

GARDNERVILLE TOWN BOARD

1407 Highway 395 Gardnerville, Nevada 89410 775-782-7134 FAX: 775-782-7135 www.gardnerville-nv.gov

Meeting Agenda

Paul Lindsay, Chairman Ken Miller, Vice Chairman Lloyd Higuera, Board Member Mike Philips, Board Member Linda Slater, Board Member

Tuesday, August 7, 2012

4:30 p.m.

Gardnerville Town Hall

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 8th Street Historic Courthouse. The agenda is also posted on the Internet at 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.

Notice: Items on the agenda may be taken out of order; the Gardnerville Town Board may combine two or more agenda items for consideration; and the Gardnerville Town Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

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

PLEDGE OF ALLEGIANCE- Ken Miller

FOR POSSIBLE ACTION: APPROVAL OF AGENDA, with public comment prior to Board action.

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

FOR POSSIBLE ACTION: APPROVAL OF PREVIOUS MINUTES:

July 3, 2012 Regular Board meeting, with public comment prior to Board action.

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 FOR POSSIBLE ACTION

Items appearing on the Consent Calendar are items that may be adopted with one motion **after 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.

- 1. Correspondence
- 2. Health and Sanitation Department Monthly Report
- 3. Approve July 2012 claims
- 4. Approve Town Resolution 2012R-01, a grant application to Nevada State Parks Land & Water Conservation Fund for Martin Slough Phase IV Nature Trail amenities
- Approve a Town special event application for Douglas Animal Welfare Group (DAWG) 2012 Mutt Poker Walk, October 6, 2012, 8:30 a.m. – 2:00 p.m. at the Carson Valley Museum & Cultural Center, 1477 Highway 395 N

www.gardnerville-nv.gov

June 5, 2012



GARDNERVILLE TOWN BOARD MEETING AGENDA - CONT'D

- Recommend approval for Douglas County Outdoor Festival Entertainment Event application submitted by Carson Valley Sertoma Club for the 22nd Annual Carson Valley Sertoma Oktoberfest scheduled for September 23, 2012 in Heritage Park.
- 7. Approve Gardnerville Special Event Application for the 22nd Annual Carson Valley Sertoma Oktoberfest scheduled for September 23, 2012 in Heritage Park.

End of Consent Calendar

ADMINISTRATIVE AGENDA

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

- 8. <u>For Possible Action.</u> Discussion to approve Proclamation 2012P-02 recognizing the week of August 6, 2012 as Brain Injury Awareness week, with public comment prior to Board action. (approx 10 minutes)
- 9. For Possible Action: Discussion to approve, approve with modifications, or deny a request for a planned development modification (PD) 04-008-4, for the Ranch at Gardnerville, LLC, requesting a modification to a previously approved planned development; to modify the planned development boundary identified in ordinance #2004-1108, extend and modify the development schedule and modify the subdivision design as a result of changes to the road improvements and re-designing of alley ways to the streets; including associated variances to the Douglas County Design Manual and Douglas County Development Code. The property is located south of Buckeye Road and north of Gilman Avenue along Heybourne Road, within the SFR-8,000 (Single Family Residential, 8,000 square foot minimum parcel size) zoning district with a PD (Planned Development) Overlay, and is located within the Minden-Gardnerville Community Plan Area, APN's: 1320-29-000-008, -014, 1320-33-210-033 & 1320-32-501-017, with public comment prior to Board action. (approx 30 minutes)
- 10. <u>For Possible Action:</u> Discussion on and possible action by providing town staff direction on proceeding with the Old Town Days event and discuss the program options for the August 31st through September 2nd event, with public comment prior to board action. Appearance by Ken Auld. (approx 10 minutes)
- 11. For possible action: Discussion and possible action to approve, approve with conditions, continue, or deny a request to alternate between the Towns of Minden and Gardnerville every other year, performances of the Carson Valley Pops Orchestra as part of the Towns' 4th of July celebrations, beginning with the July 4, 2013, performance in Heritage Park with public comment prior to board action. (approx 10 minutes)
- 12. <u>Not For Possible Action:</u> Discussion on the Main Street Program Manager's Monthly Report of activities for July 2012. (approx 10 minutes)
- 13. Not For Possible Action: Discussion on the Town Attorney's Monthly Report of activities for July 2012. (approx 10 minutes)
- 14. Not For Possible Action: Discussion on the Town Manager/Engineer's Monthly Report of activities for July 2012. (approx 20 minutes)

Adjourn

Calendar:

Movies in the Park – Cars 2 - August 10, 2012 Thirsty Third Thursday – August 16, 2012 OLD TOWN DAYS, August 31 – September 2nd Town Board Meeting September 4, 2012



GARDNERVILLE TOWN BOARD

1407 Highway 395 Gardnerville, Nevada 89410 775-782-7134 FAX: 775-782-7135 www.gardnerville-nv.gov

Meeting Minutes

Paul Lindsay, Chairman Ken Miller, Vice Chairman Lloyd Higuera, Board Member Mike Philips, Board Member Linda Slater, Board Member

Tuesday, July 3, 2012

4:30 p.m.

Gardnerville Town Hall

Call to Order and Determination of a Quorum Vice-Chairman Miller called the meeting to order and made the determination of a quorum.

PRESENT:

Ken Miller, Vice-Chairman Linda Slater Lloyd Higuera

ABSENT: Paul Lindsay, Chairman Mike Philips Tom Dallaire, Town Manager
Tyler Altom, Town Counsel
Dorette Caldana. Main Street Gardnerville

PLEDGE OF ALLEGIANCE- Mr. Dallaire led the pledge of allegiance.

FOR POSSIBLE ACTION: APPROVAL OF AGENDA, with public comment prior to Board action.

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

Motion Slater/Higuera to approve the agenda.

No public comment.

Upon call for the vote, motion carried with Chairman Lindsay and Board Member Philips absent.

FOR POSSIBLE ACTION: APPROVAL OF PREVIOUS MINUTES:

June 5, 2012 Regular Board meeting, with public comment prior to Board action.

Motion Higuera/Slater to approve the minutes of June 5, 2012.

No public comment.

Upon call for the vote, motion carried with Chairman Lindsay and Board Member Philips absent.

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.

No public comment.

CONSENT CALENDAR FOR POSSIBLE ACTION

Items appearing on the Consent Calendar are items that may be adopted with one motion **after 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.

1. Correspondence

Gardnerville Town Board Meeting July 3, 2012 – 4:30 p.m. Page 2

Read and noted.

- 2. Health and Sanitation Department Monthly Report Accepted.
- 3. Approve June 2012 claims Approved.

End of Consent Calendar

Motion Higuera/Slater to approve the consent calendar.

No public comment.

Upon call for the vote, motion carried with Chairman Lindsay and Board Member Philips absent.

ADMINISTRATIVE AGENDA

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

4. For Possible Action: Discussion to Approve, Approve with Modifications or Deny a request by Douglas County Senior Services & Public Transit Manager, Travis Lee, for a major design review to add one new telecommunication pole with microwave equipment in order to connect the Douglas County Senior Center administration building, within the PF (Public Facilities) zoning districts. The subject property is located at 1324 Waterloo Lane (northern area of Lampe Park) and the terminus of Meadow Lane within Minden-Gardnerville Community Plan on APN: 1320-08-002-007, with public comment prior to Board action.

Mr. Dallaire advised this is an application for design review. After completing the staff report there was one letter that was submitted to Dirk with a concern for the project. I emailed a copy to the Board. There are copies available for the public. It was a concern about the microwave tower. Tammy James is here and she can answer any questions. Staff didn't have any concerns.

- Mr. Ruben added the tower is 10½ inches in diameter.
- Mrs. Slater asked if the pole itself is 30 feet tall or is the dish on top of the 30 feet.
- Mr. Dallaire answered the dish is the center of the 30 foot mark. On the paperwork there was a little picture of it.

Mr. Higuera commented he had some experience with this at the radio station facility. We had point to point communication. They operate at such low power levels and it is a very directed signal. It is not broadcast like a radio station. The only way you could get yourself in trouble is to climb the tower and stick your head into the dish.

Mrs. Slater asked if the concerns in the letter had been addressed.

Mr. Dirk Goering answered Shirley Huard is in Kingslane and she expressed concerns. She spoke with Travis and she was relieved. She found out it was point to point. I asked her if she wanted to change her comments. She sent a second email saying that she was fine with the development and she has no problems with it.

Mrs. Slater asked Tammy James if there was going to be a light on this fixture.

Ms. Tammy James thought there was a discussion during the time Travis spoke with her. Ms. Haurd was asking if there would be an opportunity to put a light fixture on that pole. Absolutely, if that is something they would like. The concern there is the light pollution. In this process we did not identify it as having a light. She is concerned about saying they would do that. Potentially it is possible. I think that is something that needs to come back and be addressed in the proposal at that time.

Mrs. Slater commented one property owner may want a light, but the others may not. Whatever you decide to do or not do, make sure it is not intrusive.

Ms. James is trying to address the area where the pole is, Maybe a light on the building would be better than a light on top of the tower.

- Mrs. Slater asked why she wants a light.
- Ms. James is not sure. She did not speak to the resident.
- Mr. Miller asked how tall a normal light pole is.
- Mr. Dallaire answered 15 foot for a parking lot light and street light is a little taller.
- Mr. Higuera looked at it and the location of the tower is really right across from the storage yard. The closest mobile home is down quite a way. The woman who was concerned is quite a ways away. She was three or four houses down. I don't think a downward light would pollute. It is very dark because it is covered with trees. Travis had a very good conversation with the woman and when they were done Travis believed she felt comfortable.
- Mr. Goering stated when you are within 100 feet of a residential area a light pole maximum is 15 feet. So there is no way they would be allowed to put a light on top of the tower. It would have to be midway or on top of the building. It would be up to Travis if they want to put a light there. The initial comment from Shirley was about security. We would have a condition of approval saying if a light is proposed it would have a height limitation of 15 feet, have a 90 degree cut off and be pointed down to mitigate light pollution.

No further public comment.

Motion Higuera/Slater to approve a request by Douglas County Senior Services and Public Transit Manager Travis Lee for a major design review to add one new telecommunications pole with microwave equipment in order to connect the Douglas County Senior Center administration building within the PF public facilities zoning district; the subject property located at 1324 Waterloo Lane, northern area of Lampe Park and the terminus of Meadow Lane within the Minden/Gardnerville community plan. Motion carried with Chairman Lindsay and Board Member Philips absent.

- 5. For Possible Action: Discussion on Town Resolution 2012R-01 to submit a grant application to Nevada State Parks Land & Water Conservation Fund for Martin Slough Phase IV Nature Trail amenities, with public comment prior to Board action.
- Mr. Dallaire advised this is back on with the resolution in the packet this time. We went through and added a little more on the amenities. Staff came up with some pavilion designs and received some prices. It is similar to what they put in the Carson fishing area. The benches are similar to the ones at Heritage Park. He would like to change the town standard for benches to a metal design but don't want them to be the same as Main Street's. Josh went through town and took pictures of the different styles of benches we have put in over the years. We have different models, different colors, different styles of trash cans and four different styles of benches out there right now. He wanted to know if they are okay with the color black. Everything we do with street lights is black and signs are black. We were proposing the pavilion have a green roof with black poles.
 - Mrs. Slater would like to keep it clean and uniform.
 - Mr. Higuera thought the black and green would look good.
- Mr. Dallaire stated August 10th we are doing a presentation to NDOT on the overall trail system and on the grant application that the county submitted.
- Mrs. Slater asked whether the ponds are going to be along the walkway. In the very beginning there were supposed to be ponds along the way.
- Mr. Dallaire answered they are still planning on utilizing the ponds. They can also come in and develop more wetlands. They will also have the pond north of Zerolene.
- Mr. Ruben believed there were 14 acres that were dedicated and as a result since the approval has been completed the offer to the towns and the county will be at 47 acres along the Martin Slough. It is like triple of what it was originally.
 - Mrs. Slater asked if the ponds were going to be there.

Gardnerville Town Board Meeting July 3, 2012 - 4:30 p.m. Page 4

Mr. Ruben answered absolutely.

Mr. Dallaire stated we have our two ponds. The next one was going to be Alton's pond, and in between is the wetland. Then they do have the ability to develop 10 acres within that 23 or 28 acres that the town now owns. This is the plan that was submitted. They started at the concrete trail we have. The only thing we are going after at state parks is the amenities. There is only \$216,000 they are giving away on this trails grant. This one doesn't have to be submitted until August 30th or 31st.

No public comment.

Motion Slater/Higuera to approve Town Resolution 2012R-01 to submit a grant application to Nevada State Park Land & Water Conservation Fund for Martin Slough Phase 4 Nature Trail amenities. Motion carried with Chairman Lindsay and Board Member Philips absent.

6. Not For Possible Action: Discussion on the Main Street Program Manager's Monthly Report of activities for June 2012.

Mrs. Caldana, president Main Street Gardnerville Board of Directors, reported for Mrs. Lochridge. The Board took action to elect new officers for this fiscal year. There were only two changes: the president is Dorette Caldana and vice-president is Carol Sandmeier. This information will be sent to the Nevada Secretary of State's office to be included on the website. Grant updates: We did receive \$4,000 from Nevada Commission on Tourism for the Heritage Park Gardens labyrinth. We applied for a USDA rural grant of \$125,000. According to information we received it looks like we will receive that money. Committee updates: Margaret Pross moved from organization to economic restructuring. We have added new members Megan Phillips and Donna Weidner. Organization update: We have some concerns about the 501c3 and how that will impact our design committee if they were to apply and receive it in relation to the Heritage Park Garden. They are working on that to eliminate any glitches. If they become a 501c3 there would be some concerns about the involvement of the Town Board.

Mr. Miller asked if it is possible to have both: one for operating accounts and one for charitable accounts.

Mrs. Caldana stated the way they are setting it up it would be a separate entity. It would be separate from Main Street. The garden would have to detach completely. In so doing it cannot be an entity under the town board.

Mr. Altom advised you can do both in certain circumstances. He submitted some information to Paula a couple months ago. Paula had a couple of specific questions. Sounds like there is a possibility depending on how you do it, but the 501c3 is fairly complicated and has some restrictions. It is a slight possibility they could do both.

Mrs. Caldana continued her report: Our promotion committee is continuing to meet. They are adding Merry Main Street again and Cash Mob. What the Cash Mob does is through social media we would say we are meeting at Joyce's Jewelry please join us, and after that we will be going to JT's for lunch. Our only fear is that the cash mob would be huge. They will provide further information. The wine walks last year in June we had 340 attendees, this year we had 399. Profits last year were \$4,490, this year \$5,345. They worked the aviation roundup. The morning monthly coffee meeting is doing well. Lastly we were published in the Downtown Promotion Reporter. That is on page 9. It is about the walking gallery on 395.

