



COMMUNITY DEVELOPMENT
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Building Division
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NOTICE of MEETING/AGENDA
DOUGLAS COUNTY PLANNING COMMISSION
October 10, 2017

A meeting of the Douglas County Planning Commission will be held on **October 10, 2017** beginning at **9:00 AM**. 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 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.

CALL TO ORDER AND DETERMINATION OF QUORUM

PLEDGE OF ALLEGIANCE

October 10, 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

For possible action. Approval of Planning Commission Minutes - Regular Meeting / Master Plan Update - Sep 12, 2017 9:00 AM

PUBLIC HEARINGS

1. For possible action: Discussion on a request for (1) a Tentative Subdivision Map to create sixteen (16) single family residential lots ranging from 2.0 to 2.35 acres; and (2) a Major Variance to allow development within 50-feet of a USGS-designated “blue-line stream”. The project site is a 37.98-acre parcel located approximately .25 miles west of the intersection of Jacks Valley Road and Bavarian Drive in the SFR-2 (Single Family Residential – 2 acre minimum net parcel size) zoning district, within the Indian Hills/Jacks Valley Community Plan Area. The applicants are Joseph & Rebecca Ann Schneider / Schneider Family Trust (APN 1419-11-002-061). Land Division Application (LDA) 17-022 and Major Variance (MVAR) 17-071. (Steve Mason)

2. For possible action. Discussion on a report to the Douglas County Board of Commissioners per NRS 278.220 following denial of a Master Plan Amendment request for Bently Family, LLC, to change the land use designation from Rural Residential to Single Family Estates for two parcels totaling 36.87 acres. The subject property is located on both sides of East Valley Road in Minden (APN 1320-11-001-035; and -036). (Heather Ferris)

3. For possible action. Discussion on a report to the Douglas County Board of Commissioners per NRS 278.220 following approval of a Master Plan Amendment request for the Deverill Charitable Trust changing the land use designation from Commercial to Multi-Family Residential for two parcels totaling 5.93 acres. The subject property is located at 1701 and 1709 Monte Vista Avenue in Minden (APN 1320-30-611-006; and -007). (Heather Ferris)

4. For possible action. Discussion on a report to the Douglas County Board of Commissioners per NRS 278.220 following approval of a Master Plan Amendment request for And Away They Go, LLC changing the land use designation from Commercial to Multi-Family Residential for 4 parcels totaling 24.36 acres. The subject property is located at the northwest corner of Ironwood Drive and Lucerne Street in Minden (APNs 1320-30-702-026; -027; -028; & -029). (Heather Ferris)

5. For possible action. Discussion on Resolution Number PC 2017-15 (ref. DA 17-028), the 20 year update to the Douglas County Master Plan, amending all existing chapters with the exception of the Transportation Element and the Washoe Tribal Lands Element, amending Volume II, adding a new Public Safety Element, reorganizing elements, and other properly related matters. Following presentation from staff on each Chapter, including suggested changes, the Planning Commission will take public comment and deliberate. The Planning Commission will vote on each Chapter including any changes that need to be incorporated. Finally, the Planning Commission will vote on the 20 year Master Plan Update Resolution PC 2017-15, which will incorporate the previous votes on the individual Volume 1 chapters and Volume II. The Planning Commission may recommend approval, approval with modifications, or denial of the request to the Board of Commissioners. (Candace Stowell – Wells Barnett Associates)

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