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Building Division
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Code Enforcement

DOUGLAS COUNTY ADMINISTRATIVE HEARING PANEL

MINUTES OF THE Thursday, July 12, 2018 MEETING

Call to Order

Meeting was called to order at 2:00 PM by Louis Cariola and it was determined that a quorum was present.

Attendee Name	Title	Status
Louis Cariola	Senior Planner	Present
Barbra Resnik	Senior Civil Engineer / Plans Examiner	Present
Lani Collins	Plans Examiner	Present
Lucille Rao	Assistant Planner	Present
Steven Mason	Planner	Present
Coleen Zepeda	Planning Development Coordinator	Present
Jeremy Hutchings	RO Anderson Engineering	Present
Matt Bernard	RO Anderson Engineering	Present
Jeff Wass		Present
Bruce Ryall		Present

PUBLIC COMMENT (No Action)

At this time, public comment will be taken on those items within the jurisdiction and control of the Administrative Hearing Panel or those agenda items where public comment will not be taken as a public hearing is not legally required. Public Comment is limited to 3 minutes per speaker.

If you are going to comment on a specific agenda item scheduled for discussion and action, please do so when that item is opened for public comment. On an item that is agendized under "presentations" or "planning matters" with no action listed, public comment is not legally required and any public comment on those items must be made at this time. Please state your name for the record before you give your comment.

PUBLIC HEARINGS

Louis Cariola speaks:

This opens the hearing for July 12, 2018 and we have a quorum. At this time public comment will be taken on those items within the jurisdiction and control the panel or agenda items were public comment will not be taken as a public hearing is not legally required. Public comment is limited to three minutes per speaker and if you're going to comment on a specific agenda item scheduled for discussion and action during the meeting, please to do so when that item is open for public comment. Is there any public comment at this time? Seeing no public comment, public comment is now closed.

1. **For possible action. Discussion on a request for a Tentative Parcel Map that proposes to create two parcels: the first approximately 5.22 acres in size and another 5.28 acre parcel; and a Waiver Request of adequate public facilities standards for roads pursuant to Douglas County Code 20.712.040. The subject parcel is located at 4276 Bosler Way in the RA-5 (Rural-Agriculture, 5-acre minimum net parcel size) zoning district in the Topaz Ranch Estates/Holbrook Community Plan. The applicant is Jess Merrithew. (APN 1022-13-001-002). Land Division Application DP 18-0054. Lucille Rao**

Louis Cariola speaks:

Our first item is DP 18-0054 for possible action discussion on a request for a tentative parcel map that proposes to create two parcels. The first approximately 5.22 acres in size and another 5.28 acre parcel subject parcel is located at 4276 Bosler Way in the RA-5 zoning district and Topaz Ranch Estates Holbrook community plan the applicant is Jess Merrithew. APN 1022-13-001-002, Land Division Application DP 18-0054. Lucille Rao is the Planner on the project. Lucille has there been any changes or comments since the preparation of staff?

Lucille Rao speaks:

No change in the comments. You didn't read into record the waiver request.

Louis Cariola speaks: I can go back. In addition, item DP 18-004 includes a waiver request of adequate public facilities standards for roads, pursuant to Douglas County code 20.712.040, subject to recommended conditions and based on the findings and conclusions in the staff report. Staff is recommending approval; does the panel have any questions at this time? Seeing none, I will open it up to public comment starting with the Applicant?

Matt Bernard speaks:

Matt Bernard with R.O. Anderson Engineering. We reviewed all the conditions and they all seem reasonable and in line with our pre-application meeting so we don't really want to contend any although I will tell you that Barbra and I have had some conversation. I am concerned about the verbiage where we cite the amount of water that is necessary. I understand that Barbra perhaps I can understand better from Barbra, the change that I feel is a change from our typical and I have other projects if I need to show where we have always relinquished 2 acre-feet for the new parcels. In other words, we had a parcel we could've driven out there and drilled the well. We then could have submitted the parcel map and been required to do 2 acre-feet for the new parcel. Kind of how we have always done things. I'm not understanding exactly why the condition in this project is 4 acre-feet OR pursuant to the state engineers. I'm concerned about having 4 acre-feet as a requirement inside the conditions of approval and perhaps if I understood better, I could let it go. So Barbra can you help me understand better?

