



COMMUNITY DEVELOPMENT
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Building Division
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NOTICE of MEETING/AGENDA DOUGLAS COUNTY PLANNING COMMISSION December 12, 2017

A meeting of the Douglas County Planning Commission will be held on **December 12, 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 Chicago Mike's Pizza, 1544 Highway 395 N, Unit 1, 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

December 12, 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

For possible action. Planning Commission - Regular Meeting – November 14, 2017 1:00 PM

PUBLIC HEARINGS

1. For possible action: Discussion on a request for a Major Variance to allow a reduction of the required front setback from 30 feet to 18 feet for a 234 square-foot attached garage. The subject property is located at 143 Quaking Aspen Lane, in the FR-19 (Forest and range - 19 acre minimum parcel size) zoning district within the Sierra Regional Plan area. The applicant is Deborah Wren. (APN: 1319-19-802-012). Development Application (DA) 17-091. (Steve Mason)

2. For possible action: Discussion on a Tentative Subdivision Map proposing to create fourteen (14) residential lots from 9,833 square-feet to 11,750 square-feet in size using the provisions of Douglas County Code Section 20.708.020, Tentative subdivision map procedures. The project site is a 5.44-acre portion of an 84.5-acre parcel located at the southern periphery of the Town of Minden in the SFR-8,000 (Single Family Residential- 8,000 square foot minimum net parcel size) zoning district, within the Minden/Gardnerville Community Plan area. The applicant is Renee Mack (Mack Land & Cattle Co.), APN 1320-32-201-006. Land Division Application (LDA) 17-033. (Steve Mason)

3. For possible action: Discussion on a request for (1) a Tentative Subdivision Map to create eleven (11) residential lots from 5.0 to 8.9 acres in size; and, (2) a Variance to Floodplain Development Standards (Pursuant to DCC 20.50.190) to allow construction of a 2,200'-length cul-de-sac partially within a designated Special Flood Hazard Area. The project site is comprised of two contiguous parcels totaling 66.88-acres located immediately north of the intersection of Fish Springs Road and Myers Drive in the RA-5 (Rural Agriculture – 5 acre minimum net parcel size) zoning district, within the Fish Springs Community Plan Area. The applicant is Midtown Ventures, LLC (APN's 1221-05-001-001 & 1321-32-002-034). Land Division Application (LDA) 17-027 and Major Variance (MVAR) 17-085. (Steve Mason)

4. For possible action. Discussion on the following requests: (1) establish a Planned Development Overlay zone for the Valley Knolls project; (2) a Tentative Subdivision Map to subdivide 87.02 acres into 178 single family residential lots, the smallest being 6,004 square feet, with 33 acres of common area and open space, and an approximately 9 acre remainder parcel; and (3) a Variance to Improvement Standards to allow for one ingress and egress into the development with future secondary access being provided by adjacent developments in accordance with the North Douglas County Specific Plan. The subject property is located east of Highway 395 on North Sunridge Drive approximately 1/3 mile south of Topsy Lane in the Indian Hills/Jacks Valley Community Plan. The applicant is Keith Serpa for Project LM, LLC. (APN 1420-05-401-005). Planned Development (PD) 17-002; and Land Division Application (LDA) 17-028. (Heather Ferris)

5. For possible action. Discussion on Resolution Number PC 2017-17 (ref. DA 17-028), the 20 year update to the Douglas County Master Plan including Volume II, the Index, and other properly related matters. (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.