7. Not For Possible Action: Discussion on the Town Attorney's Monthly Report of activities for June 2012.

Mr. Altom reported Mr. Rowe worked with Tom more on some issues. The Marketplace at Virginia Ranch there were some questions about the CCR's creating rights of access. I think they resolved that issue. Mike also helped Tom with the Grant Avenue revision issues related to the Wal Mart plan.

Mr. Dallaire advised Barry came here months ago and was fine with the access design but now he is not happy. The plans for Grant Avenue have some slope that went onto his property. They are going to put in a retaining wall to keep it off their property. Access is an issue. The overflow really wasn't a plan shown but per Douglas County you have to have an overflow. The overflow was moved and it goes right into Service Drive and just north and west of his property. It goes into the street and goes down and fills up the catch basins by the highway. He is the low point of that entire area. That is where you are supposed to convey the water. It doesn't go into his building. Per code we can't do anything about it. Josh and I wanted a note on the final map explaining there is access across the parcels around Les

Schwab to get across to the public access easement and there has to be some blanket easement across all the parking lots. Anderson didn't want to do that. They want it in the CC&R's.

Mr. Altom continued: Mike worked with the issue of the Frontier Alley. Tom drafted a letter and Mike made a couple of suggestions. He did some brief research on the Senior Center microwave pole. Tom and Carol do a great job with the agendas each month. He appreciates that.

8. Not For Possible Action: Discussion on the Town Manager/Engineer's Monthly Report of activities for June 2012.

Mr. Dallaire reported The Marketplace is going to the County Commission on Thursday. They are going August 10 to NDOT. August 23rd we have a tentative FEMA workshop. He has offered the office here for the public comment. In the correspondence section of your packet are the new firm panels that are being approved. This is what will go into effect on October 22. We are trying to get the insurance folks connected to the residents. They have two years if they go in early to save money. The County will be approving on their consent calendar grant funds from FEMA to update the county's flood mitigation plan. That will give us the opportunity to add our projects to that list. He is on the committee for that plan and will make sure we get our projects in that book. The street lights for Eddy Street are backordered. The company goes on vacation in July so they won't be manufactured until the end of July. Eddy Street lighting will be constructed in September. They have a permit from the county for the Kingslane sidewalk. He will talk to the neighbors and make sure everyone is good with it. We are reviewing the plans for the cracks in Chichester. The new cracks are getting done with a product called Flomix. They will also do the gutter pans. Auto Zone is painted.

The Board agreed the Auto Zone building looks much better.

- Mr. Miller commented it is the fastest expanding auto parts business in the nation right now.
- Mr. Dallaire helped facilitate the Leadership Douglas County class. Scott Morgan would like two Board members to come to their meeting to see the design for the new senior center. Scott asked if a couple board members could attend their August 12 meeting.
 - Mr. Miller would be able to attend.
- Mr. Dallaire will check with Paul and Mike. They want to do a mass grading of the site and then award the design and the building next year. It will be for coming to the Board eventually. Wal Mart is not getting property tax breaks. According to Doug Sonnemann (Douglas County Assessor), Wal Mart can't change a tax rate. Property tax is based on a date of July 1. This year property gets taxed on what is on site. It was at 37% for 12 -13. Eighty percent of the employees on site are from Northern Nevada. They had the Pinenut road evaluated before the mass grading effort. They will fix it again to the condition that it was before they started. He has a meeting coming up next Tuesday the 10th with the Kingslane HOA. He will talk to them about the trail, getting into the trail from their subdivision and the location along the Waterloo Center and the sidewalk. Really wanted to discuss with them and let their HOA know about the flood plain information.
 - Mrs. Slater asked about Toler Lane.
- Mr. Dallaire answered it was sprayed. Staff hasn't had a lot of time. They sprayed all the streets for weeds again. They pulled some weeds. They have been maintaining it. We have Jim Woods and the Comstock seed individual who are growing the seeds and they are ready to start planting the tall grass along Toler.
 - Mrs. Slater would like to see it done.
 - Mr. Dallaire agreed.
 - Mr. Miller thanked Mr. Dallaire for the barn tour.
 - Mr. Dallaire put the flyer together. He thought it went really well.
- Mrs. Slater suggested taking some of the pictures of the barn, doing a writeup and putting together a brochure. That way you already have the information.

Gardnerville Town Board Meeting July 3, 2012 – 4:30 p.m. Page 6

Mr. Dallaire thought there were quite a few people going through the barn. We received a complaint about no stop sign on Gilman. We are not putting a stop sign on Gilman. We put a sign on Chichester Drive that says: "Cross traffic does not stop." The stop bar is sitting way too far back from the intersection. Eventually when we replace ramps they will be moved around the curve more. We could remove four more posts. Don Stretch, who lives on the corner, wants to push his backyard out there and get a couple more feet. So he will come up in two more weeks, and when he does they will go over and look at it.

Motion Higuera/Slater to adjourn the meeting at 5:28 p.m. Motion carried with Chairman Lindsay and Board Member Philips absent.

Respectfully Submitted,	
Paul Lindsay	Tom Dallaire
Chairman	Clerk to the Board

Gardnerville Town Board

AGENDA ACTION SHEET



1.	Title: Correspondence
2.	Recommended Motion: Receive and File
	Funds Available: ☐ Yes ☐ N/A
3.	Department: Administration
	Prepared by: Tom Dallaire
4.	Meeting Date: August 7, 2012 Time Requested: n/a
5.	Agenda: ☐ Consent ☐ Administrative
	Background Information: This section provides copies of letters or other correspondence received, that Staffeels are noteworthy for the Board members to review.
6.	Other Agency Review of Action: Not Required
7.	Board Action:
	☐Approved ☐Approved with Modifications ☐Continued



Executive Board Members

Councilman Steve Ross, President
Councilwoman Debra March, First Vice President
Councilwoman Emily Carter, Second Vice President
Chairman Jeff James, Third Vice President
Councilwoman Anita Wood, Secretary/Treasurer
Councilwoman Jessica Sferrazza, Immediate Past President
J. David Fraser, Executive Director

310 S. Curry Street · Carson City, Nevada 89703 • Phone: (775) 882-2121 · Fax: (775) 882-2813

Web Site: http://www.nvleaque.org

MEMBERS: Boulder City · Caliente · Carlin · Elko · Ely · Fallon · Gardnerville · Gardnerville Ranchos, GID

Fernley · Henderson · Incline Village, GID · Indian Hills, GID · Las Vegas · Lovelock · Mesquite · North Las Vegas

Pahrump · Reno · Sparks · Wells · West Wendover · Winnemucca · Yerington

Memorandum

To:

Elected Officials, Managers, Clerks, and Key Staff

From:

David Fraser, Executive Director

Date:

July 13, 2012

Re:

53rd Annual Conference, Elko

On behalf of the Nevada League of Cities and Municipalities' members, officers, and staff, we would like to invite you to join us for our 53rd Annual Conference, Elko, Nevada. As a long time supporter and friend we look forward to seeing you. Attached you will find information regarding this year's event including a preliminary program, registration, conference hotel and other related information.

The League and the City of Elko have worked hard to develop a comprehensive conference program that will greatly enhance your effectiveness as a local leader. Key topics presented at the conference will include economic development, e-government, public finance, green energy, state & federal legislation, synthetic drugs, health care and foreclosure registry. Additionally, an exciting slate of social events is planned for the evening hours. This opportunity should not be missed as hundreds of participants gather to exchange ideas, share experiences, and learn about new technologies.

We look forward to seeing you in Elko. If you have any questions, please call the League office at 775-882-2121.



NEVADA LEAGUE OF CITIES & MUNICIPALITIES 53RD ANNUAL CONFERENCE ELKO CONVENTION & VISTORS AUTHORITY OCTOBER 4 – 6, 2012

REGISTRATION

Delegate Name:	Please check appropriate boxes below for optional events.						
	Advance Registration \$195.00	Late Registration (Received After 9/9) \$245.00	POWER Workshop - Thursday Includes Lunch & Materials \$195.00	Golf Tournament - Thursday Includes Lunch & Prizes \$65.00			
Title	Arrival Date	Departure Date	Circle One: Part i or Part it	F11205 \$03.00			
Address:	City:		State:	Zip:			
Phone:	A 4	Email:					
Spouse or Guest Name:	Please check ap	propriate boxes belo	w for optional events.				
	Registration \$85.00	Guest Program	Golf Tournament Includes Lunch & Prizes \$65.00				
Child(ren) please list name(s) and age(s):	Please check an	propriate hoves hele	u for ontional averta				
	Please check appropriate boxes below for optional events.						
	Registration \$25,00	Guest Progran	Golf Tournament Includes Lunch & Prizes \$65.00				
Total Amount Due for Delegate and Spo	use/Guest/s)						

Meals/Events Registration: Please indicate the events/functions you will be attending and number of guests.

MEALS & SOCIAL EVENTS						
Thursday, October 4th	Attending	Guests				
President's Reception	n Yes n No					
Friday, October 5th	Attending					
Luncheon	a Yes a No					
Banquet	n Yes a No					
Saturday, October 6th	Attending					
Luncheon	□ Yes □ No					

CANCELLATION POLICY: Cancellations will be accepted without charge through September 10, 2012.

Cancellations thereafter will be subject to a \$25,00 surcharge.

No refunds will be given for cancellations received after September 24, 2012.

Make checks payable to: NLC&M - 310 S. Curry Street - Carson City, Nevada 89703 Phone: 775-882-2121 / Fax: 775-882-2813

Nevada League of Cities & Municipalities

53rd Annual Conference October 4-6th



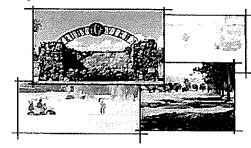
Red Lion Hotel & Casino 2065 Idaho Street, Elko 775-738-2111

\$79.00 per night Host Code: NEVA1003





Ruby View Golf Course



Annual Golf Tournament October 4th

Scramble
Shot Gun Start
Lunch
Prizes
Raffle

Fee: \$65.00



Delegates, Guests, Exhibitors & Sponsors will enjoy the President's Reception at the California Trail Historic Interpretive Center on Thursday, October 4th.



Delegates, Guests, Exhibitors & Sponsors will enjoy a Reception & Banquet at the Western Folklife Center on Friday, October 5th.

NLC&M

310 S. Curry Street Carson City, NV 89703

Phone: 775-882-2121 Fax: 775-882-2813

Nevada League of Cities and Municipalities

Elko Convention Center October 4-6, 2012



"Golden Opportunities"

Thursday, October 4th

8:00 4:30	CDBG Forum: Nevada Commission on Economic Development
8:00 - 4:30	P.O.W.E.R.: Certified Public Official Workshop Part 1 & 2 P.O.W.E.R.: Lunch
8:00 - 1:30	Annual Golf Tournament: Ruby View Golf Course
8:00 - 4:00	Exhibits Set-up and Registration
3:30 – 4:30	Concurrent Affiliate Group Meetings: Mayors, City Managers, City Clerks, & City Attorneys
4:30 - 5:30	Strategic Plan Briefing: John Luthy, The Futures Corporation
6:00 – 7:30	President's Reception: California Trail Historic Interpretive Center

Friday, October 5th

8:00 - 4:00	Conference Registration
7:30 - 5:00	Exhibits Open
8:00 - 8:30	Opening Ceremonies
	Presentation of Flags
	Welcome Addresses: President Steve Ross, Councilman, City of Las Vegas Mayor Chris Johnson, City of Elko

7:30 - 9:00

Continental Breakfast

8:30 - 9:30 Economic Development Panel

Description: A discussion on AB 449 (2011), small/rural economic development issues, and state/city roadblocks.

Presenters: Steve Hill, Executive Director, Governor's Office of Economic Development

Scott Adams, Chief Urban Redevelopment Officer, City of Las Vegas Ron Radil, Executive Director, Western Nevada Development District Stan Thomas, Vice President of Business, Economic Development

Authority of Western Nevada (invited)

9:30 - 9:45 Refreshment Break

9:45 - 10:30 Keynote: Bath Salts and Spice

Description: With the emergence of bath salts, spice, and other harmful drug derivatives in our communities, panel experts will describe the problems and potential solutions.

Presenters: Cathy McAdoo, Executive Director, PACE Coalition

Jamie Ross, Executive Director, PACT Coalition

Commentary: State Senator Joe Hardy (R-12)

Assemblywoman April Mastroluca (D-29) (invited)

10:30 - 12:30 Public Finance

Description: A discussion on consolidated tax, public employee collective bargaining, and legacy retirement costs.

Presenters: Jeremy Aguero, Principal Anaylst, Applied Analysis

Tina Leiss, Executive Officer, NV PERS

Commentary: Richard Derrick, Finance Director, City of Henderson

TBA, Clty of Reno

Mark Vincent, Chief Financial Officer, City of Las Vegas

12:30 - 1:30 Luncheon: Keynote: e-Government

Description: Information technology experts will discuss the state of e-Government, including the utilization of social media. The focus will be on how the information age has changed how governments interact with its citizens.

Presenters: Jeff Avery, Supervising Computer Analyst, City of Henderson

Lee Grant, Supervising Systems Support Analyst, City of Henderson

1:30 - 3:00 Hot Topics: Roundtable Discussions

Description: Smaller and less formal table discussions on a range of topics to be led by individuals who will present white papers or findings to help encourage discussion amongst the participants. Attendees are encouraged to visit multiple tables that meet their interests. Hot topics will include:

- Public finance
- e-Government
- Economic development
- Rural health care
- Foreclosure registry programs
- Green energy projects

3:00 - 3:15 Refreshment Break

3:15 - 4:00 Federal Update: Carolyn Coleman, Federal Relations Director, National League of Cities Description: A discussion on the state of mortgages and foreclosures, the Highway Transit Reauthorization Bill, Marketplace Fairness Act, and other hot federal topics.

4:00 - 5:00 **Mayors Panel**

Description: A discussion about a number of important topics to city leaders, including functional home rule, succession planning, and economic successes.

Presenters:

Nevada Mayors TBA

6:00 - 8:00Reception & Banquet Dinner: Western Folklife Center

Saturday, October 6th

7:30 – 8:00	Nominating Committee
8:00 - 8:30	Credentials Committee
7:30 – 8:30	Continental Breakfast
8:00 - 12:00	Exhibits Open
8:00 - 12:00	Conference Registration
8:30 - 10:00	Legislative Panel Description: A discussion leading up to the 2013 legislative session, including topics on functional home rule, consolidated tax, and the state budget.