Barbra Resnik speaks:

We were kind of blindsided in all honesty now and probably within the last year by the state engineer's office on a project that was out off of Jacks Valley Road. It is even within the county service area, where they were not going to allow a well credit. So it's been from that point forward from the state engineer's office and our public works department where we have been told that the state engineer office is taking different stance on the water rights. So that's why we are letting you know the worst case scenario is 4 acre-feet unless another amount is required by the state engineer. So it's your responsibility to coordinate with the state engineer's office to find if you are going to get a well credit or not and just provide that documentation to the county when you submit for your final map.

Matt Bernard speaks:

A well credit is generally the terminology used when you have an existing home with an existing well and you're subdividing that piece of property. We do not have that scenario here. We would not ask for a domestic well credit so that's kind of an apple but I'm talking about an orange, where we have no development has occurred. I do not need to confirm with the state engineer their allowance for the domestic well credit, I have no well, I'm not asking for credit for one.

Barbra Resnik speaks:

We still treated them that way. There has been scenarios where there was an existing home and a well onsite and also scenarios where if the law is created by 1982. We were treating it like that even if there wasn't a well yet just because as you're saying they would have the right to drill a well today. So that is how we are handling it. It really is between the state engineer's office and you guys to get coordinated and then to prove it up to us when you submit for your final map. We can't waiver from the state engineer's jurisdiction

Matt Bernard speaks:

So it seems Barbra that it's the inventory of water which you're uncertain about. So I guess I would rather have a condition of approval that says the applicant must dedicate to the satisfaction of the state engineer the required water rights.

Barbra Resnik speaks:

We are covering our County Code requirement there. It does say unless another amount is determined by the state engineer's office. So if they decide, okay you only have to do two then you're covered.

Matt Bernard speaks:

Except for right now I have a condition, yeah so I guess I am curious as to why you want to put in inventory when you have no idea what the inventory is. I can see if you say, pursuant to Douglas County Code and in coordination with the state engineer, relinquish the required amount. The fact that you put 4 acre-feet understanding that water rights are very expensive, this is a \$20,000 conversation. So I'm just uncomfortable leaving that language not only on this application but everyone going forward. I understand that the county now has concerns about how your code reads, you could maybe read the code but I think it says 2 acre-feet for each new parcel. So we were just to take the code and I'm just a little fella I would say there's only one new parcel there, again I'm using your code. So if we are going to use the code I only need 2 acre-feet for one new parcel. So if we are going to be concerned about the state engineer, why would we just say, pursuant to the state engineers requirements. Now I have them both. I have to go convince the state engineer, now my next stop is the state engineer and they are going to say, Barbra said give up 4 feet.

Barbra Resnik speaks:

That can be what they come back with Matt and I have no control over that. We are citing our county code section 20.100.040 and you are absolutely right, you are not in a service area so it's 2 acre-feet per parcel and not 1.12, so that this is how we have been basically guided to move forward. So the best way for you to get this condition revised is working with the state engineer. I feel like unless another amount is required by the state engineer it is giving you flexibility right there.

Matt Bernard speaks:

I see where you are at and we are kind of stuck in the mud, so I will show you a condition that you gave me not to long ago under the same considerations and what it was is the Nate Leising map where I had three new parcels and agricultural land. I have three new parcels and a large ranching property. So I have 4 parcels and the conditions at that time read, the applicant must meet the water rights requirements of code section in this reference relinquished 6 acre-feet of water so the condition you gave me at that time is similar to what I am asking for now, 2 acre-feet for each new parcel. But then you went ahead and said, to your credit, you say unless another amount is required by the state engineer and then you go on to say verify water rights were relinquished by the county. So in this instance I was great because you did 2 acre-feet for each new parcel. I have to check with the state engineer. In this instance, you tell me I have to give 4 acre-feet for only two parcels.

