



**COMMUNITY DEVELOPMENT**  
1594 Esmeralda Avenue, Minden, Nevada 89423

Building Division  
Engineering Division  
Planning Division  
Code Enforcement

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## **NOTICE of MEETING/AGENDA**

### **DOUGLAS COUNTY PLANNING COMMISSION**

**February 13, 2018**

A meeting of the Douglas County Planning Commission will be held on **February 13, 2018** 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 the Overland Restaurant & Pub, 1451 US Highway 395 N, 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](mailto: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**

**February 13, 2018**

## **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 – January 9, 2018 1:00 PM

## **ELECTION OF CHAIR & VICE-CHAIR**

For possible action. Discussion on election of Chair and Vice-Chair in accordance with Douglas County Code, Chapter 2.06.

## **PUBLIC HEARINGS**

1. For possible action. Discussion on a request for a Zoning Map Amendment to change the zoning from SFR-1 (Single Family Residential- 1 acre minimum net parcel size) to NC (Neighborhood Commercial), providing for zoning consistency with the existing Commercial master plan designation. The parcel is located at 185 Mill Street in Genoa. The property owner is Ronald Bommarito, Trustee of the Ronald D. Bommarito Trust. APN 1319-09-702-026. (DA 18-004). (Heather Ferris)
2. For possible action. Discussion on a request for a Zoning Map Amendment to change the zoning from SFR-1 (Single Family Residential- 1 acre minimum net parcel size) to MFR (Multi-Family Residential), providing for zoning consistency with the Multi-Family Residential master plan designation approved by the Board of Commissioners on September 18, 2017. 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 (DA 17-115). (Heather Ferris)
3. For possible action. Discussion on a request for a Zoning Map Amendment to change the zoning from RA-5 (Rural-Agricultural 5 acre minimum) to SFR-2 (Single Family Residential- 2 acre minimum net parcel size), providing for zoning consistency with the Single Family Estates master plan designation approved by the Board of Commissioners on December 7, 2017. 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 and -036 (DA 17-117). (Heather Ferris)
4. For possible action: Discussion on a request for a Zoning Map Amendment from NC (Neighborhood Commercial) and A-19 (Agriculture-19 acre minimum parcel size) with a PD (Planned Development) Overlay zone to SFR-8,000 (Single Family Residential - 8,000 square foot minimum net parcel size) providing for zoning consistency with the Single Family Residential master plan designation approved by the Board of Commissioners on September 18, 2017. The subject parcel is 9.22 acres in size and is located at 1280 Dresslerville Road, Gardnerville Ranchos. The property owner is Bently Family Limited Partnership. (APN 1220-09-302-006). Development Application (DA) 17-098. (Louis Cariola)

5. For possible action. Discussion on a request for a Zoning Map Amendment to change the zoning from SFR-1 (Single Family Residential– 1 acre minimum net parcel size) to SFR-1/2 (Single Family Residential – one-half acre minimum net parcel size) providing for zoning consistency with the Single Family Residential master plan designation approved by the Board of Commissioners on September 18, 2017. The subject parcel is 5.43 acres in size and is located at 1291 Centerville Lane, Gardnerville Ranchos. The property owner is Holstein Farms LLC. APN 1220-09-401-001. Development Application (DA) 17-097. (Louis Cariola)

6. For possible action. Discussion on a request for a Zoning Map Amendment to change the zoning from TC (Tourist Commercial) to SFR-1/2 (Single Family Residential – one-half acre minimum net parcel size) providing for zoning consistency with the Single Family Residential master plan designation approved by the Board of Commissioners on September 18, 2017. The four subject parcels are each approximately 0.44 acres in size and located south of Sandy Bowers Avenue between Genoa Street and Eureka Street in Topaz. The property owner is Gordon Gregory, Gregory Family Trust. APNs 1022-29-310-001, 002, 003, 004. Development Application (DA) 17-099. (Louis Cariola)

## **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.