



COMMUNITY DEVELOPMENT
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Building Division
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REVISED
NOTICE of MEETING/AGENDA
DOUGLAS COUNTY PLANNING COMMISSION
July 18 and July 18 19, 2017

A meeting of the Douglas County Planning Commission will be held on **July 18, 2017 and continue through July 19, 2017, as necessary. The meeting will begin at 9:00 AM on July 18, 2017 and if necessary, reconvene at 9:00 AM on July 19th.** 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 will break for lunch at or near 12:00 p.m. at the discretion of Chair.

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.

July 18, 2017

CALL TO ORDER AND DETERMINATION OF QUORUM

PLEDGE OF ALLEGIANCE

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 agendized “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 / Master Plan Update - Jun 6, 2017 and **Jun 7, 2017 9:00 AM**

PUBLIC HEARINGS

1. For possible action: Discussion on a request for a Zoning Map Amendment from “Light Industrial” (LI) to “General Industrial” (GI) for two contiguous 1-acre parcels located at 1731 and 1737 Timber Court in Gardnerville, within the Old Sawmill Industrial Park in the East Valley Community Plan Area. The applicant is Campora Propane Service. (APN’s: 1220-11-001-058 & 1220-11-001-059). Development Application (DA) 17-054. (Steve Mason)
2. For possible action: Discussion on a request for a Special Use Permit (SUP) for the establishment of a commercial propane distributorship. The subject properties are located at 1731 & 1737 Timber Ct, Gardnerville, within the East Valley Community Plan Area. The applicant is Campora Propane Service. (APN’s: 1220-11-001-058 & 1220-11-001-059). Development Application (DA) 17-053. (Steve Mason)
3. For possible action. Discussion on the review of chapter 20.560, Building Permit Allocation and Growth Management. (Mimi Moss)
4. For possible action. Discussion on a request for a Master Plan Map Amendment to change the land use designation from Rural Residential to Single Family Estates for two parcels 26.18 acres and 10.69 acres in size. The subject parcels are located approximately 450 feet north of the intersection of Fremont Street and Kiss Lane on both the east and west sides of East Valley Road in Minden. The property owner is Bently Family Ltd Partnership. APN’s: 1320-11-001-035 & 1320-11-001-036 (ref. DA 17-028 Master Plan Update). Heather Ferris and Mimi Moss)
5. For possible action. Discussion on a request for a Master Plan Map Amendment to change the land use designation from Forest and Range to Rural Residential for an, approximately, 215 acre portion of 8 parcels totaling 290 acres. The subject parcels are located on the east side of Heybourne Road between Stephanie Way and Johnson Lane, in Minden. The property owner is Durelle E. Williams, Trustee. APN’s: 1420-32-001-006, 1420-32-001-008, 1420-32-001-009, 1420-32-001-010, 1420-32-002-007, 1420-32-002-008, 1420-32-002-009 & 1420-32-002-010 (ref. DA 17-028 Master Plan Update). (Heather Ferris and Mimi Moss)

6. For possible action. Discussion on a request for a Master Plan Map Amendment to change the land use designation from Irrigated Agriculture to Receiving Area. The subject parcel is 26.28 acres and is located at 1201 S. Orchard Road in Gardnerville. The property owner is Curtis Family Trust. APN: 1220-10-501-010 (ref. DA 17-028 Master Plan Update). (Heather Ferris and Mimi Moss)

7. For possible action. Discussion on a request for a Master Plan Map Amendment to change the land use designation from Irrigated Agriculture to Receiving Area for 9 parcels totaling approximately 373 acres. The subject parcels are located on the east side of S. Orchard Road, south of Toler Lane in Gardnerville. The property owner is Godecke Family Trust, Frank Godecke. APN's: 1220-02-001-005, 1220-02-001-006, 1220-02-002-006, 1220-02-002-007, 1220-03-000-016, 1220-03-000-017, 1220-03-000-018, 1220-03-000-019, 1220-11-001-032 (ref. DA 17-028 Master Plan Update). (Heather Ferris and Mimi Moss)

8. For possible action. Discussion on a request for a Master Plan Map Amendment to change the land use designation from Receiving Area and Irrigated Agriculture to Multi-Family Residential and Single Family Residential for two parcels totaling approximately 77 acres. The subject parcels are located at the northeast corner of Pinenut Road and Muller Parkway in Gardnerville. The property owner is James J. Butch Peri. APN's: 1220-11-002-024 & 1220-11-001-066 (ref. DA 17-028 Master Plan Update). (Heather Ferris and Mimi Moss)