Barbra Resnik speaks:

This is July 13, 2016, so it is two years ago. This change has been in the last year, just pointing that out for starters.

Matt Bernard speaks:

My only concern is my next stop is that state engineer and I always have to submit the tentative map information to the state engineer. They don't know if I'm doing one parcel or 100 parcels. I have to give them my conditions of approval.

Lucille Rao speaks:

Would you say the state engineer trumps Douglas County engineering? You would go to them with your parcel number and show them your tentative map. It's not like you are showing them Barbra's conditions.

Matt Bernard speaks:

I have to send, Lucille, at least the tentative map.

Lucille Rao speaks:

Right there's nothing on there that says anything from Douglas County about how many water rights. It sounds like you are saying the county is requiring it. I'm hearing Barbra say the state's requiring it.

Matt Bernard speaks:

The only thing I'm objecting to is that we site 2 acre-feet per parcel where as a point in time not long ago I got the condition 2 acre-feet for a new one unless the state engineer tells you something different.

Lucille Rao speaks:

I've been doing quite a few with this condition within the last year.

Matt Bernard speaks:

With the noted exception of the amount of water is only 2 acre-feet for each new parcel. (Discussion made between Matt and Barbra pointing at the map)

Barbra Resnik speaks:

I want to pause a moment because you keep saying, "You", "You" and I don't know if you mean the county because I'm kind of taking exception to it, Natalia Moore was the case engineer on this (Leising) project. I feel like you are singling out me and I just want to confirm the county. You made me feel like I am supposed to know about this. I just want to look in the code section here to see if it says newly created.

Barbra Resnik speaks:

I would like you to shoot me an email with the wording you propose. The makes it so much easier and it opens the door for us to discuss and get this resolved. So that would be most helpful, but this is the language we've been using numerous land division applications in the last 6-7 months at least.

Matt Bernard speaks:

I would like for you to review this state engineer's affidavit for relinquishment of water rights in favor of use of water for domestic wells. I also have highlighted part here that says relinquishment of water rights for the purpose of offsetting water domestic wells and homes, for the dedication of water for newly created lots located at, so I am comfortable that I am able to satisfy my client who only has to give up 2 acre-feet. Thank you we will work on the language in the future.

Louis Cariola speaks:

Is there any further public comment?

Bruce Ryall speaks:

I put the gravel down on the improved section of the road. I've lived there two winters now and it's a mud bog. I'm certain with more than the three drivers that use the road now, if we do construction out there it's

going to go to heck. I'm real concerned about that so I came to find out what the waiver was what the options were, and what your intentions were.

Jess Merrithew speaks:

You guys didn't have any requirements as far as road improvements with the subdivision; that would be under the conditions, right?

Barbra Resnik speaks:

Because you applied for a waiver from the road improvements and you met those requirements, the size of your parcels and the distance to the nearest improved roads. It's beyond 660 feet.

Bruce Ryall speaks:

The improved section of Bosler ends at the edge of his property;

Barbra Resnik speaks:

Is it paved?

Bruce Ryall speaks:

No

Barbra Resnik speaks:

That's what we are speaking to, the paved section

Lucille Rao speaks:

I think the gentleman is asking if the applicant needs to improve the road in any way;

Bruce Ryall speaks:

I can see it becoming a mess

Barbra Resnik speaks:

No the applicant isn't required to put any improvements in because he met the waiver requirements;

Louis Cariola speaks:

Any further public comment? See none. Closed

Any further discussion between the panel? See none.

Barbra Resnik speaks:

I move to approve Land Division Application DP 18-0054 for Jess Merrithew for a Tentative Parcel Map to divide 10.90 acre parcel into two parcels: one being 5.22 acre parcel and one 5.28 acre parcel in size using the provisions of the county section 20.712 tentative parcel map and a waiver request of adequate public facilities standards for roads pursuant to Douglas County Code 20.712.040 subject to the recommended conditions based on the findings and conclusion in the staff report.

