



COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Mimi Moss
COMMUNITY DEVELOPMENT DIRECTOR

775-782-6201
FAX: 775-782-6297
website: www.douglascountynv.gov

Building Division
Engineering Division
Planning Division
Code Enforcement

NOTICE of MEETING/AGENDA
DOUGLAS COUNTY PLANNING COMMISSION
July 10, 2018

A meeting of the Douglas County Planning Commission will be held on **July 10, 2018** beginning at **9:00 AM**. The meeting will be held at the **CVIC Hall, 1604 Esmeralda Avenue, Minden, Nevada**.

The Planning Commission will 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

PUBLIC COMMENT

July 10, 2018

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. Planning Commission - Regular Meeting - Jun 12, 2018 1:00 PM

PUBLIC HEARINGS

1. For possible action. Discussion on a Zoning Text Amendment, Ordinance 2018-0041, to the Douglas County Code (DCC), Title 20, updating Floodplain Management Chapter 20.50, including the following modified sections: 20.50.010 through 20.50.200, adding Sections 20.50.210 - 20.50.250 and Appendix A, “Definitions” in Title 20. (Courtney Walker)

2. For possible action. Discussion on a request to merge three parcels and re-subdivide them into eight building envelopes ranging in size from 1,120 square feet to 1,158 square feet and a 4.3 acre common open space parcel. The subject property is located within Summit Village Planned Development, approximately 400 feet south of Kingsbury Grade on Tramway Drive in the MFR (Multi-Family Residential) zoning district, in the Sierra Planning Area. The applicant is Steven Huntsinger (APN's: 1319-19-721-001; -002; and -003). (Heather Ferris)

3. For possible action. Discussion on a tentative commercial subdivision map proposing to create two Commercial lots of 3.05 acres and 1.46 acres in size pursuant to Douglas County Code Section 20.708.020, Tentative subdivision map procedures. The subject properties are located east of Hwy 395 and south west of Ironwood Drive within the Minden-Gardnerville Community Plan Area in the South Commercial Planning Area of the Nevada Northwest Specific Plan. The applicant is And Away They Go, LLC (APNs: 1320-60-601-009, 1320-30-702-024, and a portion of 1320-30-702-029); LDA 18-008 (Louis Cariola)

4. For possible action. Discussion on a combined request: 1) a Zoning Map Amendment (DA 18-032) to create a “Mixed-Use Commercial” (MUC) overlay district; 2) a Land Division Application (LDA 18-005) for a Tentative Parcel Map to create four parcels from .22-acres to 1.4-acres in size; 3) a Major Design Review (DA 18-031) to construct three multi-family residential buildings to accommodate a total of twenty living units with attached garages; and 4) a Major Variance to allow a reduction in the setbacks for the multi-family residential buildings. The subject parcels are located at 1321 & 1317 Hwy 395 N (northeast side of 395), approximately 700 feet southeast of the intersection of Waterloo Lane and 395, in the Minden/Gardnerville Community Plan Area. The applicant is Ruins to Riches, LLC (APN 1220-04-602-017). (Steve Mason)

Item 5 will be heard after 1:00 pm:

5. For possible action. Discussion on Ordinance No. 2018-1515, an ordinance deleting chapter 5.40, Vacation Rentals in the Tahoe Township, from Title 5, and incorporating Vacation Home Rentals into Title 20, chapter 20.622 of the Douglas County Code, and amending section 20.691.230 to define violations of chapter 20.622 as a specific public nuisance. Amendments include: allowing Vacation Home Rentals throughout Douglas County; increased penalties; changes to the appeal process and permitting standards; defining violations as a specific public nuisance; and other properly related matters. (Mimi Moss)

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.