Presenters: State Senator Mo Denis (D-2) (invited)

State Senator John Lee (D-1)

State Senator Dean Rhoads (R-Northern Nevada) (invited)

State Senator Michael Roberson (R-5) (invited)

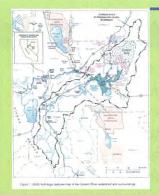
Assemblyman John Ellison (R-33) Assemblyman Tom Grady (R-38) Assemblyman Pat Hickey (R-25)

Assemblywoman Marilyn Kirkpatrick (D-1)

10:00 - 12:00 Annual Business Meeting & Elections

12:00 - 1:00 Lunch

End of Conference



The Flow

Delivering News from the Carson River Watershed Community

Summer 2012

The Many Benefits of Mountain Meadows

By Sarah Green, Alpine Watershed Group

Driving the windy, narrow roads through our mountain community, we find ourselves surrounded by forests and open space extending up to the rocky mountain tops. If we are lucky, we will encounter a lush expanse of grass bordering a stream or river running off the steep slopes. We all likely know what a meadow looks like, but do we truly notice them as we drive by or recognize the important role they play in our mountain ecosystem?

In addition to the obvious benefits for human recreational activities, such as hiking and skiing, meadows offer a variety of environmental values including wildlife habitat. The region of land along a creek or river, the riparian area, is generally characterized by lush vegetation which overhangs the creek, creating cover for fish and a variety of other wildlife.

(Continued on page 5)

Inside this issue:

The Many Benefits I of Mountain Meadows

Bird Conservation Planning in Nevada

2012 Andy Aldax 2 Award Winner: John Cobourn

3

Risk Mapping Assessment and Planning Program

OFF with their 3 Heads!

Clear Creek 4 Watershed Council

Upcoming Events 6

Bird Conservation Planning in Nevada: A Great New Reference

By Elisabeth Ammon, Executive Director, Great Basin Bird Observatory

The Great Basin Bird Observatory (GBBO) is happy to share their many years of bird conservation research in Nevada through their new reference the Nevada Comprehensive Bird Conservation Plan (GBBO 2010). It is available for free on their website at http://www.gbbo.org/

bird conservation plan.html. The plan features scientific information on which birds Nevadans should be most concerned about, in which habitats they occur, what is known about their conservation challenges, and how to implement bird conservation most effectively in our state.



(Continued on page 2)

Page 2 The Flow

(Continued from page 1)

GBBO's intention with this plan was to provide up-to-date scientific knowledge that can help land managers decide on which projects and practices will be most effective for bird conservation.

Secondly, anyone seeking funding or guidance on habitat projects is strongly encouraged to use the plan's content for writing strong project proposals, tweaking land use practices, and using its well-researched information to both justify conservation projects and measure their success.

The plan is easy to read and uses a standardized format that allows for quick look-up of essential information. The reader can either focus on a habitat-wide view of bird conservation (comprehensive approach), or on a species-

specific approach (when only one or a few species are targeted). The reader can quickly find information on any habitat type in Nevada (How much aspen is there? Which conservation priority birds are there? How long is the habitat recovery time before it's useful to particular birds? Which habitat features are most important to birds?), or on each species of interest (Why are we concerned about Flammulated Owls? By how much are they declining? How many are there? Which habitats do they use in Nevada and how?). GBBO hopes that this plan helps get both more bird conservation projects funded and more bird conservation practices implemented in Nevada.

For more information, contact Elisabeth Ammon (ammon@gbbo.org).

2012 Andy Aldax Winner: John Cobourn

The Carson Water Subconservancy District awarded John Cobourn the 2012 Andy Aldax Carson River Watershed Award for exemplary service in conservation and protection of the Carson River Watershed on January 18, 2012. This award was created in 2007 to recognize individuals or organizations for significant contributions in promoting and achieving the Carson River Watershed Vision Statement. Mr. Cobourn was nominated for his active involvement in the Carson River Coalition's (CRC) efforts to raise watershed awareness, improve Carson River water quality, and protect the River's channels and floodplain from urban and residential development through educational programs and publications. Mr. Cobourn works for the University of Nevada Cooperative Extension and has been very active in the Carson River watershed since 1998. Mr. Cobourn is one of the original members who helped develop



John Cobourn receives his award from CWSD Chairman Chuck Roberts and Director Andy Aldax.

the concept of the CRC . Since that time, Mr. Cobourn has continuously served on various Carson River Coalition committees and working groups; authored/co-authored numerous Carson River publications; helped to plan conferences, draft watershed plans; and obtain grant funding for watershed education programs. Not only has John given his time as a water resource professional, he has also volunteered untold hours which benefited the Carson River watershed. We continue to be grateful for his many years of dependable and enthusiastic service to the entire Carson River watershed.

Page 3 The Flow

Risk Mapping Assessment and Planning Program

In the last edition of the Flow, Mitch Blum explained the partnership between Carson Water Subconservancy District (CWSD) and the Federal Emergency Management Agency (FEMA) to complete the Carson River Flood Mapping Project. Another program FEMA has recently developed is called Risk Mapping Assessment & Planning (Risk MAP). The goal of this program is to work closely with communities to better understand local flood risk, mitigation efforts, and spark watershed-wide discussions on flood awareness. Historically, FEMA has dealt with flood mapping and issues on a county-by-county basis. The Risk MAP process allows FEMA to work with local stakeholder to focus on flood



Flooding in Dayton Valley, Nevada

issues on a watershed-wide basis. For the last six months, CWSD, FEMA, State of Nevada, flood administrators, and other federal agencies have been working on a Risk MAP charter (Charter) for the Carson River Watershed. The Charter represents a good faith effort by all parties to share data, communicate findings, and plan mitigation activities to protect communities within the watershed from flood risks. The Charter does not legally bind nor preclude communities from participating in the FIRM appeal process. ~ Ed James

OFF With Their Heads!

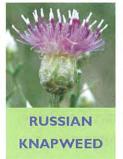
Two more offenders in the watershed are the noxious plants Perennial Pepperweed and Russian Knapweed. **Perennial Pepperweed** is a common plague in the watershed. You will recognize its bright green-grayish leaves, with its small clusters of white flowers atop waxy stocks. It typically blooms in mid-June, and its creeping root system causes erosion along waterways, ditch banks, and wet meadows in the entire watershed. It also interferes with the regeneration of willows and cottonwoods and lowers the quality of livestock feed from pastures and hay fields. Efforts



PERENNIAL PEPPERWEED

to combat this nasty weed include mowing, grazing, spraying, and burning, but the most effective

control of weed requires killing the below-ground root mass.



Russian Knapweed is found in cultivated fields, pastures, disturbed sites, road-sides, waste areas, and dry rangelands. Its pink, lavender, or white flowers bloom from June till September and may look attractive, but this scourge is very toxic to horses, resulting in "chewing disease". Russian knapweed is found in almost every Nevada county and covers 75,000 acres. Mowing, herbicide treatments, and continuous tillage is somewhat effective, but this invader is very tolerant of drought because its deep rootedness allows it to survive dry surface soils for long periods.

~ Kendra Krupp

To learn more or to report these to your local conservation district or CWSD.

Summer 2012 Page 4



The Clear Creek Watershed Council held its first bi-annual Council meeting of 2012 on April 12th at the Stewart Street Fire Station in Carson City. Eric Yount, Nevada Department of Transportation (NDOT); Tim Rowe, United States Geological Survey (USGS); and Jeremy Vlcan, Carson Valley Trails Association (CVTA) each presented information and progress reports on their on-going projects located within the Clear Creek Watershed to the Council's membership.



Eric Yount, NDOT, provided an overview of several projects NDOT is working on in the vicinity of Clear Creek. The Clear Creek erosion control project along Highway 50 is a

critical project. As stated in a previous newsletter article (Winter 2011-2012), the project aims to correct the wrongs of the past which have caused severe erosion that continues to impact the creek. In 2010, this construction program was the largest ever and approximately 3300 feet of drainage areas were stabilized. In 2011, an additional 3600 feet of eroded drainage areas were stabilized. For the 2012 construction season the program plans to stabilize 3800 feet of eroding drainage areas. Water quality monitoring of Clear Creek and the ground water is also a part of project implementation and maintenance. For more information on the project please contact Eric Yount at 775.888.7531 or

eyount@dot.state.nv.us.

Tim Rowe, USGS, presented the Council historical and preliminary with results on the water quality sampling of Clear Creek. NDOT has contracted with the USGS to complete the water



quality monitoring portions of the Clear Creek erosion control project. This project is a 3-year (2010-2012) study to monitor sediment & bed-load transport and water quality of Clear Creek. The project will help determine long-term sediment transport properties and

potential changes in total sediment load over time, determine concentrations of selected water quality constituents to provide additional background data, and define baseline conditions to evaluate potential changes in water quality and sediment yield over time. Data on continuous streamflow, water temperature, specific conductance, pH, suspended

"The study will improve the understanding of sediment transport and the effectiveness of erosion control structures in the Clear Creek watershed. The information will benefit managers tasked with making informed decisions on the design and types of structures for controlling erosion."-Tim Rowe

sediment, and stream bed-load are being collected at three locations on Clear Creek. Preliminary results were shared via PowerPoint. If you are interested in specific results to date, please contact Tim Rowe,

USGS on 775.887.7627 or tgrowe@usgs.gov.

Jeremy VIcan, CVTA, provided the Council with an update on the Jacks Valley to Clear Creek (Continued on page 5)

Summer 2012 Page 5

(Continued from page 4)

Trail implementation. The trail will be 8.8 miles long with trail work proposed to begin Fall 2012. Stay tuned for a full article on the trail implementation in



our next quarterly newsletter. If you want further information on the trail now, please go to CVTA's website at www.carsonvalleytrails.org.

(Continued from page 1)

Meadows also serve an important role in water storage. When a healthy, mountain stream swells with spring run-off from the winter's snowpack, it overflows its banks, inundating the adjacent meadow. The grassy area acts like a sponge, offering water storage which improves late season stream flows.

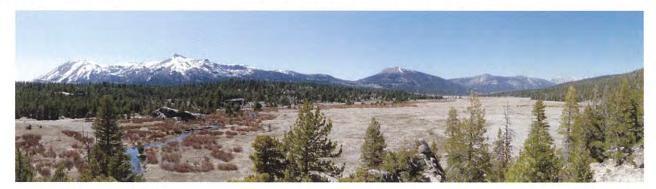
In order for the water storage function of a meadow to succeed, creek water must be able to access the meadow during flood events. Over the last 150 years, Sierra Nevada lands have been impacted extensively by human activities, some of which have led to the degradation of stream channels. For instance, the loss of riparian vegetation and stream channelization have caused increased stream velocities and less bank stability.

As a stream bank slowly erodes, the water channel deepens, which is referred to as incision. A deeper stream channel means that flood waters cannot access the floodplain or meadow. When creeks overflow into their floodplains during high water events, the water spreads out over a larger area, slows down and can infiltrate into the soil. Ensuring that a stream can access its floodplain is crucial for a naturally functioning ecosystem.

The Alpine Watershed Group is currently participating in restoration planning efforts in Hope Valley and downtown Markleeville. The goal is to assess watershed needs and potentially restore conditions where the rivers have lost connection to their natural historic floodplains.

The Alpine Watershed Group offers a variety of ways for volunteers to get involved in maintaining healthy watersheds. The annual Markleeville Creek Day event is coming up on Saturday, September 15, 2012. The event focuses on river restoration work, including stream bank stabilization, invasive weed removal and trash clean-up.

For more information about the Alpine Watershed Group or to sign up for Creek Day, please go to our website at www.alpinecountyca.gov/watershed_group or call 530-694-2327.



Hope Valley's Beautiful Panorama

Photo Courtesy of Daniel Nylen

Page 6 The Flow

Do you have events or articles that you would like to have published in "The Flow"? Please send email to debbie@cwsd.org.

Editor:
Debbie Neddenriep
Thanks to these
Contributors!
Elizabeth Ammon
Kendra Krupp
Sarah Green
Brenda Hunt
Ed James

Upcoming Events

NOTE: The *CRC Education Working Group* Meeting on July 9,2012 has been *cancelled*, contact Brenda@cwsd.org.

CRC Recreation Working Group:

July 11, 2012, 9:00 a.m. to 11:00 am.

Clear Creek Watershed Council Leadership Meeting: July 12, 2012, 6:00 p.m. at 3646 Summerhill Drive.

Join *CVTA Trail building Events* in Carson Valley and Clear Creek in July check out their website at http://www.carsonvalleytrails.org

Newlands Water Protection Association's Ag Expo: July 27-28, 2012,

Fallon Convention Center contact Jamie Mills at 775-423-7774 or newlands222@msn.com for details.

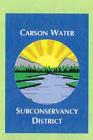
Markleeville Creek Day: September 15, 2012. To sign up go Alpine Watershed Group's website at www.alpinecountyca.gov/watershed group or call 530-694-2327.

Grow Your Own Nevada Series: Mondays from 2:00 p.m. - 4:00 p.m. from July 9 to August 27. Contact Ashley at the University of Nevada Cooperative Extension at 775-336-0231 or andrewsa@unce.unr.edu or download a brochure at http://www.unce.unr.edu/calendar/files/pdf/2012SummerGYO.pdf

Save A Tree...

by receiving a digital copy of newsletter! Email kathi@cwsd.org to switch. Thanks!







This newsletter has been developed in part with Clean Water Act 319 (h) funds from the Nevada Division of Environmental Protection.

CARSON WATER SUBCONSERVANCY DISTRICT 777 E. Williams St., #110A Carson City, NV 89701

FOR INFORMATION ON REGULARLY SCHEDULED MEETINGS VISIT www.cwsd.org

United States Senate

TRANSPORTATION SPECIAL COMMITTEE ON AGING

COMMITTEES:

ENERGY AND NATURAL RESOURCES

COMMERCE, SCIENCE, AND

WASHINGTON, DC 20510

July 9, 2012



Mr. Thomas Dallaire 1407 Highway 395 N. Gardnerville, Nevada 89410

Dear Mr. Dallaire,

Thank you for contacting me in support of freight railroad initiatives in Nevada. It is always great to hear from Nevada's elected officials

Railroads are an integral, cost-effective part of freight and passenger transportation. The large U.S. railway system creates mobility, connectivity and economic access. Population growth over the last decade and business capital spending are all driving forces for maintaining and expanding our state's transportation system. Americans need a rail system the meets the demands of today's freight traffic.

