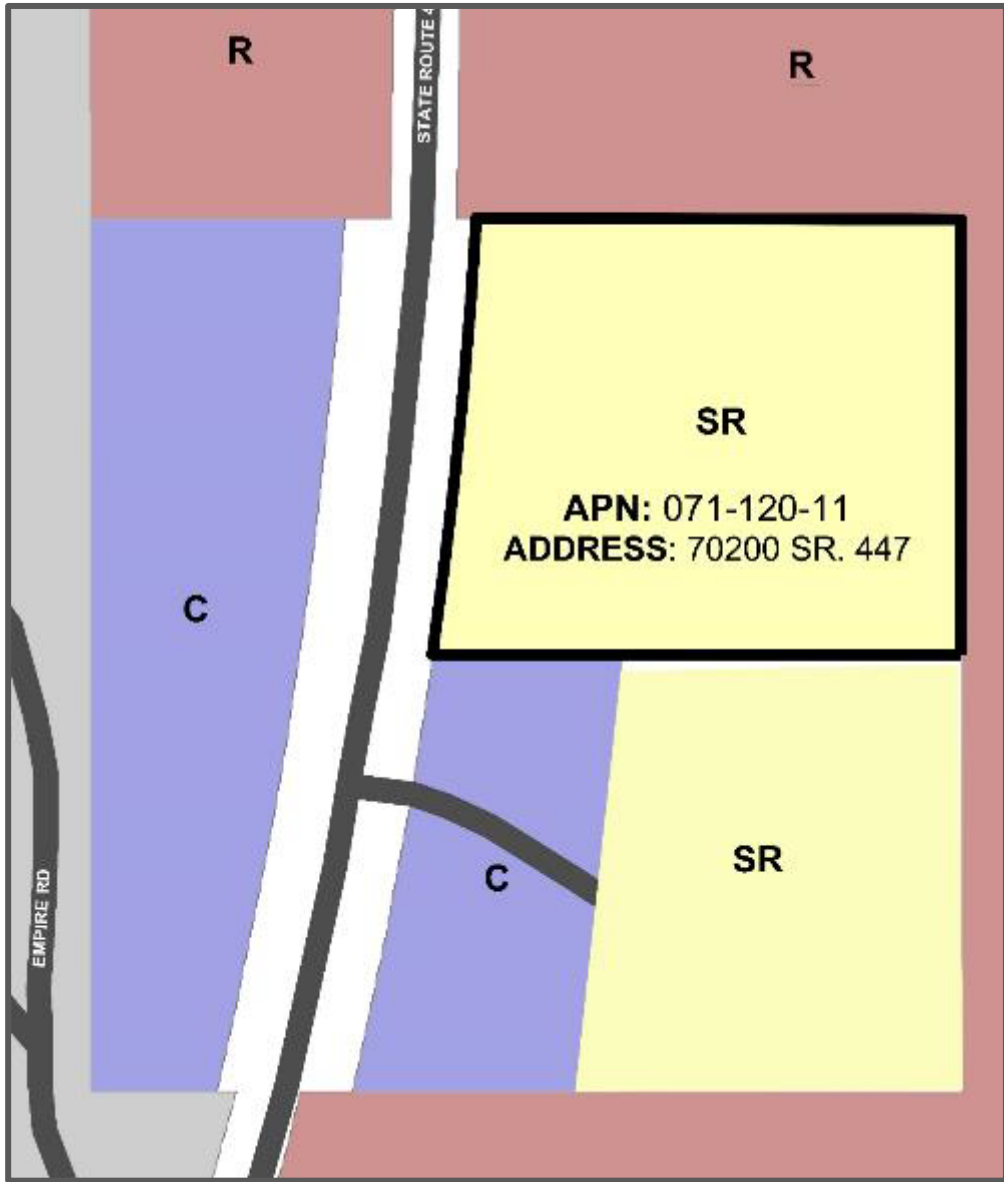
EMPIRE MZA/ZCA
PROJECT REQUEST

REQUEST

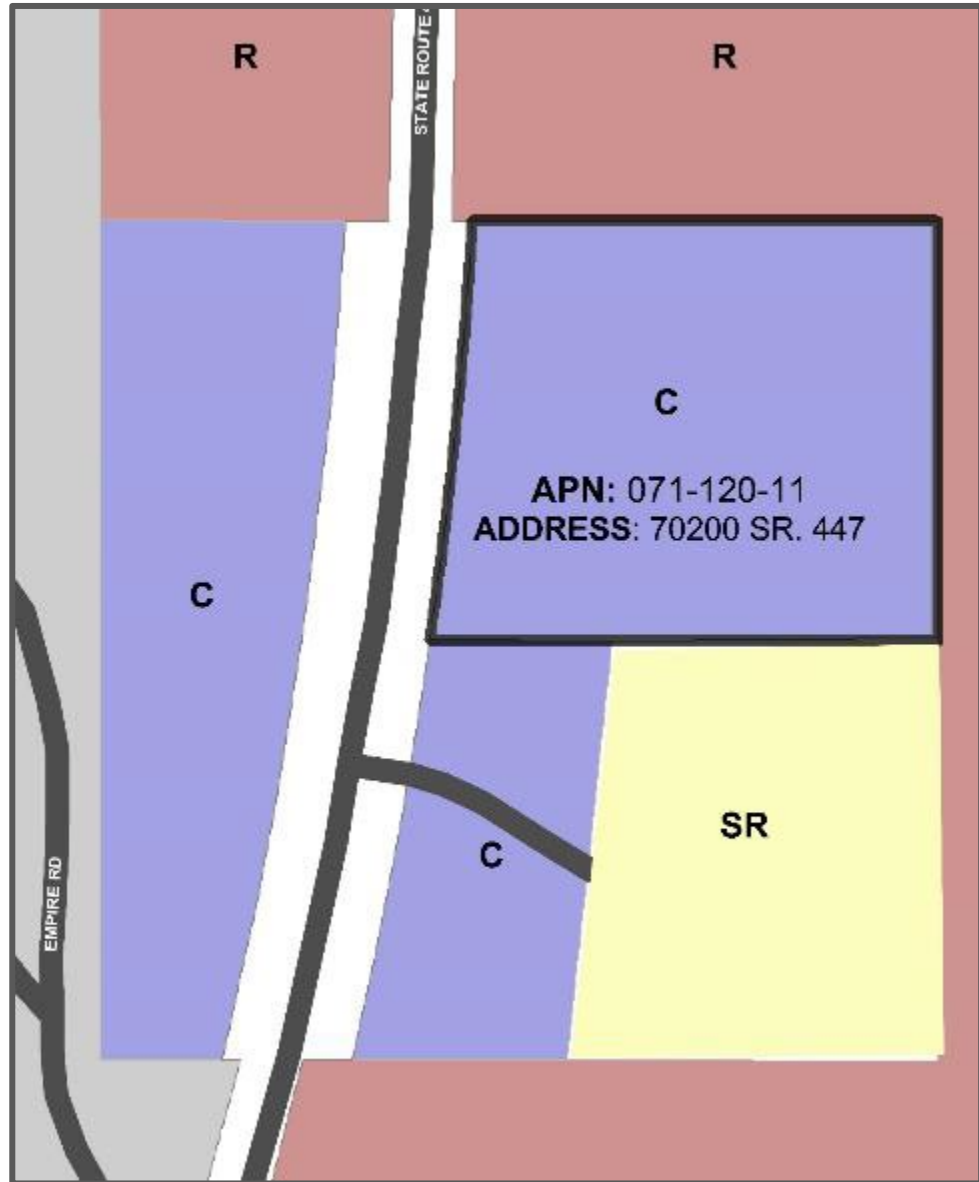
- 1) Master plan amendment from Suburban Residential (SR) to a Commercial (C)
- 2) Regulatory zone amendment from Low Density Suburban (LDS) to General Commercial (GC)