Louis Cariola Speaks:

I second the motion. All in favor? The motion carries unanimously.

RESULT: APPROVED [UNANIMOUS]
MOVER: Barbra Resnik, Civil Engineer II
SECONDER: Louis Cariola, Senior Planner
AYES: Cariola, Resnik, Collins

2. For possible action. Discussion on a request to merge 3 parcels totaling 38.8 acres and re-subdivide using serial tentative parcel maps to create 4 parcels ranging in size from 3.42 acres to 13.20 acres. The subject parcels are located at 1100 Mark Circle, in the LI (Light Industrial) zoning district in the East Valley Community Plan Area, Gardnerville. The applicant is WR Technology Park, LLC (APN's 1220-11-001-029, 1220-11-001-030 and 1220-11-001-031). Serial Tentative Parcel Map (DP 18-0055). Case Planner: Steve Mason (775) 782-6212 smason@douglasnv.us Williams Ridge - Merger/Re-subdivision & Tentative Serial Parcel Maps

Louis Cariola speaks:

Item #2 - For possible action. Discussion on a request to merge 3 parcels totaling 38.8 acres and re-subdivide using serial tentative parcel maps to create 4 parcels ranging in size from 3.42 acres to 13.20 acres. The subject parcels are located at 1100 Mark Circle, in the LI (Light Industrial) zoning district in the East Valley Community Plan Area, Gardnerville. The applicant is WR Technology Park, LLC (APN's 1220-11-001-029, 1220-11-001-030 and 1220-11-001-031). Serial Tentative Parcel Map (DP 18-0055). Steve Mason is the Planner on the project. Has there been any changes or comments since the preparation of the staff report?

Steve Mason speaks:

Condition #5 has been changed, it initially said the requirement would be enacted and Barbra informs me that she forgot to put the word "will not" be required so reverse that condition. For the record, condition #5 on projects DP 18-0055 and DP 18-0063 will read it is recognized that this land division application request for Williams Ridge technology does not trigger the off-site road traffic improvements that are required when the 77 acre threshold is met. Per the WR technology work circle development analysis dated January 31, 2018 from R.O. Anderson engineering and WR Technology Park traffic impact study dated January 30, 2008 from Lumos & Associates. I had a phone call this afternoon from Jeffrey Wass with questions about traffic impacts and it really kind of plays to this and this been an ongoing discussion between the owner and I think Mr. Wass, maybe some of the other neighboring owners too. This is not a development application. The design review for three buildings was approved.

Louis Cariola speaks:

Staff is recommending approval. Does the panel have any questions? See none. The only question I have is more of a request of the applicant. I see Jeremy Hutchings is here, we have a comment from him regarding the traffic impact study for the technology park. I will move on to the applicant's comments and I would just like your input for this letter regarding the lack of this development or the proposed subdivision for the need of site improvements.

Jeremy Hutchings speaks:

Anderson Engineering, Lumos & Associates did more of a regional study here and this memo is to kind of... what happens sometimes over time is people forget what's gone on in the past. When Lumos did the study they basically said when roughly 77 acres builds out then that triggers off-site improvements. We are still within the original 40 acres of the original Aervoe now WR Tech. So we are memorializing or putting it on paper again that this subdivision is not triggering any off-site improvements at this time. WR Tech controls significant acreage to the north and west so in the future that's when other off-site improvement would be required.

Matt Bernard speaks:

A review of the conditions are primarily or largely engineering questions which Mr. Hutchings can hopefully answer better than I. I guess I will turn it over to Jeremy because we do have honestly a few of the conditions that we are wondering if they are applicable to this project or if they are more boilerplate conditions and if we can be relieved of having them on here if they are in fact just boilerplate conditions.