Mr. Dallaire, I understand your support for federal funding of freight rail initiatives. I am working to make sure that Nevada maintains a strong and prosperous transportation and infrastructure network that will help move our state forward. As a member of the Senate Commerce, Science, and Transportation Committee, I am particularly sensitive to any legislation or federal action that will affect highway, aviation, and rail infrastructure in Nevada. Please rest assured that I will keep your support for freight rail in mind as related legislation is considered in Committee or on the Senate floor.

Once again, thank you for contacting me to share your thoughts. Please don't hesitate to contact me in the future as we work together to make our state and local communities better places to live.

Sincerely,

DEAN HELLER

U.S. Senator

Gardnerville Town Board





AGENDA	ACTION SHEET
1. Title: Health and Sani	tation Monthly Report
2. Recommended Motion:	Accept as submitted
Funds Available:	Yes ☑ N/A
3. Department: Health an	d Sanitation
Prepared by: Carol Lo	uthan Phone Number: 782-7134
4. Meeting Date: August 7	7, 2012 Time Requested: none
5. Agenda: Consent	☐ Administrative
6. Background Information	on:
Residential Accounts	1684
Commercial Accounts	216
Green Waste Accounts	1123
Cleanup Dumpsters	3
X-cans	627
of new residential	12 accounts transferred to
accounts	new owners - 1 new account
f of new commercial accounts	1 - Auto Zone
Γotal tons of trash	364.87
Storm Drain Cleaning	0
7. Other Assess Devises	E A A

8.	Board Action:	
	□ Approved	☐Approved with Modifications
	□ Denied	☐ Continued

Health and Sanitation Activities - July 2012

Curbside Containers

Trash cans delivered: 8
Trash cans removed: 1
Trash cans repaired: 2

Greenwaste cans delivered: 14 Green waste cans removed: 8

Residential Clean-up Bins

Clean-up bins delivered: 6

Clean-up bins dumped and removed: 6

Clean-up bins dumped: 0

Commercial Bins

Commercial bins delivered: 1
Commercial bins removed: 0

Routine Vehicle Maintenance

#605 Street Sweeper: Routine cleaning and greasing completed.

#608 automated trash truck: Routine greasing of the boom, cart, clamps and packer completed.

Chassis and monthly lubrication of P.T.O. completed.

#609 Rear loader trash truck: Routine greasing of packer, lift bar and tail gate rams completed.

Monthly lubrication of P.T.O. and chassis completed. .

#612 automated trash truck: Routine greasing of boom, cart, clamps and packer bearings completed. Monthly lubrication of P.T.O. and chassis completed.

#615 Rear loader trash truck: Routine greasing of packer, lift bar and tail gate rams completed.

New rear tires installed. 250 hr. service and chassis lube completed.

Parks Department Assistance

Repaired ride-on and push mowers.

Public Works Department Assistance

Installed new Banner on Highway 395. Replaced bulbs in street lites.

<u>PARKS DEPARTMENT</u>: The water fountain at Heritage Park is in working order, however parts for full repair are not yet located.

Heritage Park has been sprayed for mosquito abatement by Douglas County and they have asked us to help them with access to the ponds by Martin Slough like we did last year.

Yearly backflow testing is complete and every device passed.

The Martin Slough Trails at the ponds and concrète paths have been trimmed and cleaned of over grown and dead willows as well as weed removal.

The sign for Heritage Park Garden was moved to be near the walk thru gate.

At the lineal Park on Tolar drip line has been set or being worked on at both sides of Lampe, then work will continue toward Harvest and on to Stodick Park. Trees and some bushes still need removing from Lampe to GES, 11 trees have been removed, and stumps need to be ground out. Some rocks have been placed.

Costco donated three mowers [instead of return to vender] to the Town, two are an easy fix will be used as needed.

PUBLIC WORKS: All fire extinguishers are serviced every July and this year is complete.

The bushes over growing onto the sidewalks of Gilman have been cut.

Clean up in alley behind Frontier. Notice to home owners is pending.

Weeds sprayed in the Chichester area transverse cracks are showing good die back.

Rock and Sod have been added to the disturbed areas at the handicap ramps on Douglas and Hussman.

We received and installed the "cross traffic does not stop" sign and replaced the stop sign from 30" to 36" on Chichester at Gilman.

Weeds have been sprayed and string trimmed at the Dryer Ditch on Meneley Ally.

Traffic and speed counters have been at two locations on Douglas Ave. since 7-13-12, scheduled for two weeks then the next location will be at Industrial Way.

Fire extinguishers are due for yearly service I have scheduled for 7-17-12 and are complete.

PARKS AND PUBLIC WORKS - 2012 JULY M. Plut

Town of Gardnerville Maintenance Facility has had a peer safety inspection ----Information signs for the Hellwinkel project have been placed at both ends of the trail---32 watt ballast for the florescent light was replaced in the front office at the Town Hall.

Gardnerville Town Board

AGENDA ACTION SHEET



1. Title: Approve July 2012 claims 2. Recommended Motion: Approve claims as submitted ☑ N/A 3. Department: Administration Prepared by: Carol Louthan 4. Meeting Date: August 7, 2012 Time Requested: none 5. Agenda: ☐ Administrative **▼** Consent 6. Background Information: This report is generated through claims submitted to the Douglas County Comptroller by the Town. If backup material is necessary for your review it can be found on file at the Town office. 7. Other Agency Review of Action: 8. Board Action: **_Approved Approved with Modifications** Denied

□ Continued

×

Accounts Payable by G/L Distribution Report G/L Date Range 07/01/12 - 07/31/12

Vendor	Invoice No.	Invoice Description	Status Held Reason	on Invoice Date	Due Date	G/L Date Received I	Received Date Payment Date	Invoice Amount
Fund 610 - Gardnerville Town Department 921 - Gardnerville Admin Account 510.150 - Board Compensation	in J Compensation							
2969 - Slater Linda	7-12 BOARD	G'VILLE	Paid by Check # 593900	06/27/2012	07/06/2012	07/06/2012	07/06/2012	440.00
4288 - Higuera Lloyd W	7/12 BOARD	G'VILLE	Paid by Check # 593807	06/27/2012	07/06/2012	07/31/2012	07/06/2012	220.00
17403 - Lindsay Paul A	7/12 BOARD	G'VILLE	Paid by Check # 593828	06/27/2012	07/06/2012	07/31/2012	07/06/2012	250.00
28960 - Miller Kenneth	7/12 BOARD	G'VILLE	Paid by Check # 593838	06/27/2012	07/06/2012	07/31/2012	07/06/2012	237.50
18629 - Philips Michael	7-12 BOARD	G'VÎLLE	Paid by Check # 593866	06/27/2012	07/06/2012	07/31/2012	07/06/2012	220.00
			Account 510.150	Account 510.150 - Board Compensation Totals	sation Totals	Invoice Transactions	tions 5	\$1,367.50
Account 511.201 - PEBS-Ret.Medical 20219 - NV ST Public Employees 7-12 PREMIUM	-Ret.Medical 7-12 PREMIUMS	731	Paid by Check # 594389	07/13/2012	07/20/2012	07/20/2012	07/20/2012	19.05
			Account 511.2	Account 511,201 - PEBS-Ret. Medical Totals	edical Totals	Invoice Transactions	tions 1	\$19.05
Account 520.060 - Postage/Po Box Rent 26465 - Diamond Printing Inc	ige/Po Box Rent 5624	3.VII.1F	Paid hy Check	7108/2012	67/20/2012	02/20/2012	02/20/2012	257.65
	-		# 594269	= -:	102/02/02			
	•		Account 520.060 - Postage/Po Box Rent Totals	- Postage/Po Bo	: Rent Totals	Invoice Transactions 1	tions 1	\$257.65
Account 520.072 - Advertising 26465 - Diamond Printing Inc	tising 5625	G'VILLE	Paid by Check # 504260	07/08/2012	07/20/2012	07/20/2012	07/20/2012	383.23
2399 - Schneider Publications Inc	303	G'VILLE/MSG	# 55 1255 Paid by Check # 594425	07/02/2012	07/20/2012	07/20/2012	07/20/2012	150.00
	ţ			Account 520.072 - Advertising Totals	tising Totals	Invoice Transactions 2	tions 2	\$533.23
Account 5.20.053 - Utilities-Sewer 2030 - Minden-Gardnerville Sanitation 12-70	es-sewer 12-70291	0296	Paid by Check # 594365	07/01/2012	07/20/2012	07/20/2012	07/20/2012	67.71
2030 - Minden-Gardnerville Sanitation	12-70582	0594	Paid by Check # 594365	07/01/2012	07/20/2012	07/20/2012	07/20/2012	21.16
Account 520.097 - Maint B&G	<u>ප</u> කී			Account 520.093 - Utilities-Sewer Totals	sewer Totals	Invoice Transactions 2	tions 2	\$88.87
670 - Carson Valley Lions Club	FLAG12/13GVIL G'VILLE	. G'VILLE	Paid by Check	07/11/2012	07/20/2012	07/20/2012	07/20/2012	40.00
				Account 520.097 - Maint B&G Totals	t B&G Totals	Invoice Transactions	tions 1	\$40.00
Account 520.169 - EMKB Assessment 2401 - NV ST Dept Business/Industry AA12-337	Assessment AA12-337	PAYROLL	Paid by Check	07/04/2012	07/13/2012	07/13/2012	07/13/2012	62.50
			-	Account 520,169 - EMRB Assessment Totals	sment Totals	Invoice Transactions	tions 1	\$62,50

Page 2 of 6

Accounts Payable by G/L Distribution Report G/L Date Range 07/01/12 - 07/31/12

×

Invoice Amount	164.00	\$164.00	36.00	\$36.00	26.00	.30	\$26.30 \$2,595.10
Received Date Payment Date Invoice Amount	07/27/2012	Invoice Transactions 1	07/20/2012	Invoice Transactions 1	07/06/2012	07/20/2012	Invoice Transactions 2 Invoice Transactions 17
G/L Date	07/27/2012 07/27/2012	ovnI	07/20/2012	Invo	07/06/2012	07/20/2012	Invo Invo
Due Date	07/27/2012	ı rships Totals	07/20/2012	pense Totals	07/06/2012	07/20/2012	ptions Totals Admin Totals
Held Reason Invoice Date Due Date	07/09/2012	Account 520,170 - Memberships Totals	07/02/2012	- Internet Ex	06/18/2012	06/18/2012	Account 532.056 - Subscriptions Totals rtment 921 - Gardnerville Admin Totals
Held Reason		Account 520.		Account 520.187 - Internet Expense Totals			Account 532.056 - Subscriptions Totals Department 921 - Gardnerville Admin Totals
Status	Paid by Check # 594514		Paid by Check # 594250	Acc	Paid by Check # 593872	Paid by Check # 594408	Dep
Invoice Description	DALLAIRE		8354110060012509		G'VILLE	7034794 12*13 7034794/G'VILLE	
Invoice No.	in berships 679014 12-13	net Expense	0012509 7/12	criptions	7034794 12-13 G'VILLE	7034794 12*13	
Vendor Fund 610 - Gardnerville Town	Department 921 - Gardnerville Admin Account 520.170 - Memberships 160 - American Public Works Assoc 6790	Account 520,187 - Internet Expense	1S887 - Charter Communications	Account 532,056 - Subscriptions	2667 - Record Courier	2667 - Record Courier	

Page 3 of 6

Accounts Payable by G/L Distribution Report G/L Date Range 07/01/12 - 07/31/12

ate Invoice Amount			2 442.73	\$442.73		125.00	\$125.00	\$567.73
Received Date Payment Date Invoice Amount			07/20/2012	Invoice Transactions 1		07/20/2012	Invoice Transactions 1	Invoice Transactions 2
G/L Date			07/20/2012	Invo		07/20/2012		Invo
Due Date			07/06/2012 07/20/2012 07/20/2012	raying Totals		07/05/2012 07/20/2012	ojects Totals	eation Totals
Held Reason Invoice Date Date G/L Date			07/06/2012	37 - Weed Sp		07/05/2012	Account 533.817 - Small Projects Totals	Parks & Recr
Held Reason				Account 520.037 - Weed Spraying Totals			Account 533.8	Department 923 - Parks & Recreation Totals
Status			Paid by Check # 594283			Paid by Check # 594444		Dep
Invoice No. Invoice Description			G'VILLE			G'VILLE		
Invoice No.	uc	d Spraying	29977W		l Projects	2683		
Vendor	Fund 610 - Gardnerville Town Department 923 - Parks & Recreation	Account 520.037 - Weed Spraying	1130 - Do Co Weed Control		Account 533.817 - Small Projects	5331 - Signs of Excitement Inc		

Page 4 of 6

Accounts Payable by G/L Distribution Report 6/L Date Range 07/01/12 - 07/31/12

×

Accounts Payable by G/L Distribution Report G/L Date Range 07/01/12 - 07/31/12

×

Vendor	Invoice No.	Invoice Description	Status	Held Reason Invoice Date	Date Due Date	G/L Date	Received Date Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation	u C							
Account 510.150 - Board Compensation	Compensation	! :						00000
4288 - Higuera Lloyd W	7/12 BOARD	G'VILLE	Paid by Check # 593807	06/27/2012	2012 07/06/2012	2 07/31/2012	0//06/2012	770.00
17403 - Lindsay Paul A	7/12 BOARD	G'VILLE	Paid by Check # 593828	06/27/2012	2012 07/06/2012	2 07/31/2012	07/06/2012	250.00
28960 - Miller Kenneth	7/12 BOARD	G'VILLE	Paid by Check	06/27/2012	2012 07/06/2012	2 07/31/2012	07/06/2012	237.50
18629 - Philips Michael	7-12 BOARD	G'VILLE	Paid by Check # 593866	06/27/2012	2012 07/06/2012	2 07/31/2012	07/06/2012	220.00
			Account	Account 510,150 - Board Compensation Totals	mpensation Tota		Invoice Transactions 4	\$927.50
Account 520.060 - Postage/Po Box Rent 26465 - Diamond Printing Inc 5624	ge/Po Box Rent 5624	G'VILLE	Paid by Check	07/08/2012	2012 07/20/2012	2 07/20/2012	07/20/2012	257.65
			# Account 5	as Account 520.060 - Postage/Po Box Rent Totals	o Box Rent Tota		Invoice Transactions 1	\$257.65
Account 520,072 - Advertising 26465 - Diamond Printing Inc 56	tísing 5625	G'VILLE	Paid by Check	07/08/2012	2012 07/20/2012	2 07/20/2012	07/20/2012	383.23
				Account 520.072 - Advertising Totals	Advertising Tota		Invoice Transactions 1	\$383.23
Account 520.093 - Utilities-Sewer	es-Sewer	,		7 - 67 - 70			כנסבוסבו בס	5. 7.
2030 - Minden-Gardnerville Sanitation	12-70291	9670	Paid by Check # 594365	0//01/2012	2017 07/20/2017	2 07/20/2012	7/20/2017	0/./1
2030 - Minden-Gardnerville Sanitation	12-70582	0594	Paid by Check	07/01/2012	2012 07/20/2012	2 07/20/2012	07/20/2012	21.16
				Account 520,093 - Utilities-Sewer Totals	ities-Sewer Tota		Invoice Transactions 2	\$88.87
Account 520.097 - Maint B&G 670 - Carson Valley Lions Club	B&G FLAG12/13GVIL G'VILLE	G'VILLE	Paid by Check	07/11/2012	2012 07/20/2012	2 07/20/2012	07/20/2012	40.00
			0+7+60 #	Account 520,097 - Maint B&G Totals	Maint B&G Tota		Invoice Transactions 1	\$40.00
Account 520.187 - Internet Expense 15887 - Charter Communications 0012509	net Expense 0012509 7/12	8354110060012509	Paid by Check	07/02/2012	2012 07/20/2012	2 07/20/2012	07/20/2012	35.99
			-	Account 520.187 - Internet Expense Totals	iet Expense Tota		Invoice Transactions 1	\$35.99
Account 532.028 - Uniforms 4287 - Red Wing Shoe Store	rms 660000003050	GVILLE	Paid by Check	07/02/2012	2012 07/20/2012	2 07/20/2012	07/20/2012	87.49
				Account 532.0 28	Account 532,028 - Uniforms Totals		Invoice Transactions 1	\$87.49