CURRENT MASTER PLAN

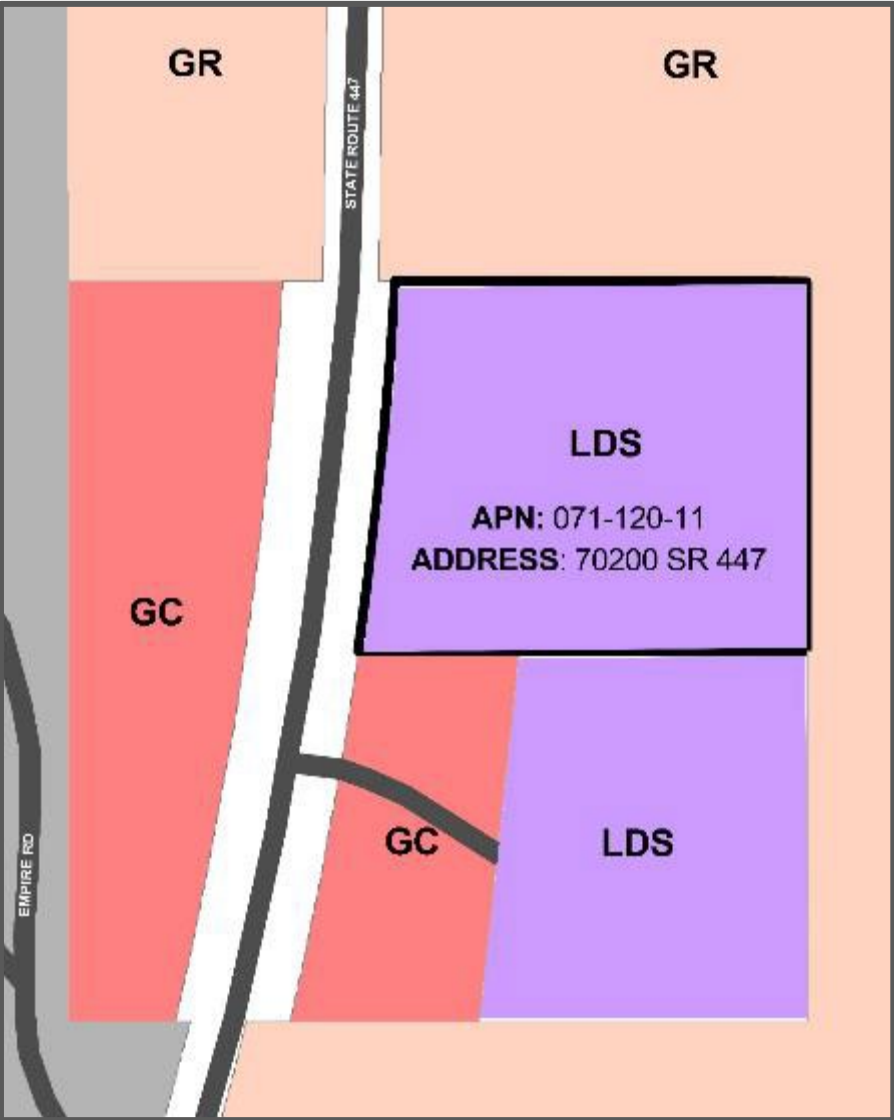


PROPOSED MASTER PLAN

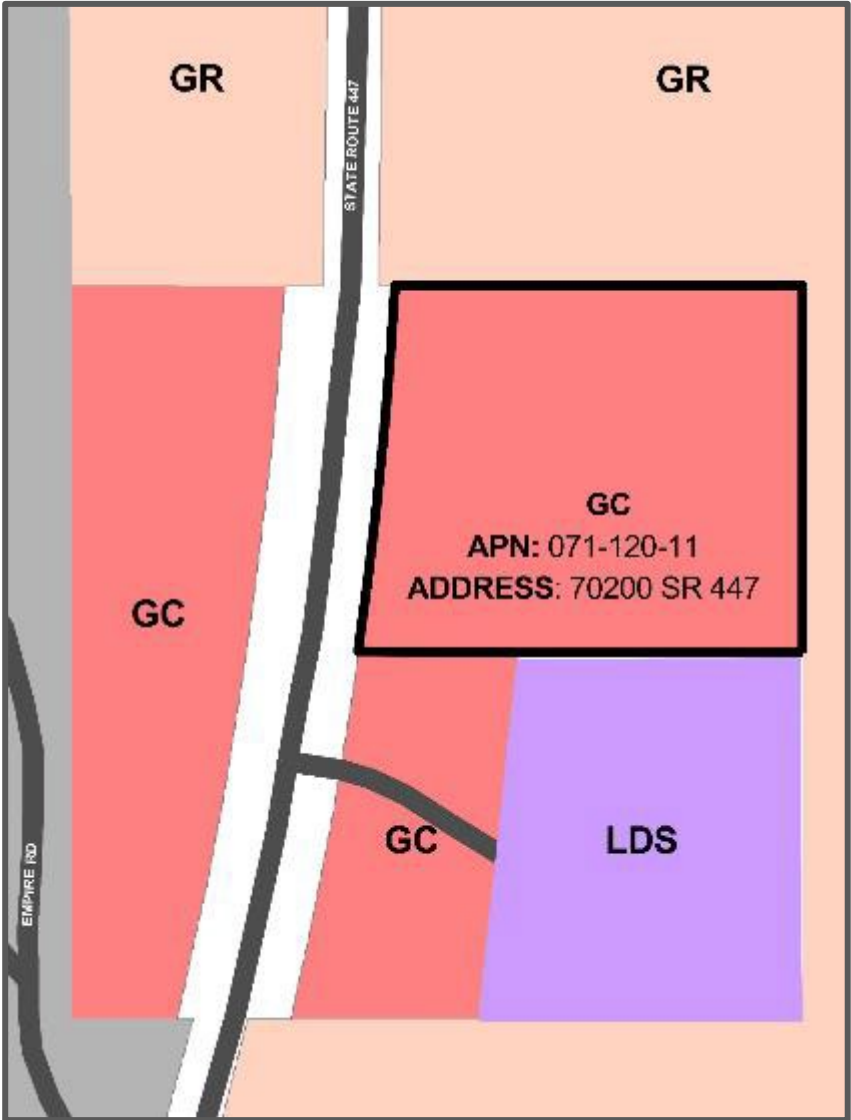


- I - Industrial
- R - Rural
- C - Commercial
- SR - Suburban Residential

CURRENT ZONING



PROPOSED ZONING



- GC - General Commercial
- GR - General Rural
- PSP - Public/Semi-Public Facilities
- I - Industrial
- LDS - Low Density Suburban

LOW DENSITY SUBURBAN REGULATORY ZONE

Is intended to create and preserve areas where single-family, detached homes one-acre lots are predominate.

GENERAL COMMERCIAL REGULATORY ZONE

Is intended to create and preserve areas that provide a wholesale goods and retail and personal services.



- Does Not Serve the Subject Parcel
- GID Has No Position on Projects Outside it's District

INITIAL REVIEW MEMORANDUM

TO: Julie Olander, Washoe County
FROM: Chris Tolley, TMRPA
DATE: November 14, 2024
SUBJECT: **TMRPA initial review of the Washoe County case WMPA24-0004 (Empire MPA)**

This memorandum provides the Truckee Meadows Regional Planning Agency's (TMRPA) initial review comments regarding the subject case (WMPA24-0004), 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:

(1) **Accept an amendment to the Washoe County Master Plan, High Desert Master Plan Land Use Map, to change the master plan land use designation on an 11.55-acre parcel (APN 071-120-11 from Suburban Residential to 11.55 acres [of] Commercial;** and (2) recommend adoption of an amendment to the High Desert Regulatory Zon Map to change the regulatory zone on the same parcel from Low Density Suburban (LDS) to 11.55 acres [of] General Commercial (GC).

The 11.55-acre parcel is located at 70200 State Route 447.

[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.

As part of the Washoe County review process, please consider 2019 Truckee Meadows Regional Plan Policy RC.9 – *Freestanding Community Requirements* as part of the analysis presented in the staff report(s).

