



COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Mimi Moss
COMMUNITY DEVELOPMENT DIRECTOR

775-782-6201
FAX: 775-782-6297
website: www.douglascountynv.gov

Building Division
Engineering Division
Planning Division
Code Enforcement

NOTICE of MEETING/AGENDA
DOUGLAS COUNTY PLANNING COMMISSION
April 11, 2017

A meeting of the Douglas County Planning Commission will be held on **April 11, 2017** beginning at **1:00 PM**. The meeting will be held in the Douglas County Commissioner Meeting Room of the Douglas County Administrative Building, 1616 Eighth Street, Minden, Nevada. The time of agenda items is approximate.

The Planning Commission may also be meeting for lunch on the same day, at 11:30 a.m. at Julio's Restaurant, 1328 US Hwy 395 N #303, Gardnerville. Members of the public, press, and staff are welcome. This is a social gathering; no Planning Commission business will be discussed.

The Planning Commission reserves the right to take items in a different order; to combine two or more agenda items for consideration; and to remove items from the agenda or delay discussion relating to an item on the agenda at any time.

It is the intent of the Planning Commission to protect the dignity of citizens who wish to comment before the Commission. It is also the members' wish to provide the citizens of Douglas County with an environment that upholds the highest professional standards. Citizens should have the ability to freely comment on items and/or projects that are brought before the Commission for action without interference.

In order to ensure that every citizen desiring to speak before the Commission has the opportunity to express his/her opinion, it is requested that the audience refrain from making comments, hand clapping or making any remarks or gestures that may interrupt, interfere or prevent the speaker from commenting on any present or future project. The Commission, through its chair, may prohibit a comment if the comment is on a topic that is not relevant to, or within the authority of the public body or if the comment is repetitious or willfully disruptive of the meeting. Written materials filed with the Clerk are part of the record and do not need to be read aloud. Citizens and applicants alike are encouraged to submit written materials well in advance of the scheduled meeting so that the Planning Commissioners will have time to review them before the public hearings begin.

Persons desiring an opportunity to address the Planning Commission who are not able to attend the meeting are requested to send an email to ctzepeda@douglasnv.us at the Douglas County Community Development Department at least 24 hours prior to the convening of the Commission meeting.

Notice to Persons with Disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the County Clerk's Office in writing at P.O. Box 218, Minden, Nevada 89423 or by calling 782-9020 at least 20 hours in advance.

CALL TO ORDER AND DETERMINATION OF QUORUM

PLEDGE OF ALLEGIANCE

April 11, 2017

PUBLIC COMMENT

At this time, public comment will be taken on those items and matters within the jurisdiction and control of the Planning Commission including, Presentations, Planning Matters and/or subjects not on agenda. Public comment on specific items agendaized “for possible action” will be taken during consideration of that item. Public Comment is limited to 3 minutes per speaker. The Planning Commission uses timing lights in an effort to ensure that everyone gets to speak for the same amount of time. You will see a green light when you begin, and then a yellow light which indicates that you have thirty seconds left. Once the light goes red, please be seated.

APPROVAL OF AGENDA

For possible action. Approval of proposed agenda.

APPROVAL OF MINUTES

Planning Commission - Regular Meeting - Mar 14, 2017 1:00 PM

PUBLIC HEARINGS

1. For possible action: Discussion on a Tentative Subdivision Map that proposes to create eight (8) single-family residential lots ranging from 0.31 acres to 0.53 acres in size. The project site is a 3.94 acre parcel located approximately 500 feet southwest of the intersection of Drayton Boulevard and Centerville Lane in the SFR-12,000 (Single Family Residential- 12,000 square foot minimum net parcel size) zoning district, within the Gardnerville Ranchos Community Plan Area. The applicants are Nichols Enterprises, Inc. and C & R De Carlo 1993 Trust. (APN 1220-09-410-028). Land Division Application (LDA 17-007). (Steve Mason)

2. For possible action: Discussion on a request for a Zoning Map Amendment from “Neighborhood Commercial” (NC) to “Mixed-Use Commercial” (MUC) for contiguous parcels of 1.28 and 1.49 acres. The subject parcels are located at 1321 & 1317 Hwy 395 N (northeast side of HWY), approximately 700 feet southeast of the intersection of Waterloo Lane and 395, in the Minden/Gardnerville Community Plan Area. The applicant is “Ruins to Riches, LLC”. (APN's 1220-04-602-001 and 1220-04-602-002). Development Application (DA) 17-013. (Steve Mason)

3. For possible action. Discussion on the following request (1) establish a Planned Development Overlay zone for Genoa Lakes North; (2) a Tentative Subdivision Map to subdivide 10.03 acres into 54 lots, the smallest being 1,760 square feet and a 2.66 acre common open space lot; (3) a Variance to Improvement Standards for road right-of-way width, to allow for a 50' wide access and utility easement including a request for the use of a private road; and (4) a Variance to Improvement Standards to allow utility easements to be located within the road right-of-way and abandonment of the 5' wide public utility easement located on the west, north, and east property lines. The subject property is located at 420 Mountain Meadow Drive in the SFR-8,000 zoning district in the Genoa Community Plan. The applicant is Rick Gardner, AG North 50 LLC. (APN 1419-26-202-001). Planned Development (PD) 17-001; Land Division Application (LDA) 17-008; Development Applications (DA) 17-021 and 17-022. (Heather Ferris)

ADJOURNMENT

*Community Development Staff Reports are available, at a minimum, 3 days prior to the meeting. Copies of Community Development Staff Reports can be requested by calling the Planning Development Coordinator, (775) 782-9012 or in person (Monday – Thursday, 8:00 a.m. – 3:00 p.m. and Friday 8:00 a.m. – 12:00 p.m.) 1594 Esmeralda Ave., Room 217, Minden, Nevada. Community Development Staff Reports can also be found at <http://douglascountynv.iqm2.com>. During the public hearing, Community Development Staff Reports can be viewed in the Public Information Binder located at the entrance to the meeting room.

*Copies of this notice are posted at the Douglas County Administrative Building (Historic Courthouse), Douglas County Community Development (Minden Inn), Douglas County Judicial and Law Enforcement Center, Douglas County Libraries – Minden and Lake Tahoe, and the Minden Post Office. This notice will be posted on the Douglas County website – <http://douglascountynv.iqm2.com>. However, this Commission does not maintain the listed website and therefore timely posting of agendas on the website cannot be guaranteed.

TIMING FOR AGENDA ITEMS IS APPROXIMATE UNLESS OTHERWISE INDICATED

April 11, 2017