Page 6 of 6

Accounts Payable by G/L Distribution Report G/L Date Range 07/01/12 - 07/31/12

х

Invoice Amount		26.00	.30	\$26.30	\$1,847.03	\$1,847.03	\$5,540.09
Received Date Payment Date Invoice Amount		07/06/2012	07/20/2012	Invoice Transactions 2	Invoice Transactions 13	Invoice Transactions 13	Invoice Transactions 34
G/L Date		07/06/2012	07/20/2012				Invo
		07/06/2012	07/20/2012	ptions Totals	tation Totals	& San Totals	Grand Totals
Held Reason Invoice Date Due Date		06/18/2012	06/18/2012	Account 532.056 - Subscriptions Totals	Health & Sani	rville Health	
Held Reason		يد	~	Account 532 ,	Department 925 - Health & Sanitation Totals	Fund 611 - Gardnerville Health & San Totals	
Status		Paid by Check # 593872	Paid by Check # 594408		ă	3	
Invoice No. Invoice Description		3 G'VILLE	7034794 12*13 7034794/G'VILLE				
Invoice No.	ptions	7034794 12-13 G'VILLE	7034794 12*I.				
Vendor Fund 611 - Cardinomilla Mankk 9. Car	Department 925 - Health & Sanitation Account 532.056 - Subscriptions	2667 - Record Courier	2667 - Record Courier				* = Prior Fiscal Year Activity

Gardnerville Town Board





- 1. For Possible Action: Discussion on Town Resolution 2012R-01 to submit a grant application to Nevada State Parks Land & Water Conservation Fund for Martin Slough Phase IV Nature Trail amenities, with public comment prior to Board action.
- 2. Recommended Motion: Motion to have the Board sign the letter of support and have staff proceed with the grant submittal. (Or modify per the Board discussion)

Funds Available:

Possibly – Dependant on larger than anticipated funds FY 11-12

Currently not a Budgeted item in 2012-2013

3. Department: Administration

Prepared by: Tom Dallaire

4. Meeting Date: August 7, 2012 Time Requested: N/A

5. Agenda:

☐ Consent

☐ Administrative

6. Background Information: This item was brought before the Board at the last meeting and two of the Board members were absent. We would like for the entire Board to approve the resolution and all Board member signatures appear on the sheet. Tyler had some concerns that the format did not follow the normal Town of Gardnerville resolution. The signature section was modified.

Other Agency Review of Action:

Yes

Nevada State Parks

7. Board Action:

□Approved □Approved with Modifications □Continued



RESOLUTION 2012R-01 RESOLUTION AUTHORIZING FILING FOR APPLICATION

Martin Slough Trail Extension

WHEREAS, the Federal Land and Water Conservation Fun Act (P.L. 88-578) provides financial assistance to the State of Nevada for outdoor recreation purposes, and

WHEREAS, the Town of Gardnerville desires financial assistance under the Land and Water Conservation Fund Program.

NOW, THEREFORE, BE IT RESOLVED by the Gardnerville Town Board as follows:

- 1. That the Gardnerville Town Board hereby approved filing an application of Land and Water Conservation Fund financial assistance.
- 2. That Tom Dallaire, Gardnerville Town Manager, is hereby authorized and directed to execute and file an application with the Nevada Division of State Parks.
- 3. That the Town of Gardnerville hereby does agree to finance 100 percent of the project cost, one-half (50%) of which will be reimbursed.

(Budget Funds & Other Cash) + (Force Ad	ccount) + (Donation	s) ⁺ (Total Project Cost)
4. BE IT FURTHER RESOLVE Dallaire, Gardnerville Town Manager, as ag execute and submit documents including app be necessary for the completion of the above	gent of the Town of Gard lications, agreements, bil	
Introduced, passed and approved th	is day of	, 20
AYES:	NAY	'S:
ABSENT:		
ATTEST:		
TOM DALLAIRE Town Manager Town of Gardnerville		

Gardnerville Town Board



AGENDA ACTION SHEET

- For Possible Action: Approve a Town special event application for Douglas Animal Welfare Group (DAWG) 2012 Mutt Poker Walk, October 6, 2012, 8:30 a.m. - 2:00 p.m. at the Carson Valley Museum & Cultural Center, 1477 Highway 395 N
- 2. Recommended Motion: Approve a Town special event application for Douglas Animal Welfare Group (DAWG) 2012 Mutt Poker Walk, October 6, 2012, 8:30 a.m. - 2:00 p.m. at the Carson Valley Museum & Cultural Center, 1477 Highway 395 N Funds Available:

 ✓ Yes 3. Department: Administration Prepared by: **Tom Dallaire** 4. Meeting Date: **Time Requested: ▼** Administrative 5. Agenda:

 ☐ Consent **Background Information:** T N/A 6. Other Agency Review of Action: Douglas County 7. Board Action: Approved **Approved with Modifications**

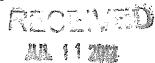
Continued

Denied



Application for Special Event/Street Closure/Exclusive use of Heritage Park 1407 Highway 395

Gardnerville, Nevada 89410 (775) 782-7134 (775) 782-7135 Fax



Date of Application: July 11 2012
Location of Event/Activities: MUSECCOT & COLTARA CENTER - STREETS OF (submit letter of property owner's permission if event is to be held on private property) GALDNERVIII &
Street(s) proposing to be closed: No Closua E (US 395, SR756 require NDOT permission*Waterloo/Toler/Elges require County permission)
Requesting use of Heritage Park? YesNo
Organization: Douglas An malwelfiare Geo-Gorporation: Yes No (if a corporation is applying for use, a copy of the Articles of Incorporation must be attached).
Contact Person: NURA WING
Home Telephone #2675297 Business Telephone #267-7325 Fax #: NEWE Demail
Mailing Address: POBOY 1850 GARDNERULLE, NV 89410-1850
Type of Activity Park will be used for: Will Disty walk stound the perimeter of
Will alcohol be sold or served? Yes No Band or amplified music? Yes No
This event is Non-Profit For Profit Closed to Public Open to Public
Will a fee be charged to attend the event? Yes No
Date(s) Requested (include setup and tear down time): Oct 6.2012
Event hours: 8 A-IN to 2 pm
Describe proposed event, concessions, fund-raisers, etc: fund RAISER for DALUG. Mutt Potker WALK. 21/2 mile walk for people with their dags music, vendors & prizes provided ATHLE
Event Insurance Carrier & Telephone #:
MARGANDO TAISURAL O 745 707 6157

Event Security Plan: BROSSING GLARAS J + 3 LOCATION
Event Security Plan: ORUSSING GUARDS St 3 LOCATION ON HWY 395 (MAIN STREET)
(Submit Douglas County Sheriff's Office authorization and approval)
Water and Sanitation Plan if food is being sold or consumed during event:
Event Clean-up/Sanitation/Garbage Plan: Portz potty, TRASH CAR
(garbage dumpsters/porta-a-cans/restrooms/etc.)
Fire/Emergency Medical Services Plan:
(Submit East Fork Fire Protection District authorization and approval)
Event Parking Area: : Middle School STREET (Heritage Park Parking MUST remain open for visitors at all times)
(Heritage Park Parking MUST remain open for visitors at all times)
Waiver of Liability: Said group agrees that it shall indemnify, defend and hold harmless the Town of Gardnerville and Douglas County from any and all expenses or damages which may occur, or liability that it may sustain, including reasonable attorney's fees, administrative costs, and court costs, by reason of the Town's permission to said group for conducting referenced event at denoted location. Said group, through its representative, hereby agrees to abide by the conditions of approval of the Town Board and any other conditions that may be set forth by Douglas County. Date: 7-1/-12 Signature: County County of the Town Board and any other conditions that may be set forth by Douglas County.
(Town Office Use Only)
Deposit amount Paid: Date Processed:
Neceipt Number: Racility Reviewed:
Scheduled for I own Board Agenda:
Approved:
Approved:Scheduled for Douglas County Commissioner Agenda:
Approved:
Deposit Returned:

A copy of the approved form MUST be at the event



Saturday, October 6, 2012 8:30AM-2:00PM

Walker check-in begins at 8:30AM. The WALK begins at 10:00AM and ends by noon.

at Carson Valley Museum & Cultural Center 1477 Us Highway 395 N, Gardnerville, NV 89410

For Event / Registration and/or Sponsorship info:

dawgrescue.com

Facebook: Douglas Animal Welfare Group DAWG



Designed by: Blue Eyed Designs • www.blueeyeddesigns.org • Facebook: Blue Eyed Designs

Gardnerville Town Board



AGENDA ACTION SHEET

- 1. Title: Recommend approval for Douglas County special event application submitted by Carson Valley Sertoma Club for the 22nd Annual Carson Valley Sertoma Oktoberfest scheduled for September 23, 2012 in Heritage Park
- 2. Recommended Motion: Recommend approval for Douglas County special event application submitted by Carson Valley Sertoma Club for the 22nd Annual Carson Valley Sertoma Oktoberfest scheduled for September 23, 2012 in Heritage Park □ Yes **Funds Available:** ☑ N/A 3. Department: Administration Prepared by: **Tom Dallaire** 4. Meeting Date: August 7, 2012 **Time Requested:** 5. Agenda: Consent Administrative 6. Background Information: See attached 7. Other Agency Review of Action: Yes (Douglas County) N/A 8. 9. Board Action: _Approved **Approved** with Modifications Denied □ Continued

TED THRAN, CLERK-TREASURER OUTDOOR FESTIVAL ENTERTAINMENT EVENT APPROVAL FORM 775 782-9014 FAX 775-782-9016

DATE:

JULY 25, 2012

OUTDRFST.LTR/REV 7-25-12

FROM: TED THRAN, CLERK-TREASURER SUBJ: OUTDOOR FESTIVAL ENTERTAINMENT EVENT APPLICATION Enclosed please find an application for an Outdoor Festival Entertainment Event submitted by CARSON VALLEY SERTOMA. The event is the 22nd Annual Carson Valley Sertoma Oktoberfest, scheduled for September 23, 2012, to be held at Heritage Park, Gardnerville, Nevada. Please review the application(s), print this page, and return your signed response to Carol A. McCulloch, in Ted Thran's Office no later than WEDNESDAY, AUGUST 15, 2012. THIS ITEM IS SCHEDULED FOR THE SEPTEMBER 6, 2012 COMMISSIONER AGENDA. Thank you, in advance, for your cooperation! (please do not detach) DATE: APPROVE: YES____NO **DEPOSIT RECOMMENDED:** YES______, if yes, amount \$______ COMMENTS/CONDITIONS: SIGNED: PRINT NAME & TITLE:

JUL 25 2012

DOUGLAS COUNTY CLERK

OUTDOOR FESTIVAL LICENSE APPLICATION

Application Date: _	7-25-12	Date(s) of Event:	23 Supt 2012	
Name of Event: Z	2 DD SURVAL CARSON	Vaccy Sermours	OKTOBENEEST	
Location of Event:	(Address or Legal Description)	- handperure	<u>L</u>	
Applicant's name:	Canson Vacuer S	Dertour		
Contact's name:	(If different than applicant)			
Mailing address: Physical address	Street or P.O. Box	s long handas	State Zip Code	
(If different):	Street Street	City	State Zip Code Ruy	aer
Phone #(s).	T (Business) 175-	-265-3914 (Home).	((L	
			1 Fother NP 5016) ≥
	ortnership, please list corpor			
Name	Address		Title	
roop of some	t: Leaman Mue Juine Spaces IN Ventoons may 30	A FUND TADIC	We Event	
Hours of operation:	12 pu - 4 pm		•	
What is the name of				
and who has authori	f the designated event repre ity to bind the applicant?	esentative that will be	on-site during the event	
and who has authori	ity to bind the applicant?	Duy woods	***	
Will an admission fe	f the designated event repreity to bind the applicant? e be charged for your event lected? \[\int \text{Pre-sales} \] At e	t? Yes No If yes	***	

	List approximate number of participants: 30 Meu Bais - Cooking-Saru me Food - Selli.				
	List approximate number of spectators: 500 - 700				
	List expected peak number of spectators: 300				
	Will alcoholic beverages be served? Yes No (all liquor vendors must be individually licensed with Douglas County Sheriff's Office)				
	Will food and/or beverages be served? ✓ Yes ☐ No (all concessionaires must be licensed and operate under a valid health department permit pursuant to NRS chapter 446.)				
¥	Will there be live music? Yes No - If Yes, Name of Performer(s) Gruser Baun, Type of Music Pour Genus				
/~	Name of Insurer: LOCKTON CO. U.C. 1 KANSSAS CART				
	Limits of liability: 2,000,000 AGGRAGATE				
	Address of Insurer: 444 w 47 th 57 Surpe 900, KC Mo Street City State Zip code				
	Policy number: PUPK 135912				
\rightarrow	SEETYPICKS ATTACHED FOR PAST EVELTS.				
	I, the undersigned, have answered all questions in this application and to the best of my knowledge all answers are true and correct. I further understand that disclosure of any false, misleading or incorrect answers could result in the denial of the permit. The filing of the application does not authorize the conducting of any business for which a permit is required, and any carrying on of such business before a permit is issued may also be grounds for denial of a permit.				
	Signature of Applicant 7-28-12 Date				
•	Name of Applicant				