Regional Plan policies for consideration in the analysis

RF 3 – Density Requirements and Nonresidential Standards

RF 6 – Rural Area (RA) Requirements

**WMPA24-0004 & WRZA24-0006
EXHIBIT C**



MAILING NEIGHBORHOOD NOTIFICATION LIST
 APPLICANT REP: Juniper & Sage Consulting

Project Name: Empire MPA & RZA
Meeting Location: Brunos Country Club: 445 Main St, Gerlach, NV 89412
Meeting Date: August 27, 2024

**Neighborhood Meeting
 Sign-In Sheet**

FIRST NAME	LAST NAME	MAILING
	EMPIRE MPA & RZA LLC	PO BOX 157
	BELLAIR REAL PROPERTY	290 S ARLINGTON AVE
KETHIB	DEFOREST et al	PO BOX 57
	DEFOREST FLT	PO BOX 9
JOSEPH A	RUTSKI	10589 N W CARRIEB
	URFC	1730 DOUGLAS ST S
	PEREGRINE PROPERTIES LLC	1731 NEWPORT LN
PATRICIA SUE	MCCORMICK et al	5950 QUAKING ASPEN
	WASHOE COUNTY	1001 E 9TH ST BLDG
	GERLACH GID	PO BOX 299
TARA L	HOLLE	PO BOX 152
	BLACK ROCK CITY PROP.	350 ALABAMA ST FL
	GERLACH GID	PO BOX 297
VICKI	WILLIAMS	PO BOX 95
JOLAN G	MOTT et al	PO BOX 193
FLORENCE	FRYE LIVING TRUST et al	1098 C STREET
PHILIP C	STONEMAN LIVING TRUST	PO BOX 95
	EBERT FAMILY TRUST	PO BOX 13
	BOGARD FAMILY TRUST	PO BOX 1
SUMNER	THOMPSON et al	PO BOX 225
JOLAN G	MOTT	PO BOX 193
DANNY & JOLA	MOTT	PO BOX 193
DANNY	MOTT et al	PO BOX 193
DIANNA M	RICE et al	PO BOX 95
DIANNA M	RICE TRUST	PO BOX 95
BRADFORD A	PEK	5150 MAE ANNE AVE
BRADFORD A	PEK	5150 MAE ANNE AVE
FRED	PASCIALL et al	211 W 2ND ST
WILLIAM	COURTNEY	PO BOX 1
	JACKSON FAMILY TRUST	PO BOX 88
LARRY	GUISASOLA TRUST	PO BOX 171
WILLIAM B	COURTNEY	PO BOX 1
CHRISTOPHER	BROOKS	7729 ISABEL DR
	BURNING MAN PROJECT	350 ALABAMA ST FL
FRANCIS JR & ANDREA L	PHILLIPS	305 W SUNSET BLVD
WANDA	HESS TRUST et al	PO BOX 285
EUGENE E	TEALEN TRUST	PO BOX 321
JOSEPH W & CATI LEEVA	CHILD	851 BUZZY'S RANCH
KATHLEEN	MCDONNARA et al	PO BOX 01
	BARLOW FAMILY TRUST	PO BOX 179
ELISABETH A	GAMBRELL	PO BOX 171
THOMAS	RICE 2015 LIVING TRUST	505 SHADOW LN
	THE FLYING V LIVING TRUST	1500 EL RANCHO AVE
ELISABETH	GAMBRELL	PO BOX 171