Jeremy Hutchings speaks:

Barbra and I have talked about this. This is odd in the sense that it isn't virgin ground. Carving out and bring improvements to Mark Circle is in place. Systems are in place, there are not off-site improvements required. The sewer system is in place, power, gas, phone, all of that is in place. We are carving out a couple of parcels in the park that are existing. On Condition #1 you talk about submitting plans for approval. I think some of these are in place to make sure cross easements are in place that don't really have anything to do with physical improvements. So we are hoping to maybe eliminate some of the standard conditions that would be in place for a normal subdivision where you are going to carve out virgin ground. I don't see how Condition #1 is applicable.

Barbra Resnik speaks:

Jeremy, I hear you, I would agree. Maybe what we could consider changing it to is that you provide as-builts demonstrating that all these things have been constructed. How about we do that? I would rather do something like that then totally remove it. That way we have the documentation that the improvements are indeed in place and we don't miss anything. Go out and do a field verify and indicate it as a record drawing. We need to change the wording here, to submit plans and supporting documents for review and approval or as-built drawings demonstrating the following improvements have been installed.

Matt Bernard speaks:

Mr. Williams runs his own water and sewer systems. Do we go as-built is own system to provide you information that Mr. Williams already meets his own system requirements?

Jeremy Hutchings speaks:

Or can we just provide the State license like we have done before showing his compliance?

Barbra Resnik speaks

Another engineer has worked on this in the past, so right now I have in my head that there has been communication with County Public Works about the water, sewer and connecting to stuff and I don't remember which one, specifically, that is indeed the case and the County is the permitting agency. We are supposed to hold onto the recorded documents and what's out there. I'm not too comfortable with that. I really like the idea better of you demonstrating the you have the as-builts. If you want to do the documentation from the state engineer too that's fine. If there comes a day down the road and we want to know where the improvements are, the county is the record-keeper and permitting agency should have that on file and it should be clear. If there is future connection with the county it would be good to know what's out there.

Jeremy Hutchings speaks:

One of his requirements on his current design review is to increase his fire flow capacity, so he has contracted to install another fire pond. We did briefly explore connecting to the county system but after talking to Public Utility, they don't have a model to tell us what flows might be available. We have abandoned that idea. So Dave does have his stand alone systems. Do you see a specific off site improvement that you have in mind?

Barbra Resnik speaks

Offhand I can't think of anything.

Jeremy Hutchings speaks:

We will come up with a plan calling them as built.

Barbra Resnik speaks:

That demonstrate the following items are addressed. Because under item 1 I was talking about having the wording that the applicant must submit plans and supporting documents for review and approval or as built demonstrating the following has been completed. If the improvements are already in the place, that's all I am looking at for civil improvements. If they were constructed years ago they are not going to meet the current Division II.

Steve Mason speaks:

So for condition 1, it's going to read that the applicant must submit plans or as built drawings and supporting documents. Do I have that right?

Jeremy Hutchings speaks:

Yes we can hand over the operating license. I think that works.

Barbra Resnik speaks

Engineering supports changing the first sentence in Condition 1 to read, the applicant must submit plans or as built drawings and supporting documents for review and approval.

Louis Cariola speaks:

Any further comment from the applicant?

Jeremy Hutchings speaks:

Item 2 and 3 look like a duplicate?

Barbra Resnik speaks

Yes, that is a duplicate. You will need the state to sign off on your final map but if improvements are in place, does it tie back to Condition 1?

Matt Bernard speaks:

There are no signatures by the state on parcel maps.

Barbra Resnik speaks

That is true. We will cross off #3. You said you have fire flow issues so I think we need to leave #2.

Jeremy Hutchings speaks:

Do I read 2a as code upgrade?

Barbra Resnik speaks

Yes whatever current code is. You said you have to do another suppression tank?

Jeremy Hutchings speaks:

Just a fire pump. The applicant has their own water system.

Barbra Resnik speaks

Yes, but you will be submitting plans on that.

You will be required to get a permit from the permitting agency. It doesn't matter if it's their system. The County is permitting agency so per code you are required to get a permit for those improvements.

Jeremy Hutchings speaks:

Ok. So Condition #4, on mail I believe they get mail at the building. Each new building comes up as its own address. Can we scratch that one?

Barbra Resnik speaks

We need documentation from the Postal Service as to how they obtain their mail.