FESTIVAL PLANS:

(MUST BE COMPLETED - ATTACH ADDITIONAL PAGES IF NECESSARY)

Detailed explanation of the applicant's plans to provide law enforcement protection; water facilities; food concessions; toilet facilities; trash cans and litter; medical facilities; fire protection; parking areas, access and parking control; maintenance of a headquarters or providing contact information; if it is proposed or expected that spectators or participants will remain at night or overnight, the arrangements for illuminating the premises and for camping or similar facilities; and what provisions shall be made for numbers of spectators in excess of the estimate. Applicant may submit a plot plan showing arrangement of the facilities including those for parking, egress and ingress shall be submitted with the application. (§ 5.12.040)

Describe law enforcement protection plan (§ 5.12.120(A))
TOWN of WAND DEPRINE - WILL CALL DESD IF REQUIRED,
- CITE CALL DESD 15 PROUND,
Describe plan for location and supply of water facilities (§ 5.12.120(B))
Monicion water on Site - Socies of Bottom water
Describe food concessions plan (§ 5.12.120(C))
FOOT & BEVENAGES. MEDVE RENNING TYCE SOUTH DOWNERS
& Sundwirds.
Describe toilet facilities plan (§ 5.12.120(D))
Rest Rooms AVER PUBLIC BR. IN THE PANK
Docaribo trock
TRASH CAME PION (§ 5.12.120(E))
Describe trash cans and litter plan (§ 5.12.120(E)) TRASH CANS ! PICKUP SUPPLIED BY TOWN OF ADMONDICULA
Describe medical facilities plan (§ 5.12.120(F))
NO MEDICIA FACILITIES ON SITE - FIRST AN KITHERLYAGUE
E C. C. JOUZIE
Describe fire protection plan (§ 5.12.120(G))
FIRE HYDRANTS AGE ONGINE - FIRE EXTINUISIONS ARE
Kept in Cooking Arren

Describe parking areas, access and parking control plan (§ 5.12.120(H)) PUBLIC PLANKING AREA PRINT OF HERITAGE ROME SITE	. #
Describe location of on-site headquarters or contact information (§ 5.12.120(J)) FOOD SPACES BONTH WILL SERVE AS INFORMATION HEADQUARTER	ئ ,
Describe illumination plan (§ 5.12.120(K)) THE PANK IS LECTRIMATED FOR MICHT 1750 -TELLS IS A DAY eve	w
Describe overnight camping facilities plan (§ 5.12.120(L))	
Describe communication system plan (§ 5.12.120(Q)) POBLIC ADDRESS VIA THE POLAND'S SOUTH STEEM - KEY MEMBERS OF SENTOWN WILL HARBE LEW Phones.	
What provisions will be made for numbers of spectators in excess of the estimate (§ 5.12.040) (§ 5.12.040) (§ 5.12.040) (T 'S Ans ar Door Event Ann THE Panic is much Langer Than THE DOTIVIS AREA.	
Attach a plot plan showing arrangement of the facilities including those for parking, egress and ingress. (§ 5.12.040)	

CONTRIBUTORS & INVESTORS LIST

Please list anyone who has contributed, invested or who has a financial interest greater than \$500.

Use additional sheets if necessary.

Name				Address	5				
	Do	ra.							
-	19								
			_						
	· · · · · · · · · · · · · · · · · · ·				·····		~****		
		·		~~ ,					
						·			
			···						
				***************************************				···	
	···········	······································	·			THE			
·									
	<u> </u>	**************************************	·			***************************************		***************************************	
,,=,,,			TO THE STATE OF TH		·····			····	
	74004 /								

······									
				····					
····									
								····	
	······································								
						***	· · · · · · · · · · · · · · · · · · ·		
							 		
	··· ·- · · · · · · · · · · · · · · · ·								
						···			
					•				
					······································		····		
	 	····				······································			
		· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·		·				
 									···
									-
								·· · · · · · · · · · · · · · · · · · ·	

PROPERTY OWNER AFFIDAVIT

STATE OF NEVADA)
) ss: COUNTY OF DOUGLAS)
I,
Location of Event: <u>APADADMILLE</u> HENITARIE PANK - APUBLIC Address or Legal Description 3 PARTE
Signed _ woods/Sorrows
Subscribed and sworn to before me this day of, 20
*Owner refers to the following. Please mark the appropriate box.
☐ OWNER/JOINT OWNER
CORPORATE OFFICER/PARTNER
POWER OF ATTORNEY (Provide copy of Power of Attorney)
AGENT (Notarized letter from property owner giving legal authority to agent)
LETTER FROM GOVERNMENT AGENCY WITH STEWARDSHIP
Douglas County Clerk's Office
~OR~
Notary Public in and for said county and state
My commission expires:



termit

Application for Special Event/Street Closure/Exclusive use of Heritage Park 1407 Highway 395 Gardnerville, Nevada 89410 (775) 782-7134 (775) 782-7135 Fax

Date of Application: MARCH 6 2012
Location of Event/Activities: HERITAGE PARK
(submit letter of property owner's permission if event is to be held on private property)
Street(s) proposing to be closed: NOTE
(US 395, SR756 require NDOT permission*Waterloo/Toler/Elges require County permission)
Requesting use of Heritage Park? YesNo
Organization: CARSON VALLEY SERTAIN Corporation: YesNoX_ (if a corporation is applying for use, a copy of the Articles of Incorporation must be attached).
Contact Person: 00RIS SVENSRUC
Home Telephone #: 265-2507 Business Telephone #Fax #:
Mailing Address: 758 RAAB CT GARONBRVILLE, NV 89460
Type of Activity Park will be used for: ANNUAL OK TOBERFEST
Will alcohol be sold or served? Yes <u>No</u> Band or amplified music? Yes <u>No</u>
This event is Non-Profit For Profit Closed to Public Open to Public
Will a fee be charged to attend the event? YesNo_X
Date(s) Requested (include setup and tear down time): SEPTCHBER 23, 2012 SAH - SPH)
Event hours: 8PM - 5PM
Describe proposed event, concessions, fund-raisers, etc: OKTOBER FEST EVENT WITH GRUBER FOR PLAYIM FROM 12160 PM - 4130 PM GERMAN FOND WILL BE SERVED GERMAN FOND WILL BE SERVED GERMAN FOND WILL BE SERVED
Event Insurance Carrier & Telephone #: LOCKTOW COMPANIS (816) 960-9000
(Certificate of Insurance naming the Town as additional insured is required)

Event Security Plan:	EVENT PATROLEN BY SERTOMA MEMBERS
WILL DALL	DOUGLAS COUNTY SHERIFF IT REQUIRED
	ubmit Douglas County Sheriff's Office authorization and approval)
Water and Sanitation ON PSWPCHUTY-	n Plan if food is being sold or consumed during event: WATVI REGULETO SERTION CABINET.
Event Clean-up/Sani SER TOMAY	itation/Garbage Plan: LAMBE TRASH CONTAWELLS REQUIRES 11 AS GARBAGE CANS
	(garbage dumpsters/porta-a-cans/restrooms/etc.)
	dical Services Plan: SERTOMA HAS FIRE EXTINGISHEE IN
(Su	bmit East Fork Fire Protection District authorization and approval)
Event Parking Area:	HERZITALE PARKING WILL BE USED AS WELL AS ON SPENCE PROPERTIE
(I	Teritage Park Parking MUST remain open for visitors at all times)
jor ciosure, oooin sp	cants MUST provide a drawing(s) clearly showing event area(s), streets requested aces, etc. If requesting use of Heritage Park, a Town furnished template will be utility lines and other event constraints.
Garanerville and Do that it may sustain, it of the Town's permis through its represent	Said group agrees that it shall indemnify, defend and hold harmless the Town of ruglas County from any and all expenses or damages which may occur, or liability ncluding reasonable attorney's fees, administrative costs, and court costs, by reason ssion to said group for conducting referenced event at denoted location. Said group, tative, hereby agrees to abide by the conditions of approval of the Town Board and that may be set forth by Douglas County.
Date: 7-16-21 Printed name abo	12 Signature: Doris Svensul
(Town Office Use O	nly)
Deposit amount Pai	d:Date Processed:
Receipt Number:	Facility Reviewed:
Scheduled for Town	a Board Agenda:
Approved:	las County Commissioner Agenda:
Approved:	les Charly Commissioner Agenda:
Deposit Returned:	

A copy of the approved form MUST be at the event

INSURANCE, HOLD HARMLESS & INDEMNIFICATION REQUIREMENTS FOR AN OUTDOOR FESTIVAL LICENSE APPICATION

Pursuant to Douglas County Code §5.12, any applicant for a Douglas County Outdoor Festival license must ensure the following requirements are met to the satisfaction of Douglas County before the Outdoor Festival license may be issued.

INDEMNIFICATION & HOLD HARMLESS

As respects acts, errors or omissions relating to the event, APPLICANT agrees to indemnify and hold harmless COUNTY, its officers, agents, employees, and volunteers from and against any and all claims, demands, defense costs, liability or consequential damages of any kind or nature arising directly or indirectly out of the event or any activity leading up to, during, or following the event, excepting those which arise out of the sole negligence of the COUNTY. APPLICANT further agrees to defend COUNTY and assume all costs, expenses and liabilities of any nature to which COUNTY may be subjected as a result of any claim, demand, action or cause of action arising out of the negligent acts, errors or omissions of APPLICANT or its agents concerning the event.

INSURANCE REQUIREMENTS

COUNTY requires that APPLICANT purchase General Liability Insurance as described below against claims for injuries to persons or damages to property which may arise from or in connection with the event by APPLICANT, its agents, representatives, or employees. The cost of all such insurance shall be borne by APPLICANT. APPLICANT shall maintain coverage and limits of not less than \$1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage (\$2,000,000 for high risk events).

Any deductibles or self-insured retentions must be declared to and approved by the COUNTY prior to the event. COUNTY reserves the right to request additional documentation, financial or otherwise prior to giving its approval of the deductibles and self insured retention and prior to issuing the license. The COUNTY prior to the change taking effect must approve any changes to the deductibles or self-insured retentions.

APPLICANT shall provide COUNTY with a certificate of insurance that identifies COUNTY, its officers, agents, employees and volunteers as additional insured's.

NOTE: A certificate of insurance complying with the provisions stated above is not required with the Outdoor Festival license application, but must be furnished prior to the issuance of the license.

I hereby agree to the all of the provisions stated above:

Canson Valley Sevirous Ontoison F	855 Say 21 2012
Name of Event	Date of Event
Applicant's name (printed)	
Applicant's signature	

6-11



STATE OF NEVADA DEPARTMENT OF TAXATION

Web Site: http://tax.state.nv.us 1550 College Parkway, Suite 115 Carson City, Neveda 69706-7937 Phone: (775) 684-2000 Fax: (775) 684-2020

LAS VEGAS OFFICE Grant Sawyer Office Bullding, Suite 1300 555 E. Washington Avenue Las Vegas, Nevada, 89101 Phone: (702) 488-2300 Fax: (702) 488-2373 RENO OFFICE 4600 Kletzke Lane Building L. Sults 235 Reno, Nevada 89502 Phone: (775) 688-1295 Fax: (775) 688-1303

HENDERSON OFFICE 2550 Paseo Verde Parkway Suito 180 Henderson, Nevade 89074 Phone:(702) 488-2300 Fax: (702) 488-3377

June 30, 2007

Account Number:

RCE-002-483

Exp date:

June 30, 2012 ←

CARSON VALLEY SERTOMA PO B0X 1546 MINDEN NV 89423

Pursuant to NRS 372.326 and related statutes, CARSON VALLEY SERTOMA has been granted sales/use tax exempt status as a charitable organization. Direct purchases of tangible personal property made by CARSON VALLEY SERTOMA are exempt from sales/use tax. Fraudulent use of this exemption letter is a violation of Nevada law.

Vendors selling tangible personal property to CARSON VALLEY SERTOMA are authorized to sell to them tax exempt. The vendor shall account for the exempt sale on its sales/use tax return under exemptions. For audit purposes, a vendor must have a copy of this letter in order to document the transaction was tax exempt.

This letter only applies to Nevada sales/use tax and does not provide exemption from any other tax.

This exemption applies only to the above named organization and is not extended to individuals, or contractors or lessors to or for such organizations.

Any vendor having questions concerning the use of this sales/use tax exemption letter may contact the Department at one of the district offices listed above.

If, upon further or future review by the Department, it is determined the above named organization does not meet or nollonger meets the criteria outlined in NRS 372.348, this letter of exemption will be revoked.