	First and Last Name (please print legibly)	Address
1	Kristy Evans	220 Grove - St.
2	Bobbie Barlow	PO Box 179 230 Grove St.
3	Tara Holle	200 fir st
4	Kuch Refor	HWY 0.447 Empire MPA 515 est sunset Gerlach
5	Jack Phillips	365 West Sunset Blvd
6	Russell Bierle	PO Box 209 Gerlach, NV
7	Elisabeth Gambrell	170 El Rancho Ave Gerlach NV 89412
8	Sunny DeForest	#1 GAY'S WAY EMPIRE BLCK NV

Disclaimer: A copy of this sign-in sheet will be submitted to Washoe County Planning Division along with the project application.

Notice of Neighborhood Meeting

Dear Property Owner:

You are invited to attend a neighborhood meeting to discuss a master plan amendment and regulatory zone amendment request in your area. This is your opportunity to review the proposed request, ask questions and provide feedback prior to submittal of a formal application to Washoe County.

Neighborhood Meeting Information:

8:00 p.m., Tuesday, August 27, 2024

Brunos Country Club, Banquet Room, 445 Main St, Gerlach, NV 89412

Project Description:

This is a request for a 1) master plan amendment from a Suburban Residential (SR) to a Commercial (C) master plan land use designation, and 2) regulatory zone amendment from a Low Density Suburban (LDS) to a General Commercial (GC) zoning designation on the subject property, an 11.55-acre parcel with frontage along State Route 447, located at 70200 State Route 447, Gerlach, NV 89412, parcel number 071-120-11.

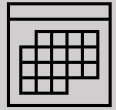
If you have questions about the meeting or would like to discuss the proposed master plan amendment and regulatory zone amendment request, please contact the applicant's representative: AnnMarie Lain, junipandsage.consulting@gmail.com 907-602-3382.

This is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner for the project: Courtney Weiche, 775-328-3608, cweiche@washoecounty.gov.

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

GERLACH	NV	89412
GERLACH	NV	89412
GERLACH	NV	89412

CONCERNS



TIMING OF MEETING



LACK OF DEVELOPMENT SPECIFICITY



POTENTIAL PROPERTY BLIGHT



REDUCTION IN RESIDENTIAL LAND AVAILABILITY

Acreage Analysis

Table 1: Acreage Total

Zoning	Acres
HDS	28.86
LDS	19.33
MDS	48.19
TOTAL	96.38

Population Data

- 2020 Census: 177 residents
- 1950's population exceeded 1,000
- Current year-round, estimated at 100 residents

Impact

- Reduction of residentially zoned property in the area by 11.98%

LETTER OF SUPPORT



ECONOMIC TRENDS



Growth in Outdoor Recreation

- 3.8% in 2015 to 8% in 2019



Decline in Population

- Reduced Demand for Residential Properties



Shift in Local Economy

- Necessitates a More Robust Commercial Infrastructure

HIGH DESERT MASTER PLAN POLICY



Supports the Development of New Commercial Services within Gerlach and Empire



Accommodates the Needs of Rural Communities and Changing Trends Regarding Businesses



Support Visual Improvements to Enhance Community Gateways.



Engage with Residents to Ensure Development is Consistent with Communities Unique Needs

WASHOE COUNTY PLANNING COMMISSION



Unanimous Approval



Joe Rustski

- *Long-term NV resident*
- *UNR Graduate*
- *Military Veteran*
- *Board Member*

THANK YOU

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