



## GARDNERVILLE TOWN BOARD

### Meeting Agenda

1407 Highway 395  
Gardnerville, Nevada 89410  
775-782-7134 FAX: 775-782-7135  
[www.gardnerville-nv.gov](http://www.gardnerville-nv.gov)

Tom Cook, Chairman  
Mike Phillips, Vice Chairman  
Robin Bernhard, Board Member  
Paul Lindsay, Board Member  
Jerry Smith, Board Member

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Tuesday, March 2, 2010

4:30 p.m.

Gardnerville Town Hall

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### MISSION STATEMENT

*"The Town of Gardnerville provides high quality services based on community needs in a cost effective and efficient manner. We will strive to protect the community's quality of life while proactively preparing for the future. We will be accessible and fully accountable to our community."*

Copies of the finalized agenda are posted at the following locations prior to meeting day in accordance with NRS Chapter 241: Gardnerville Town Offices, Gardnerville Post Office, Carson Valley Chamber of Commerce and Visitors Authority and the Douglas County 8<sup>th</sup> Street Historic Courthouse. The agenda is also posted on the Internet at [www.gardnerville-nv.gov](http://www.gardnerville-nv.gov). All items shall include discussion and possible action to approve, modify, deny, or continue.

**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 Gardnerville Town Offices in writing at 1407 Highway 395, Gardnerville NV 89410, or by calling (775) 782-7134 at least 24 hours in advance.

**Notice regarding NRS 237:** The Gardnerville Town Board has adopted a Standard Policy No. 7, which contains a motion regarding Business Impact Statements. When the Town Board approves its agenda, it also approves a motion which includes ratification of staff action taken pursuant to NRS 237-030 et seq. with respect to items on the agenda, and determines that each Rule which is on the agenda for which a BIS has been prepared does impose a direct and significant economic burden on a business or directly restricts the formation, operation or expansion of a business, and each Rule which is on the agenda for which a BIS has not been prepared does not impose a direct and significant economic impact on a business or directly restrict the formation, operation or expansion of a business.

**4:30 P.M. Call to Order and Determination of a Quorum**

**PLEDGE OF ALLEGIANCE-Jim Park**

#### APPROVAL OF AGENDA

The Gardnerville Town Board reserves the right to take items in a different order to accomplish business in the most efficient manner.

**APPROVAL OF PREVIOUS MINUTES: February 2, 2010**

#### PUBLIC INTEREST COMMENTS (No Action)

This portion of the meeting is open to the public to speak on any topic not on the agenda and must be limited to 3 minutes. The Gardnerville Town Board is prohibited by law from taking immediate action on issues raised by the public that are not listed on the agenda.

## **CONSENT CALENDAR**

Items appearing on the Consent Calendar are items that may be adopted with one motion and without public comment. Consent items may be pulled at the request of Town Board members wishing to have an item or items discussed further. When items are pulled for discussion, they will be automatically placed at the beginning of the Administrative Agenda.

### **Motion to approve the Consent Calendar**

- 1. Correspondence**
- 2. Health and Sanitation Department Monthly Report**
- 3. Approve February 2010 claims**
- 4. Approve budget transfers**
- 5. Reappoint Ken Miller to the Main Street Gardnerville Program Board of Directors for an additional term.**
- 6. Accept the award of \$960,000 in Round 10 Question 1 funding for the Martin Slough Linear Parkway and Flood Channel Expansion Project contingent on an updated appraisal of land value and the execution of an inter-agency local agreement between the Nevada Division of State Lands and the Town of Gardnerville.**
- 7. Approve a modification to the adopted Park Use Policy, Rules and Regulations providing for a \$25 cancellation fee under certain circumstances in order to make the adopted Policy (August 7, 2007 revision) in terms of cancellation fees the same as provided for in the adopted "Heritage Park Exclusive Use Policy".**

