



COMMUNITY DEVELOPMENT
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Building Division
Engineering Division
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NOTICE of MEETING/AGENDA
DOUGLAS COUNTY PLANNING COMMISSION
August 08, 2017

A meeting of the Douglas County Planning Commission will be held on **August 08, 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 Katie's Country Kitchen, Carson Valley Inn, 1627 US 395, Minden. 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

August 8, 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 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 - Jul 18, 2017 9:00 AM & July 19, 2017 9:00 AM

PUBLIC HEARINGS

1. For possible action. Discussion on a request for the following (1) a Serial Tentative Parcel Map to create 3 parcels ranging in size from 2.02 to 2.47 acres with a remainder parcel of 4.39 acres using the provisions of Douglas County Code (DCC) 20.714.040, Agricultural 2-acre parcel; (2) a Variance to Improvement Standards including a reduction in the improvement standards from the Local Road Section (Douglas County Design Standard A-02) to construct a 50 foot wide private road; (3) a Variance to Improvement Standards requesting a reduction of the Nevada Department of Transportation Access Management System and Standards public road spacing requirement of 0.25 miles (1,320 feet) for a minor arterial road to 650 feet from the intersection of Highway 88 and Kimmerling Road; and (4) a request for a private road per Douglas County Code 20.100.090(H). The subject parcel is located at 837 Highway 88 in the A-19 (Agricultural-19 acre minimum parcel size) zoning district in the South Agricultural Community Plan Area. The applicants are Kent Neddenriep, Trustee of the Neddenriep/Johnson Family Trust and Mark Neddenriep, for the Nedd Family, LLC. (APN 1220-18-002-003). Land Division Applications (LDA) 17-015; LDA 17-017 (VIS); and LDA 17-018 (VIS). (Lucille Rao)

2. For possible action. Discussion on a request for a Serial Tentative Parcel Map to create 1 parcel 2.01 acres in size with a remainder parcel of 2.38 acres using the provisions of Douglas County Code (DCC) 20.714.040, Agricultural 2-acre parcel. The subject parcel is located at 837 Highway 88 in the A-19 (Agricultural-19 acre minimum parcel size) zoning district in the South Agricultural Community Plan Area. The applicants are Kent Neddenriep, Trustee of the Neddenriep/Johnson Family Trust and Mark Neddenriep, for the Nedd Family, LLC. (APN 1220-18-002-003). Land Division Application (LDA) 17-016. (Lucille Rao)

3. For possible action. Discussion on a request for extension of time for Land Division Application (LDA) 16-018, for Mark Neuffer, Alta Consulting, LTD., representing Jon Corley, Corley Ranches, LLC, for a Division of Land into Large Parcels to create two parcels, one 130.55-acre parcel with a 155.63-acre remainder parcel from a 286.16-acre parcel. The subject property is located at 859 Highway 395 in the A-19 and FR-19 zoning districts in the Ruhestroth Community Plan. (APN: 1220-14-000-007). (Lucille Rao)

PLANNING MATTERS

1. Master Plan Update Schedules/Timelines for Future Hearings

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