Jeremy Hutchings speaks:

Item #6 is related to item #1. The fire pump is related to the new building. For the map there are no on site improvements that I can think of.

Barbra Resnik speaks

That would be covered by the building permit, right Lani?

Louis Cariola speaks:

Yes that is correct.

Barbra Resnik speaks:

That takes us back to #2, if you need the fire pump with the new building and not the new map then #2 shouldn't be applicable. Condition 2, 3 and 6. I'm trying to decide if I need something there to protect in case something comes up. That's the only reason I'm keeping #6 and #7. It's easy enough that if it doesn't apply, it doesn't apply. So no water improvements are required for the land division application. The fire pump is only required for a building. So that would be handled with design review and with the Building Department. I would be more comfortable keeping Condition #7 and removing #6. Then we still have some form of constructed or secured addressed there to cover all. Does anyone have an issue? Ok so strike Condition #6 and keep #7.

Jeremy Hutchings speaks:

Ok, so I don't think #8 is applicable.

Steve Mason speaks:

You have already submitted landscaping plans. So like Barbra said it is redundant.

Louis Cariola speaks:

At this point we have a modification to Condition #1, deletion of conditions 2, 3, 6 and 8.

Jeremy Hutchings speaks:

I'm working on #9 right now. Can we write 10a to be, "if applicable"?

Barbra Resnik speaks:

Yes, we can add, "if applicable"?

Steve Mason speaks:

On condition 10a, I need to change it to see condition #4 not A10.

And to save time later, can we point out that these changes apply to staff report DP 18-0063? For the record, all changes made to DP 18-0055 will be made to DP 18-0063

Louis Cariola speaks:

Anything else from the Applicant? See none.

Any further public comment?

Mr. Wass speaks:

We have a traffic safety concern. I believe that is from Mr. Anderson the last time. The existing subdivision that is out there off Pinenut and Sawmill. The feel there is an existing traffic concern without adding any additional truck traffic that you will be brought into these buildings. By not knowing the tenants going into these new buildings, we have no idea on how much more traffic is going to be placed into this facility that they already brought as a concern prior on an existing subdivision.

Louis Cariola speaks:

Do you have more detail as to their concerns?

Mr. Wass speaks:

The County should have a prior map of what Mr. Anderson was complaining about on Williams Ridge. My other concern, so I don't use up my entire time, is about fire flows. I'm a resident and they are housing more hazardous materials out there. You are talking about adding more fire pumps but are you sure the source of water can produce the amount of water needed for the period of time needed. You understand that they have odorless propane? Which if you do your research it's highly volatile. They have suppressant but I do not believe because Mr. Williams runs his own water company, that he can adequately provide fire flows for what's needed if you have a catastrophic event. You are endangering the whole community.

Jeremy Hutchings speaks:

The fire flows aren't being met because the code changed with the latest building code that previously allowed 75% reduction and with sprinklers a 50% reduction. That happened between the last building and this building. The fire pump that used to be compliant is no longer compliant. That's why the fire department is requiring another fire pump with larger capacity. As far as the traffic concerns, I believe Dave's concerns were the turning lanes outside Timber Court. Not having a turn lane to stay out of Sawmill Road.

Steve Mason speaks:

No, it extended to the intersection of Sawmill. Unfortunately I wish I could forget about it, the conversation drag on needlessly at the planning commission hearing and I'll say the same thing in the same now what I said and there's no merit to it. There's a spat between neighbors which manifests itself when something comes up for public hearings.

Jeremy Hutchings speaks:

So then it would default back to the original report by Lumos, that states offsite improvements would be required after built out of 77 acres which again we're not at that threshold.

Mr. Wass speaks:

I can agree with that as long as on Timber Court that they don't bring this up again as somebody makes an application in there they don't go in and say "Oh my gosh, the truck traffic is terrible". Timber Court was approved by the county at that time I think in 2008 as a sufficient industrial park and now they want to change the rules. Has anyone substantiate that he can actually pump enough water? Since Mr. Williams maintains his owns system you have a system that isn't being monitored by an outside entity to be able to protect the community.