## **ADMINISTRATIVE AGENDA**

***(Any agenda items pulled from the Consent Calendar will be heard at this point)***

- 8. Accept a brief presentation from Mr. Brook Enos of Broadbent and Associates regarding the locating of orphaned/abandoned Underground Storage Tanks (USTs) within the State of Nevada on behalf of the Nevada Division of Environmental Protection. (approx 5 minutes)**
- 9. Discussion and possible action to approve, deny, continue, or approve with modifications, Development Application (DA) 09-037, requesting a Master Plan Amendment and Zoning Map Amendment as follows: A) A Master Plan Amendment to change the land use from Receiving Area to Commercial on 37.75 acres and from Agricultural to Commercial on 20.15 acres; amend the Transportation Plan and Trails Plan to reflect a new location for Pinenut Road as it intersects with Muller Parkway; and to amend the Minden-Gardnerville and East Valley Community Plan Area boundaries and urban service boundaries; and B) A Zoning Map Amendment changing the zoning from A-19 (Agriculture, 19 acre minimum parcel size) to GC (General Commercial) on 57.9 acres and from OC (Office Commercial) to GC (General Commercial) on 3.67 acres. Located north of Pinenut Road, West of Highway 395, APN's 1220-11-001-040; 1220-11-002; 1220-11-002-001; 1220-10-701-009 and 1220-11-002-003. Peri Enterprises, Owner and Applicant. (approx 45 minutes)**
- 10. Discussion and possible action to approve, deny, continue, or approve with modifications, Development Application (DA) 09-073, requesting a Master Plan Text and Zoning Text Amendment, initiated by the Community Development Department as follows: A) A Master Plan Text Amendment, including Resolution Number PC 2010-01, modifying the following: 1) Chapter 2, Framework of the Master Plan, adding a note under Chapter 10: Land Use Element, Changes to Single-family residential - traditional (SFR-T) designation, density was adjusted from 17 dwelling units per acre (DU/AC) to 15 DU/AC in 2010; 2) Chapter 10, Land Use Element of the Douglas County Master Plan, Figure 10.2, Land Use Designations and Densities, adjusting the range of density in the SFR-T land use designation from 5.00-17.00 to 5.00-15.00 DU/AC; 3) Chapter 10, Single-family residential - traditional (SFR-T), modifying text to adjust the maximum density standard from 17 to 15 DU/AC; 4) Chapter 10, Future Development and Receiving Areas (RA), modifying text to adjust the maximum density standard from 17 to 15 DU/AC; and 5) Chapter 10, amending Figure 10.3, Land Use**

Designation and Zoning Relationship, adjusting the Density or Intensity column for SFR-T from 17 to 15 DU/AC, the abbreviation column for SFR-T from SFR-T 2,500 to SFR-T 3,000, the Density or Minimum Size column for SFR-T from 2,500 square feet to 3,000 square feet, and the placement and modifications to footnotes. B) A Zoning Text Amendment amending Title 20, modifying the title of the SFR-T 2,500 (Single-family residential - traditional 2,500 square foot minimum parcel size) zoning district to SFR-T 3,000 (Single-family residential – traditional 3,000 square foot minimum parcel size), lowering the maximum density standard from 17.42 to 14.52 DU/AC, and increasing the minimum net lot area from 2,500 square feet to 3,000 square feet by amending the following: 1) Section 20.650.010 (B) (1) Purpose; 2) Section 20.656.010 Residential district development standards (Table); 3) Section 20.662.010 Agricultural, Forest and Range, and Residential Land Use District Specific Standards (Table); and 4) Section 20.664.155 (J) Single-family residential - traditional design standards. Presented by Dirk Goering, Douglas County Planner. (approx 20 minutes)

11. Discussion and possible action to approve, deny, continue, or approve with modifications Development Application (DA) 10-003, a Design Review for an approximately 2,880 square foot building and associated storage and parking located within the SI (Service Industrial) zoning district within the Town of Gardnerville, south of Service Drive and east of Venture Drive, APN 1220-03-412-003. Norman Chamberlin/Silver State Towing, Owner and Applicant. (approx 15 minutes).
12. Discussion and possible action to approve, deny, continue, or approve with modifications a presentation from Manhard Consulting, LLC on the Pinenut/Cottonwood Re-Study project consisting of a comprehensive technical report and proposed changes to the existing Flood Hazard Maps for the Pinenut Creek watershed and East Fork of the Carson River flow splits of Cottonwood/Martin Sloughs both within and outside the town boundaries. This item includes discussion and possible action on Town Board direction to staff to submit the technical study and proposed mapping to Douglas County with a request that the materials be moved forward for FEMA review and consideration. (approx 30 minutes).
13. Discussion and possible action on budget development for Fiscal Year 2011 including a review of current capital projects anticipated for bidding award before June 30, 2010, a review of the Tentative Revenue Estimates for next year, and other matters properly related thereto. (approx 30 minutes).

**Adjourn to closed session**

14. Closed session in accordance with NRS 241.015 to receive information from Town Counsel regarding potential or existing litigation involving a matter over which the Town Board has supervision, control, jurisdiction, or advisory power (approx 15 minutes).

**Reconvene in open session**

15. Discussion and possible action on direction to staff based on the information discussed during closed session (approx 5 minutes).
16. Discussion and possible action on the Town Attorney's Monthly Report of activities for January 2010 (approx 5 minutes).
17. Discussion and possible action on the Town Engineer's Monthly Report of activities for January 2010 (approx 5 minutes).
18. Discussion and possible action on the Town Maintenance Supervisor's Monthly Report of activities for January 2010 (approx 5 minutes).

- 19. Discussion and possible action on the Main Street Program Manager's Monthly Report of activities for January 2010 (approx 5 minutes).**
- 20. Discussion and possible action on the Town Manager's Report of activities for January 2010 (approx 5 minutes).**
- 21. Discussion and possible action to note Jim Park's resignation effective March 19, 2010 at 5:00 p.m. and appoint Tom Dallaire, Gardnerville Town Engineer the Acting Town Manager at that time (approx 5 minutes).**

**Next Regular Town Board Meeting-April 6, 2010**