Dino DiCianno

Sincerely

Executive Director

TOUSERS

SPENCE COMMERCIAL PROPERTIES

SPENCE COMMERCIAL PROPERTIES

SPENCE TO THE CHINESE BELIEVE TO LINE AND TOURS THE EXPOSURE THE PROPERTY TO SERVE THE EXPOSE THE CHINESE TO THE CHINESE BELIEVE THE CHINESE TO SERVE THE CHINESE TO SERVE THE CHINESE TO SERVE THE CHINESE TO THE CHINESE BELIEVE THE CHINESE THE CHINESE BELIEVE THE CHINESE TH

TYPICAL

ACORD. CERTIFICATE OF LIABILITY INSURANCE							2/25/2009	
PR		LOCKTOM COMPANIER, LLC-1 E 441 W. 4781 STREET, SUITE BIT LONGAS CITY LLO 611 12-1906 [INS] 960-6000	MESCIY	THE CENT	THE CENTIFICATE ELECTED AS A MATTER OF REFORMATION ONLY AND CONCESS NO REGITS HOW THE CENTIFICATE DOES NOT ASSET STORY AND EXTENDED BY THE POLICIES SELECT			
EXERCIO SCOTTAM PAT					AFFORDUS C		MAIC #	
		71 AND ITS STREETMANES				ELECTY DISURANCE WEITERS DISURANCE	1	
		1912 E. MEYER BLVD KNASAS CITY M2D 61022		miner.	WILCON GRIDS	WHITERS DISCHARGE	 	
				SCHOOL D		····	1	
<u> </u>				estate -				
(4)	YES EPC	AGES SERING EL					e canacan estan	
		ENGEN, THE DESIGNACE ASSOCIATE ES. ABOUT THE LESSES SHOWN HAS	OF NO CONTROL OF CHAR	COCCURENT WEEL BOTTO BENEFICET SLATER.	TO WITHER TEN			
3			rot.cy/source	THE CONTRACTOR	Carrie Granders	u	nv .	
		THE RELEASE OF THE PERSON OF T				ENCH DOCUMENTED	= 1,000,000	
<u> </u>		CLERE DEED X COOR	PHPLICIN	971303	Stance	BUREAU DE SERVICE	= 100,000	
	l					PERSONAL ANY DESIGN	= 5,000 = 1,000,000	
	ł					CALCULATION AND CONTROL OF	= 2,000,000	
		CONT. ACCRECATE LINE AND PARTY ME				PRODUCE COURCE AND	± 2,000,000	
-	⊩	POLICY JET X 100						
A		AER AERO	PERSONO	9/1/2003	9/1/2009	Conservation Conse	* 1,000,000	
		ALL COMMENTATIONS SCHOOL SCHOOL X MARKER ACTIONS				SCHOOL STATE	* XXXXXXXXX	
		X ненимина жиновинамина				DOCETRINGY Personisan	• XXXXXXXXXX	
						PEOPERTY DESIGNE Permitting	* XXXXXXXXXX	
		CHACE LEGISLEY	NUTAWEICANEH			WHOOMY-EVECTORIES	* XXXXXXX	
						PARTIES PARCE	a XXXXXXXX	
Á		ECONOMISSION .	F#(302552)			Andrew Company	1,000,000	
*		Townsent	regalaxaas	MANAGE	2(1000)	ADDRESS TO	a L000,000	
		DEDECTOR X WESTERLA					* XXXXXXXX	
		X RESCRICE * 10,000					* XXXXXXXX	
B	yong	SACRES CONSPERSIONE AND	NYM. PLESS	201/2003	9712000	X Section 1	- XXXXXXX	
	-	COMMENTED TO				EL MONOGOUT	. 500,000	
		denomination No.				ILDENIE-(XESSOTI	± 500,000	
A				90,000		EL DESCRIPTION	± 500,000	
	LEQUOR LIABILITY PRIPER LETTO			MUMIL.	9/12/009	LEGGED ACCRECATE		
DEE	en V	EM OF OPERADOSTOCOCHUNISCUS SECT Sections (NV) (1072) - Density	Combridate Compression	MONTEN PROVI	iore			
Center Volley Sections (NV) #10229 - Designs County is secured an additional housed as superin the Center Volley Charlesfest being held \$172090.								
C	CERTIFICATE HOLDER CAREALATION							
	10455223							
		DONGLAS COMBITY 1818 ESCHÜNSTRECT				R CILL SERVICES TO HE		
1/07(0) SAI NA (0) SAT						io aireigheachtair To aireigheachtair		
					<u> </u>			
		•			The Local Designation of the Contract of the C	physic		
ACC	PD:	25 (2001/52) Parameter (200		a Traching outliness		- 13-15	TOTO OF A TOTO STATE OF A STATE O	

A RENEWALS ISSUED BY 9-1-12

TAPICAL

ACORD, CERTIFICATE OF LIABILITY INSURANCE 91/2019 8/7/7/2018							
PRODUCER LOCKTON COMPANIES, LLC-1 KANSAS CITY 444 W. 47TH STREET, SUITE 900 HOLDER, THESE					9/1/2009 8/27/2008 FICATE IS ISSUED AS A MATTER OF INFORMATION CONFERS NO RIGHTS UPON THE CERTIFICATE ES CERTIFICATE DOES NOT AMEND, EXTEND OR COVERAGE AFFORDED BY THE POLICIES BELOW.		
(810) 900-9000			INSURERS A	INSURERS AFFORDING COVERAGE			
DERLINESD	SERTOMA INTERNATIONAL		INSURER A: PHI	LADELPHIA DIDE	MONITY INSURANCE		
108037					VRITERS INSURANCE		
	1912 E. MEYER BLVD		INSURER C				
	KANSAS CITY MO 64132		INSURER D:				
İ			MSLRER E				
COVE					rantai paksi kun (ademintai a ca) Kantai paratais on Producti ka a Kantai paratais on Producti ka a		
ANY F MAY F POLIC	OLICIES OF INSURANCE LISTED BEL REQUIREMENT, TERM OR CONDITION PERTAIN, THE INSURANCE AFFORDE JES. AGGREGATE LIMITS SHOWN MA	l OF ANY CONTRACT OR OTHER E D BY THE POLICIES DESCRIBED H	OCUMENT WITH R IEREN 18 SUBJECT CLAMS.	ESPECT TO WHICH TO ALL THE TERM	H THIS CERTIFICATE MAY	BE ISSUED OR	
INER ADD	TYPE OF RESURANCE	POLEY MARKER	POLICY EFFECTIVE DATE (EMPLOYY)	POLICY HAPPRATION DATE (MEEDINY)	LINT	8	
	GENERAL LINEALTY				EACH COCURRENCE DAMAGE TO RENTED	s 1,000,000	
A	X COMMERCIAL GENERAL LIABILITY	RENEWAL OF PHPK255500	9/1/2008	9/1/2009	PREMISES (En goulteron)	s 100,000	
	CLASSES MADE X OCCUR]		MED EXP (Aug one passos)	s 5,000	
					PERSONAL & ADVINUARY	s 1,000,000	
	GENTL AGGREGATE LIMIT APPLIES PER				GENERAL AGGREGATE	\$ 2,000,000	
	POLICY PRO X LOC				PRODUCTS - COMPIOP AGG	s 2,000,000	
A	WANTO THE TANK TANK THE TANK T	RENEWAL OF PHPIC255500	9/1/2008	9/1/2009	COMBRED SMOLE LIMIT (Fourthead)	\$ 1,000,000	
	ALCOMMED AUTOR SCHEDULED AUTOS				BOKELY (MARKY (Per person)	s XXXXXXX	
	X HERED AUTOS X NOX4-OWNED AUTOS		to deposit ratio		BODEY BUILTY (Per accident)	s XXXXXXXX	
					PROPERTY DAMAGE (Per excitent)	* XXXXXXX	
	CARAGE LINERTLY]	1	AUTO ONLY - EA ACCIDENT	s XXXXXXX	
	ANY AUTO	NOT APPLICABLE			OTHER THAN EA ACC	* XXXXXXX	
					AGG	5 XXXXXXXX	
	X OCCUR CLARE MADE	DENEMAL OF BUILDOOMO	9/1/2008	on none	EACH OCCURRENCE	1,000,000	
A	X OCCUR CLAME MADE	RENEWAL OF PHUB093000	9/1/2008	9/1/2009	AGGREGATE	\$ 1,000,000	
	DEDUCTIBLE X UMBRELLA					s xxxxxxxxx	
	X RETENTION \$ 10,000					s XXXXXXXX	
В	BRICERS CORPERSATION AND	37WECP1.4953	9/1/2008	9/1/2009	X WCSTATU- OTH-		
	PLOYERS' LIMBILITY Y PROPRIETOR/PARTNER/EXECUTIVE				EL EACH ACCIDENT	\$ 500,000	
OF	PICER/MEMBER EXCLUDED?				EL DISEASE - EA EMPLOYEE	s 500,000	
	es, describe under ECIAL PROVISIONS below				EL DIŞEASE-POLICY LEST	\$ 500,000	
, ,, ,	NER QUOR LIABILITY	RENEWAL OF PHPK255500	9/1/2008	9/1/2009	1,000,000 OCCURRENCE 1,000,000 AGGREGATE		
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EICLUSIDES ABOUT BY EMDORSCHEIT / SPECIAL PROVISCUSS CARSON VALLEY SERTOMA CLUB (NV), #10739 - SPENCE COMMERCIAL PROFERTIES IS NAMED AS ADDITIONAL INSURED AS THEIR INTEREST MAY APPEAR WITH RESPECT TO THE OKTOBERFEST BEING HELD SEPTEMBER 21, 2008.							
CERTIFICATE HOLDER CANCELLATION							
2963829 SHARLD ARTY OF THE ASSOCIATION POLICIES SE CASCILLED SEPONE THE EXPERAT					estes independed		
SPENCE COMMERCIAL PROPERTIES DATE THE SELECT SHE SELECT				Bertenevan dom "	30 DAYS EXCITED		
1407	HWY 395	HOTE TO THE	HOTICE TO THE CERTIFICATE HOLDER MAKED TO THE LEFT, BUT FARLISH TO DO SO CHALL				
GAR	DNERVILLE NV 89410		REPOSE ED CELLEATION OR LIASELTY OF AST HERD (IPON THE INSURER, ITS AREATS OR				
i : 5				REPRESENTATIVES			
i i				AUTHORIZED PROBLEM TAINE			
ACOR	ACORD 25 (2001/08) For quantities inquiriles this continuits, content the scanbor fasted in the Frenchise continue and expectly the clied belon Control Corporation 1988						

L	ACORD. CERTIFICATE OF LIABILITY INSURANCE 9/1/2009 2/25/2009										
LOCKTON COMPRIER LIC-1 KANSAS CITY						9/1/2009	2/25/2009				
	444 M. 47th STREET, BUTTERSS RABEAS CITY MO 6th 12-1906 (919) 950-9000				CONEY A HOLDER ALTER T	THE CERTIFICATE IS ISSUED AS A MATTER OF DETURNATION ONLY AND CONFERS NO FRIENDS UPON THE CERTIFICATE BOLDEN NOT ASSEMBLE SETTING ASSEMBLE ASTROPHY OF ALTER THE COVERAGE ATTORDED BY THE POLICIES BELOW.					
SENTONA DIC					INSURERS AFFORDING COVERAGE						
1	0803	71	AND ITS S	EURSTOWNER EVEN EDID	es Es			MORREA: PRILADELPHIA BEDENORTY DISTRANCE SOURCE: KARTYCHE INDERWEITERS DRIBBANCE			
1			CANBAS C	TY MOSH	32		MINUSER C.	TAX I CALL (IA12)	CARTEER INSURVICE		
1							OCUCERO:	····			
Ļ				*******	******						
f	OVE	45	es Markens	SERUNO	8 E		THE RESERVE	(0-10-7-4-10-	La la Susse Access	CONTRACTOR AND RECEIVE	
	NY s	eu.	PREMIENT,	TERM OR	०० ००० ००	OF ANY CONTINUE OR COME		MONE PER TREP	ALTRIBO MELON	LOCAL TENENTON	
Li	OLIC	EB.				OF MAY COMMENT OF CHES B BY THE POLICIES DESCRIBED O RY THE POLICIES DESCRIBED TO MAKE HERE REQUISED TO THE		TO ALTHE TER	MS, EXCLUSIONS AND CO	MAY BE 1888ED OR MOTTONS OF SUCH	
E		4 _	TYPE	F States		MALOY ESSAYS	PER ICH BRIDE THE DATE GERRENON		4		
١.	1	15	7 10 10 10 10 10 10 10 10 10 10 10 10 10					1	GICHOCCE PRODUCE	1 200 000	
^	1	户		24 CONTRACT		PMP4C34271A	5V1/2008	971/2009	BULL TO RESTREE	* 1,000,000 * 100,000	
1	1	-	CL/08	* PORT X	COCCER		1	1	MATERIAL CONTRACTOR (NAME OF CONTRACTOR)	s 5,000	
l		-	 			[j	1	PERSONAL & ADMINISTRA	* 1,000,000	
l	1	 		HTE LINET AP]	1	1	CENTER ACCEPTANTE	* 2,000,000	
	1	۳	I [Xlue	l	1	i	PERSONAL COMPANY ACCO		
A	1-	_	TOMORNE II		TIVE.		 	ļ			
-		F	ANY ALTO ALL CHAR			PIPE317719	SUCROS	\$71/2000	(In explicit)	* 1,000,000	
		X	SCHEDER!	TO ASSECUE					POLICY SCHOOL Perpuncas	* XXXXXXXX	
		X	MON-ORNO						Caracitad Caracitad	* XXXXXXXX	
		5345	under Lienen						Sychethyphology Spendentyphology	• XXXXXXXXXX	
	l	П	ANY AND	 ,		MOTAPPLICABLE	[MALDONEY - ENVIOLEN	* XXXXXXX	
					1		1]	COURT TENAN EARCH	* XXXXXXX	
A		ä		LAIMSEL	,			ļi	AGG		
^		X	OCCUR	CAR	3 169CE	PHIBNES 20	3/1/200E	9/1/2009	\$2Ch COCKREENCY	= 1.000,000	
			OCCUPANCE X STREET		-		1	}	ACCOMPATE	* 1,000,000	
					- [1			* XXXXXXXX	
В	1		RESENTATION.	- 27.5%				i i		* XXXXXXXXX	
			COMPENSATION	r	ľ	9 600103901	9/1/2008	9/1/2002 9/1/2009	X RECEIPT OUR	* XXXXXXXXX	
1		MATE	COPPE SCHOOL SECTION STATES			1	i :		EL DENACCOUNT	. 500,000	
	.	-	MESICAES PARTY.	, No	.]		EL OCERTE - PAGRETORIE		
Ā	OTHE			, Ind					EL USEASE-POLICYLING	= 500,000	
-	LIQUOR LABILITY PUPE 342710		9/1/2003	971/2000	1 MARIO OCCUPATION DE LOUISMA ACCUPATION DE LOUISMA ACCUPATION DE LOUISMA DE						
_	APTA	# C	OFCRACE	TANCAL T	76173	COLUMN AND DE LEGICIES		<u> </u>			
Ches	on Ve	ky i	Scotona (H	V) #10719-	Tour of	Gerdantille is eased an addition	i ionani sa repera	enes de Casses Valles o	Explanifor heira hake com-	-	
										ex.	
										į	
GERIERCATE HOLDER CAMCELLATION											
	TOTAL OF COMMENT OF THE PARTY O			EDUCAD ANT OF T	DECEMBER OF THE MODE OF CONTRACT POLICY OF CONTRACT PROPERTY.						
1407 HIGHBAY 395 GASDAERAN I ENDARMA			- fract measure,	DATE DESCRIPTION THE STUDY OFFICER WAS DESCRIPTED TO BREE 101 DATE WELLOW STUDY OF THE STUDY STATE OF THE STUDY STATE OF THE STATE OF T							
			INVESTIGATION OF								
							ASTROPRED TOP				
	C (SA) 28 (Sept. 197)			ļ	Bus & pater						
m	243.24	C 275	M14 82573	-				N ST STORY	162 GT 187	5	