9. For possible action. Discussion on a request for a Master Plan Map Amendment to change the land use designation from Commercial to Industrial for a 17.5 acre portion of three parcels totaling approximately 62 acres. The subject parcels are located at 1608 Pinenut Court, at the northeast corner of Pinenut Court and Pinenut Road in Gardnerville. The property owner is James J. Butch Peri. APN's: 1220-11-002-021, 1220-11-002-022, and 1220-11-002-023 (ref. DA 17-028 Master Plan Update). (Heather Ferris and Mimi Moss)

10. For possible action. Discussion on a request for a Master Plan Map Amendment to change the land use designation from Commercial and Receiving Area to Single Family Residential for a 9.22 acre parcel. The subject parcel is located at 1280 Dresslerville Road in the Gardnerville Ranchos. The property owner is Bently Family Ltd Partnership. APN: 1220-09-302-006 (ref. DA 17-028 Master Plan Update). (Heather Ferris and Mimi Moss)

11. For possible action. Discussion on a request for a Master Plan Map Amendment to change the land use designation from Single Family Estates to Single Family Residential. The subject parcel is 5.43 acres and is located at 1291 Centerville Lane in the Gardnerville Ranchos. The property owner is Holstein Farms, LLC. APN: 1220-09-401-001 (ref. DA 17-028 Master Plan Update). (Heather Ferris and Mimi Moss)

12. For possible action. Discussion on a request for a Master Plan Map Amendment to change the land use designation from Forest and Range to Receiving Area for four parcels totaling approximately 427 acres. The subject parcels are located both sides of Foothill Road approximately 1/3 mile south of its intersection with Genoa Lane. The property owner is Trimmer Peak Ltd Partnership and Ranch No. 1 Limited Partnership. APN's: 1319-15-000-001, 1319-15-000-006, 1319-00-001-012, and a portion of 1319-15-000-040 (ref. DA 17-028 Master Plan Update). (Heather Ferris and Mimi Moss)

13. For possible action. Discussion on a request for a Master Plan Map Amendment to change the land use designation from Commercial to Multi-Family Residential for two parcels 2.07 acres and 3.86 acres in size. The subject parcels and are located at 1701 and 1709 Monte Vista Avenue in Minden. The property owner is Duane U. Deverill Charitable Trust. APN's: 1320-30-611-006 & 1320-30-611-007 (ref. DA 17-028 Master Plan Update). (Heather Ferris and Mimi Moss)

14. For possible action. Discussion on a request for a Master Plan Map Amendment to change the land use designation from Commercial to Multi-Family Residential. The subject parcel is 2.09 acres and is located at 1691 County Road in Minden. The property owner is Hellwinkel Family, LLC. APN: 1320-30-802-008 (ref. DA 17-028 Master Plan Update). (Heather Ferris and Mimi Moss)

15. For possible action. Discussion on a request for a Master Plan Map Amendment to change the land use designation from Commercial to Multi-Family Residential for four parcels 6.37 acres, 4.25 acres, 2.77 acres, 10.97 acres in size. The subject parcels are located at the northwest corner of Ironwood Drive and Lucerne Street in Minden. The property owner is And Away They Go, LLC. APN's: 1320-30-702-026, 1320-30-702-027, 1320-30-702-028 & 1320-30-702-029 (ref. DA 17-028 Master Plan Update). (Heather Ferris and Mimi Moss)

16. For possible action. Discussion on a request for a Master Plan Map Amendment to change the land use designation from Commercial to Multi-Family Residential for a 0.24 acres parcel located at 1583 Mono Avenue in Minden. The property owner is Shaw Family Trust 2004, William and Paige Shaw. APN: 1320-32-111-032 (ref. DA 17-028 Master Plan Update). (Heather Ferris and Mimi Moss)

17. For possible action. Discussion on a request for a Master Plan Map Amendment to change the land use designation from Commercial to Single Family Residential for 4 parcels, each approximately 0.44 acres in size. The subject parcels are located south of Sandy Bowers Avenue between Genoa Street and Eureka Street in Topaz. The property owner is George and Marjorie Gregory. APN's: 1022-29-310-004; 1022-29-310-003; 1022-29-310-002; 1022-29-310-004 (ref. DA 17-028 Master Plan Update). (Heather Ferris and Mimi Moss)

****THE FOLLOWING ITEMS WILL NOT BE HEARD BEFORE 1:30 PM****

PLANNING MATTERS

18. For Presentation Only. Review and discussion on Amendments to the Master Plan Elements including amending all existing chapters, as well as the creation of new chapters, and other related matters. No action will be taken on this item. The Planning Commission is scheduled to take action on the Master Plan Elements at their August 8, 2017 meeting.

Note: The July 18th meeting will be continued to July 19th for any items that were not considered at the July 18th meeting due to time constraints. The July 19, 2017 meeting will reconvene at the same location, beginning at 9 am.

The Planning Commission is scheduled to take action on the Master Plan Elements at their August 8, 2017 meeting.

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