Jeremy Hutchings speaks:

The fire department makes annual inspections as far as I'm aware.

Mr. Wass speaks:

By being with odorless propane, I think the county should be aware, as you are putting other facilities out there you are putting people at risk if that is not properly maintained.

Louis Cariola speaks:
We have to call the public comment to a close here.

Matt Bernard speaks:
Mr. Wass's concerns seemed to be related to the buildings and the design review where again this is the for the parcel maps today.

Louis Cariola speaks:
Any further public comment? See none.
Any further discussion between panel members? See none.

Barbra Resnik speaks:
I just want to point one thing out. I want them to cover all for securities. The improvements basically are there but there is always that what if scenario. That's why I wanted to leave Condition #7 there. If you do have to secure as it states then you would have to provide documentation that these things are installed, constructed or secured that you would have to meet our standard security requirements. When we say secured we defer right to that code section and you have to meet that irregardless of 27.020 and 030 no longer being in this condition. I just wanted that on record and make sure you were clear on that.

Matt Bernard speaks:
I don't think we have a problem with that.

Barbra Resnik speaks:
I move to approve tentative parcel map LDA 18 - 0055 subjects to the conditions and findings outlined in the staff report with the following modifications to condition 1; modification to condition 5; and modification to condition 10a and we previously discussed in this meeting and the deletion of conditions 2, 3, 6 and 8.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Barbra Resnik, Civil Engineer II
SECONDER:	Louis Cariola, Senior Planner
AYES:	Cariola, Resnik, Collins

3. For possible action. Discussion on a request for a Serial Tentative Parcel Map to create 4 parcels ranging in size from 2.68 acres to 4.25 acres. The subject parcel is located at 1100 Mark Circle, in the LI (Light Industrial) zoning district in the East Valley Community Plan Area, Gardnerville. The applicant is WR Technology Park, LLC (APN's 1220-11-001-029, 1220-11-001-030 and 1220-11-001-031). Serial Tentative Parcel Map (DP 18-0063). Case Planner: Steve Mason 775-782-6212

Louis Cariola speaks:
For possible action. Discussion on a request for a Serial Tentative Parcel Map to create 4 parcels ranging in size from 2.68 acres to 4.25 acres. The subject parcel is located at 1100 Mark Circle, in the LI (Light Industrial) zoning district in the East Valley Community Plan Area, Gardnerville. The applicant is Matt Bernard, PLS. (APN 1220-11-001-030). Serial Tentative Parcel Map (DP 18-0063). **Steve Mason is the Planner. Have there been any changes since the preparation of the staff report other than the ones already discussed in the previous item?**

Steve Mason speaks:
No

Louis Cariola speaks:
Staff is recommending approval. Does that panel have any questions at this time? See none.
I will open it up to public comment;

Matt Bernard speaks:
Nothing to add.

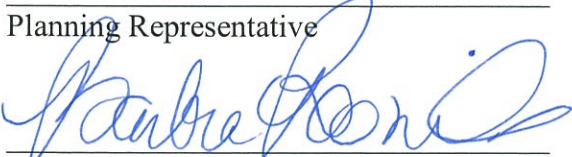
Louis Cariola speaks:
Any further public comment? See none. Public comment is closed.

Barbra Resnik speaks:
I move to approve the tentative serial parcel map LDA 18-0063 subject to the conditions and findings outlined in the staff report with modifications made to condition 1, 5, 10a which were stated into the record earlier and deletion of conditions 2, 3, 6 and 8.

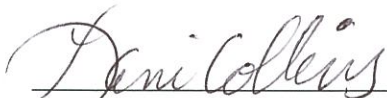
RESULT:	APPROVED [UNANIMOUS]
MOVER:	Barbra Resnik, Civil Engineer II
SECONDER:	Louis Cariola, Senior Planner
AYES:	Cariola, Resnik, Collins



Planning Representative



Engineering Representative



Building Representative