

Douglas County Board of Commissioners

Meeting Agenda

Barry Penzel, Chairman, District 5
Steve Thaler, Vice Chairman, District 2
Nancy McDermid, District 4
Larry Walsh, District 3
David Nelson, District 1

Lawrence Werner, County Manager

Kathy Lewis, Clerk-Treasurer

Monday September 18, 2017

9:00 AM

**Douglas County Historic Courthouse
1616 8th Street, Minden, Nevada**

MISSION STATEMENT

Working together with integrity and accountability, the Douglas County team is dedicated to providing essential and cost-effective public services fostering a safe, healthy, scenic, and vibrant community for the enjoyment of our residents and visitors.

Copies of the finalized agenda are posted at the following locations prior to the meeting day: Minden Inn, Administration Building (Historic Courthouse), Judicial and Law Enforcement Center, Gardnerville Post Office, Minden Post Office, Douglas County Administration Building and the Tahoe Transportation Center at Stateline, Nevada. Questions concerning the agenda should be referred to the County Manager's Office at 775-782-9821.

The Board of County Commissioners sit jointly as the following Boards: Liquor Board, License Board, Tahoe-Douglas Transportation District Board, Water District Board, and the Redevelopment Agency. Agenda items may be taken out of order, may be combined for consideration, or may be removed from the agenda at any time. All items designated "for possible action" shall include discussion and possible action to approve, modify, deny, take "no action," or continue the item.

It is the intent of the Board of County Commissioners to protect the dignity of citizens who wish to comment before the Board. It is also the County Commissioner's 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 Board for action without interference.

In order to ensure that every citizen desiring to speak before the Board has the opportunity to express his or 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. Persons desiring an opportunity to address the Board of County Commissioners and who are unable to attend the meeting are requested to send an email to clerk@douglasnv.us at the Douglas County Clerk's Office at least 24 hours prior to the convening of the Commission meeting.

Copies of supporting material can be requested in person from the Douglas County Clerk/Treasurer's Office, 1616 8th Street, Minden, Nevada or by calling 775-782-9013. Supporting material can also be found at <http://douglascountynv.igam2.com>. During the public hearing, supporting materials can be viewed in the Public Information Binder located at the entrance to the meeting room.

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 Clerk's Office in writing at Post Office Box 218, Minden, Nevada 89423 or by calling 782-9821 at least 20 hours in advance.

DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

FINAL AGENDA – MINDEN, NV

September 18, 2017

9:00 AM

Call to Order

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT (No Action)

At this time, public comment will be taken on those items that are within the jurisdiction and control of the Board of Commissioners or those agenda items where public comment will not be taken as a public hearing is not legally required.

Public Comment is limited to three minutes per speaker. The Board of Commissioners uses timing lights to ensure that everyone has an opportunity to speak. You will see a green light when you begin, and then a yellow light which indicates that you have thirty seconds left and should conclude your comments. Once the light turns red, please sit down.

If you are going to comment on a specific agenda item that the Board of Commissioners will take action on, please make your comments when the Board of Commissioners considers that item and the item is opened for public comment.

For members of the public not able to be present when an agenda item is heard, Speaker/Comment Cards are available from the Clerk and at the entrance to the meeting room. These cards should be completed and given to the Clerk.

APPROVAL OF AGENDA

For possible action. Approval of proposed agenda. The Board of Commissioners reserves the right to take items in a different order to accomplish business in the most efficient manner, to combine two or more agenda items for consideration, and to remove items from the agenda or delay discussion relating to items on the agenda.

ADMINISTRATIVE AGENDA

The Administrative Calendar will be handled as follows:

- (1.) The Chairman will read the agenda title into the public record.
- (2.) Staff will introduce the item and provide a report, if any.
- (3.) The applicant, if any, will have an opportunity to address the Board.
- (4.) The Board will then discuss the item. Once the Board has concluded their discussion, public comment will be allowed.
- (5.) Public comment will be allowed and is limited to three minutes per speaker.

(6.) Once public comment is completed, the Board will then ask any follow-up questions and take action.

On agenda items that are agendized as a “presentation” with no action listed, public comment is not legally required and must be made at the beginning of the meeting.

1. For information only. Review of the Planning Commission minutes and public comment received to date regarding the Master Plan Map Amendment Applications submitted as part of the Master Plan Update. (Mimi Moss)

2. For possible action. Discussion on a review of Douglas County Code Title 20, Chapter 20.560, Building Permit Allocation and Growth Management. (Mimi Moss) 30 minutes

3. For possible action. Discussion on adoption of Resolution No. **2017R-063** approving 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; 1022-29-310-001). Development Application (DA) 17-028 Master Plan Update. (Mimi Moss) 20 minutes

4. For possible action. Discussion on adoption of Resolution No. **2017R-059** approving a Master Plan Amendment to change the land use designation from Commercial and Receiving Area to Single Family Residential for a 9.22 acre parcel. The subject property 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). (Mimi Moss) 20 minutes

