



COMMUNITY DEVELOPMENT
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Planning Division
Code Enforcement

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NOTICE of MEETING/AGENDA
DOUGLAS COUNTY PLANNING COMMISSION
March 13, 2018

A meeting of the Douglas County Planning Commission will be held on **March 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 Francisco's Mexican Restaurant, 1588 Highway 395 N, 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

March 13, 2018

PLEDGE OF ALLEGIANCE

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 - Feb 13, 2018 1:00 PM

PUBLIC HEARINGS

1. For possible action. Discussion on a request for a Special Use Permit for a two bedroom Bed and Breakfast with no accessory uses. The subject parcel is 5.13 acres in size and is located at 123 Tambourine Ranch Road in the SFR-2/PD (Single-Family Residential, 2-acre minimum parcel size)/Planned Development, in the Foothill Community Plan. The applicants are William & Cindy Arvayo. APN: 1219-04-002-013. Development Application (DA) 18-007. (Lucille Rao)

2. For possible action. Discussion on a request for the following: 1) A Major Variance to allow a reduction of the required 5 foot setback to 2 feet along the south property line with the southeast corner of the structure being 1 foot from the property line, and the southwest corner of the structure being 1 foot 3 inches from the property line of the irregularly shaped lot. The variance is requested to accommodate a new 2,256 square foot home; and 2) A Major Variance to Douglas County Code 20.690.030.Z.9 Property Standards and 20.692.050.A. Off-Street Parking and Loading, to allow a new single-family residence to be constructed without on-site covered parking. The subject property is located at 1150 Highway 50 in the R-064/PD (Residential, Plan Area Statement 64)/Planned Development zoning district in the Tahoe Area Plan. The applicants are Dunlap Family Trust /Darin & Shannon Dunlap & Christopher & Sherri Tiller. APN: 1418-34-310-009. Development Application (DA) 17-113 & 18-017. (Lucille Rao)

3. For possible action. Discussion on a request for a Zoning Map Amendment to change the zoning from A-19 (Agriculture 19 acre minimum) to MFR (Multi-Family Residential) for a 19 acre portion of a 62.57 acre parcel, 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 located at the northeast corner of Pinenut Road and Muller Parkway in Gardnerville. The property owner is James J. Butch Peri. APN: 1220-11-001-066. Development Application (DA 18-012). (Heather Ferris)

4. For possible action. Discussion on a request for a Zoning Map Amendment changing the zoning district from GC (General Commercial) to SI (Service Industrial) for a 17.5 acre portion of three parcels totaling approximately 62 acres, providing for zoning consistency with the Industrial master plan designation approved by the Board of Commissioners on September 18, 2017. The subject parcels are 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. APNs: 1220-11-002-021, -022, and -023. Development Application (DA) 18-013. (Louis Cariola)

5. For possible action. Discussion on a request for a Zoning Map Amendment changing the zoning district from GC (General Commercial) to MFR (Multi-Family Residential) 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 0.24 acres in size and is located at 1583 Mono Avenue in Minden. The property owner is Shaw Family Trust 2004, William and Paige Shaw. APN: 1320-32-111-032. Development Application (DA) 18-014. (Louis Cariola)

6. For possible action. Discussion on an appeal of staff's approval of Development Application (DA) 18-001, a request for a Minor Variance to Douglas County Code 20.690.030.F ("Fences, walls and hedges") to allow for a 20% increase in the height of a fence, for Steve and Barbara Straub. The subject parcel is located at 892 Marion Way, Gardnerville, in the RA -5 (Rural Agriculture, 5-acre minimum parcel size) zoning district (APN 1220-17-310-002). The appellants are Colleen Baer and Ted Gaines. Appeal of Decision (AP) 18-001. (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.