5. For possible action. Discussion on adoption of Resolution No. **2017R-065** approving a Master Plan Amendment to change the land use designation from Single Family Estates to Single Family Residential for a 5.43 acre parcel. The subject property 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). (Mimi Moss) 20 minutes

6. For possible action. Discussion on adoption of Resolution No. **2017R-058** approving a Master Plan 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 property is located approximately 450 feet north of the intersection of Fremont Street and Kiss Lane on both sides of East Valley Road in Minden. The property owner is Bently Family, Ltd Partnership. APN's 1320-11-001-035 &-036. (ref. DA 17-028 Master Plan Update). (Mimi Moss) 20 minutes

7. For possible action. Discussion on adoption of Resolution No. **2017R-064** approving a Master Plan Amendment to change the land use designation from Commercial to Multi-Family Residential for a 2.09 acre parcel. The subject parcel is located at 1691 County Road in Minden. The property owner is Hellwinkel Family, LLC. APN 1320-30-802-008 (ref. DA 17-028) (Mimi Moss) 20 minutes

8. For possible action. Discussion on adoption of Resolution No. **2017R-067** denying a Master Plan 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, and 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; -027; -028; and -029 (ref. DA 17-028 Master Plan Update). (Mimi Moss) 40 minutes

9. For possible action. Discussion on adoption of Resolution No. **2017R-061** denying a Master Plan 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 are located at 1701 and 1709 Monte Vista Avenue in Minden. The property owner is the Duane U. Deverill Charitable Trust. APN's 1320-30-611-006 & -007. (ref. DA 17-028 Master Plan Update). (Mimi Moss) 40 minutes

10. For possible action. Discussion on adoption of Resolution No. **2017R-066** denying a Master Plan Amendment to change the land use designation from Agricultural and Forest and Range to Receiving Area for four parcels totaling approximately 427 acres. The subject parcels are located on both sides of Foothill Road approximately 1/3 mile south of its intersection with Genoa Lane. The property owners are Trimmer Peak Ltd Partnership and Ranch No. 1 Limited Partnership. APN's 1319-15-000-001; -004 (a portion of); -006; and 1319-00-001-012. (ref. DA 17-028 Master Plan Update). (Mimi Moss) 40 minutes

11. For possible action. Discussion on adoption of Resolution No. **2017R-069** approving a Master Plan Amendment to change the land use designation from Commercial to Industrial for a 17.46 acre portion of three parcels. The subject property is located at 1608 Pinenut Court, at the northwest corner of Pinenut Court and Pinenut Road in Gardnerville. The property owner is James J. Butch Peri. APN's 1220-11-002-021; -022; and -023. (ref. DA 17-028 Master Plan Update). (Mimi Moss) 20 minutes

12. For possible action. Discussion on adoption of Resolution No. **2017R-068** to 1) approve a Master Plan Amendment to change the land use designation from Receiving Area to Multi-Family Residential for a 19 acre portion of a parcel (APN 1220-001-066, portion of); and 2) deny a Master Plan Amendment to change the land use designation from Agriculture to Single-Family Residential for 58.21 acres (APNs 1220-11-002-024 and 1220-11-001-066, portion of). 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. (ref. DA 17-028 Master Plan Update). (Mimi Moss) 25 minutes

13. For possible action. Discussion on adoption of Resolution No. **2017R-060** denying a Master Plan Amendment to change the land use designation from Agricultural to Receiving Area for a 26.28 acre parcel. The subject property 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) (Mimi Moss). 30 minutes

14. For possible action. Discussion on adoption of Resolution No. **2017R-062** denying a Master Plan Amendment to change the land use designation from Agricultural 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 Frank Godecke for the Godecke Family Trust. APN's 1220-02-001-005; -006; 1220-02-002-006; -007; 1220-03-000-016; -017; -018; -019; and 1220-11-001-032. (ref. DA 17-028). (Mimi Moss) 40 minutes

15. For possible action. Discussion on adoption of Resolution No. **2017R-070** approving a Master Plan Amendment to change the land use designation from Commercial to Multi-Family Residential for a 0.24 acre parcel located at 1583 Mono Avenue in Minden. The property owner is the Shaw Family Trust 2004, William and Paige Shaw, Trustees. APN 1320-32-111-032 (ref. DA 17-028 Master Plan Update). (Mimi Moss) 20 minutes

CLOSING PUBLIC COMMENT (No Action)

At this time, public comment will be taken on those items that are within the jurisdiction and control of the Board of Commissioners or those agenda items where public comment has not already been taken.

THE TIMING FOR AGENDA ITEMS IS APPROXIMATE UNLESS OTHERWISE INDICATED AS A TIME SPECIFIC ITEM. ITEMS MAY BE CONSIDERED AHEAD OF OR AFTER THE SCHEDULE INDICATED BY THIS AGENDA.

ADJOURNMENT