MUSEU VALLEY SECTOMA

OKTOBER FEST 2008, 2009, 2011

PARKINL

I - DANCE PLACE

1 - DINING TOSLES

2 - TOKET GRATH

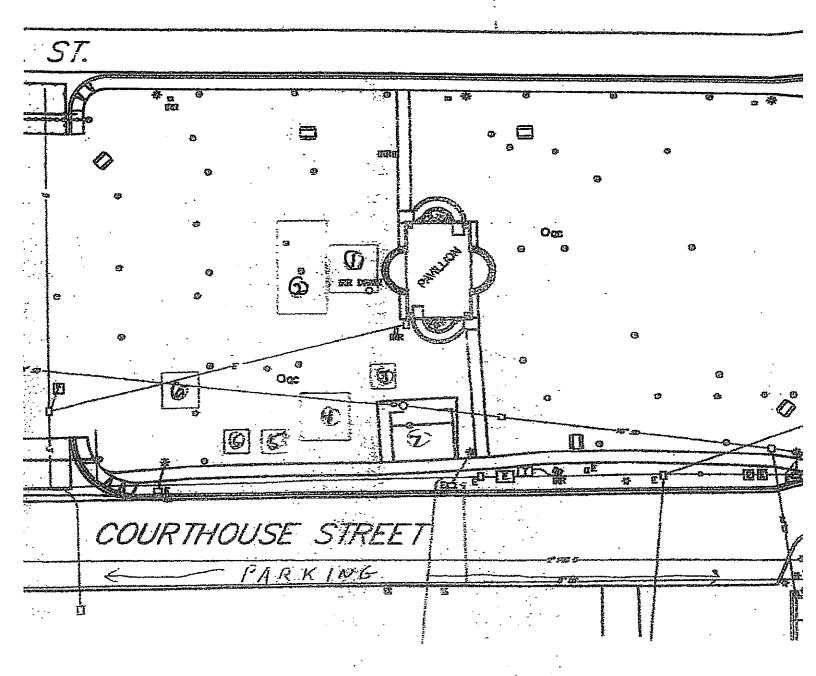
1 - FROM SERVICE

3 - BRILLS

4 - BRILLS

4 - BRILLS

7 - REST ROOMS



Gardnerville Town Board

AGENDA ACTION SHEET



1. Title: Recommend approval of a Town special event application for the 22nd Annual Carson Valley Sertoma Oktoberfest scheduled for September 23, 2012 at Heritage Park

	2012 at Heritage Park					
2.	Recommended Motion: Approve special event application for the 22 ⁿ Annual Carson Valley Sertoma Oktoberfest scheduled for September 23 2012 at Heritage Park					
	Funds Available: ☐ Yes ☐ N/A					
3.	Department: Administration					
Pr	epared by: Tom Dallaire					
4.	Meeting Date: August 7, 2012 Time Requested:					
5.	Agenda: Consent Administrative					
6.	Background Information: See attached					
7. 8.	Other Agency Review of Action: ☐ Yes ☑ N/A					
	Board Action:					
	☐Approved ☐Approved with Modifications ☐ Continued					



RECEIVED JUL 16 2012

\$100 - CK# 2905 7/19/1

Application for Special Event/Street Closure/Exclusive use of Heritage Park 1407 Highway 395 Gardnerville, Nevada 89410 (775) 782-7134 (775) 782-7135 Fax

Date of Application: MARCH 6, 2012
Location of Event/Activities: HERITAGE PARK (submit letter of property owner's permission if event is to be held on private property)
Street(s) proposing to be closed: れいど (US 395, SR756 require NDOT permission*Waterloo/Toler/Elges require County permission)
Requesting use of Heritage Park? Yes X No
Organization: CARSON VALLEY SERTOMA Corporation: Yes No X (if a corporation is applying for use, a copy of the Articles of Incorporation must be attached).
Contact Person: <u>OORIS</u> SVENSRUO
Home Telephone #: 265-2507 Business Telephone #Fax #:
Mailing Address: 758 RAAB CT GARONBRVILLE, NV 89460
Type of Activity Park will be used for: ANNVAL OK TOBERFEST
Will alcohol be sold or served? Yes \times No Band or amplified music? Yes \times No
This event is Non-Profit Y For Profit Closed to Public Open to Public X
Will a fee be charged to attend the event? YesNo_X
Date(s) Requested (include setup and tear down time): SEPTEMBER 23, 2012 SAM - SPA
Event hours: 8BM - 5 PM
Describe proposed event, concessions, fund-raisers, etc: OKTOBER FEST EVENT WITH GRUBER FAM PAND PURYIM FROM 12:60 PM - 4:30 PM, GERMAN FOOD WILL BE SERVED GERMAN) BEER + WINT WILL BE SOLD. A DANCE FLOOR VILL BE USED.
Event Insurance Carrier & Telephone #: LOCKTON COMPANICS (816) 760-9000
(Certificate of Insurance naming the Town as additional insured is required)

Event Security Plan: CYENT PATROLEN BY SERTOMA MEMBERS
WILL CALL DOUGLAS COUNTY SHERIFF IF REQUIRED
(Submit Douglas County Sheriff's Office authorization and approval)
Water and Sanitation Plan if food is being sold or consumed during event: WATOL REGVILLO ON POPEMOY - SGIZT WA 1495 A SAWITHION CHILINGT.
Event Clean-up/Sanitation/Garbage Plan: LAM 66 TRASH CONTAWE IS REGINILED SERTIMA HAS GAR BAGG CANS
(garbage dumpsters/porta-a-cans/restrooms/etc.)
Fire/Emergency Medical Services Plan: SERTUNDA ITAB FIRE EXTINGISHEE VA) THE COURTS AREA - ON TO WILL BE CALLED IF NEEDED
(Submit East Fork Fire Protection District authorization and approval)
Event Parking Area: H (42) TALG PARKING WILL BE USED AS WELL AS ON SPENCE PROPERTIE
(Heritage Park Parking MUST remain open for visitors at all times)
Event Layout: Applicants MUST provide a drawing(s) clearly showing event area(s), streets requested for closure, booth spaces, etc. If requesting use of Heritage Park, a Town furnished template will be provided indicating utility lines and other event constraints.
Waiver of Liability: Said group agrees that it shall indemnify, defend and hold harmless the Town of Gardnerville and Douglas County from any and all expenses or damages which may occur, or liability that it may sustain, including reasonable attorney's fees, administrative costs, and court costs, by reason of the Town's permission to said group for conducting referenced event at denoted location. Said group, through its representative, hereby agrees to abide by the conditions of approval of the Town Board and any other conditions that may be set forth by Douglas County. Date: 7-16-2012 Signature: DORIS SVENSUD
(Town Office Use Only)
Deposit amount Paid: Date Processed: Receipt Number: Facility Reviewed:
Scheduled for Town Board Agenda:
Approved:Scheduled for Douglas County Commissioner Agenda:
Approved:
Deposit Returned:

A copy of the approved form MUST be at the event

Gardnerville Town Board



AGENDA ACTION SHEET

1.	Title: Discussion and possible action to approve Proclamation 2012P-0 recognizing August 11, 2012 through August 18, 2012 as Brain Injur Awareness Week
2.	Recommended Motion: Motion to approve Proclamation 2012P-0 recognizing August 11, 2012 through August 18, 2012 as Brain Injur Awareness Week.
	Funds Available: ☐ Yes ☐ N/A
3.	Department: Administration
	Prepared by: Tom Dallaire
4.	Meeting Date: August 7, 2012 Time Requested: 10 minutes
5.	Agenda: Consent Administrative
6.	Background Information: See attached Proclamation
7.	Other Agency Review of Action: ☐ Yes ☐ N/A
3.	Board Action:
	☐Approved ☐Approved with Modifications ☐ Continued

Town of Gardnerville Proclamation 2012P-02

A Proclamation by the Gardnerville Town Board recognizing August 11th through August 18th, 2012 as Brain Injury Awareness Week

Whereas, brain injury is a serious national public health epidemic that, according to the Federal Center for Disease Control, strikes an estimated 1.4 million Americans and 50,000 of those individuals die and 235,000 are hospitalized as a result of these injuries; and

Whereas, each year another 80,000 Americans sustain moderate to severe brain injuries, resulting in 5.3 million people who live with permanent disabilities that include a significant physical, cognitive, and emotional impairment; and

Whereas, the average lifetime cost of care for a person with a severe traumatic brain injury ranges from \$600,000 to \$1,875,000; and

Whereas, the effects of brain injury are devastating emotionally and financially to families; and

Whereas, many individuals with brain injury can make valuable contributions to our society with appropriate services and supports; and

Whereas, public awareness is critical to the prevention of brain injury and to enhancing the recovery process of all individuals affected; and

NOW, THEREFORE LET IT BE RESOLVED THAT THE GARDNERVILLE TOWN BOARD DOES HEREBY PROCLAIM FROM AUGUST 11th THROUGH AUGUST 18th, 2012 AS BRAIN INJURY AWARENESS WEEK IN GARDNERVILLE.

Adopted: This 7th Day of August 2012, by the following vote:

GARDNERVILLE TOWN BOARD MEMBERS

Paul Lindsay, Chairman	Ken Miller, Vice-Chairman
Linda Slater, Member	Mike Philips, Member
	oyd Higuera, Member Gardnervi Nev:

Gardnerville Town Board



AGENDA ACTION SHEET

- 1. **Title:** For Possible action: Discussion to approve, approve with modifications, or deny a request for a planned development modification (PD) 04-008-4, for the Ranch at Gardnerville, LLC, requesting a modification to a previously approved planned development; to modify the planned development boundary identified in ordinance #2004-1108, extend and modify the development schedule, and to modify the subdivision design as a result of changes to the road improvements and re-designing of alley ways to the streets; including associated variances to the Douglas County Design Manual and Douglas County Development Code. The property is located south of Buckeye Road and north of Gilman Avenue along Heybourne Road, within the SFR-8,000 (Single Family Residential, 8,000 square foot minimum parcel size) zoning district with a PD (Planned Development) Overlay, and is located within the Minden-Gardnerville Community Plan Area, APN's: 1320-29-000-008, -014, 1320-33-210-033 & 1320-32-501-017, with public comment prior to Board action.
- 2. **Recommended Motion:** Motion to approve planned development modification (PD) 04-008-4, for the Ranch at Gardnerville, LLC, requesting to modify the planned development boundary identified in ordinance #2004-1108, extend and modify the development schedule, and to modify the subdivision design as a result of changes to the road improvements and re-designing of alley ways to the streets; including associated variances to the Douglas County Design Manual and Douglas County Development Code.

	Funds Available:	□ Yes	☑ N/A			
3.	Department: Administration					
	Prepared by: Tom I	Dallaire				
4.	Meeting Date: Augu	ıst 7, 2012	Time Rec	quested: 45 minutes		
5.	Agenda: Co	nsent	☑ Administrativ	re		
6.	Background Inform	ation: See at	tached			
7.	Other Agency Revie	ew of Action:	▽ Yes	□ N/A		
8.	Board Action:	oroved nied	□Approved with □ Continued	h Modifications		



Paul Lindsay, Chairman Ken Miller, Vice Chairman Mike Philips, Board Member Linda Slater, Board Member Lloyd Higuera, Board Member

MEMORANDUM

Date: July 31, 2012

To: Gardnerville Town Board

From: Tom Dallaire, P.E., Town of Gardnerville

Subject: PD 04-008-4 (Planned Development); The Ranch at Gardnerville, Located south

of Buckeye Road and north of Gilman Avenue along Heybourne Road extension;

APNs: 1320-29-000-008, -014, 1320-33-210-033 and 1320-32-501-017.

I. TITLE:

1. Discussion to approve, approve with modifications, or deny a request for a planned development modification (PD) 04-008-4, for the Ranch at Gardnerville, LLC, requesting a modification to a previously approved planned development to modify the planned development boundary identified in ordinance #2004-1108, extend and modify the development schedule, and to modify the subdivision design as a result of changes to the road improvements and re-designing of alley ways to the streets; including associated variances to the Douglas County Design Manual and Douglas County Development Code. The property is located south of Buckeye Road and north of Gilman Avenue along Heybourne Road, within the SFR-8,000 (Single Family Residential, 8,000 square foot minimum parcel size) zoning district with a PD (Planned Development) Overlay, and is located within the Minden-Gardnerville Community Plan Area, APN's: 1320-29-000-008, -014, 1320-33-210-033 & 1320-32-501-017, with public comment prior to Board action.

II. RECOMMENDATION

Staff recommends to the Gardnerville Town Board CONDITIONAL APPROVAL of the Planned Development Application (PD) 04-008-4, The Ranch at Gardnerville tentative Map, based on the findings, conditions, and conclusions in the staff report and the project is subject to the following concerns followed by the recommended conditions:

III. DISCUSSION

The following is staff's concerns with the proposed project which have been itemized for county staff consideration. The following items can be part of the Town Board discussion of the item and may be transferred to the recommended conditions of approval by the Town Board.

1. Flood Zones



a. The improvements plans may need to consider the perpetuating flood flows established by the approved Manhard "Pine Nut Creek and Cottonwood/Martin Sloughs" flood analysis, (LOMR 12-09-1513P) which is available to view on the town website. The LOMR has an October 22, 2012 effective date and needs to be considered in the design. The park ditch shall extend to the Martin Slough with maintenance/pedestrian path.

2. Roads

- a. The developer should consider a larger (minimum of 35') back of curb radius for all roads intersecting collector/arterial streets.
- b. A fire truck turn around, possibly a hammerhead type with 20' widex 100' long area at the parking lot end of Snaffle Bit Drive. This will reduce the Town of Gardnerville parcel by the right of way width and length. Town staff will work with Minden and the Developer on this item.
- c. The development shall comply with the most current requirements of ADA and PROWAG.

3. Trails

a. Provide an additional pedestrian access trail connecting to Heybourne Road adjacent to Lot 115, 114, 170 and 171 or to Lasso Lane. Pedestrian access to the pedestrian trail should be provided at the open space locations. Town staff feels DC-DCIS 2.5.5 should apply and be considered. Additional pedestrian routes/paths shall be provided throughout the subdivision and provide linkages to schools, open space, and common districts. If Cul-de-sacs are utilized, bicycle and pedestrian easements shall be used to provide connecting streets, parks, open spaces, etc. The additional maintenance responsibilities will require the town to expand its normal crew for maintenance of parks and roads.

4. Drainage

a. The Manhard study for "Pine Nut Creek and Cottonwood/Martin Sloughs" has updated the flows from the basins referred to as Exoffsite 1 and Ex1 which impact the site. The engineer shall provide a revised design and calculations for the Park Ditch limiting the flow to the culvert under Gilman Ave to meet the criteria of Table 6.3 and show that the parcels within the development will not be adversely impacted by the change in proposed flood flow conditions when the flows pond on the Park Land and Cattle property per their agreement.

5. Planning/Lot Layout

a. See the attached sheet. Per County Code 20.656 Lot Width for 8,000 SF is to be average 70 feet and 100 feet deep. Please consider the lot sizes in the final parcel layout as some of the parcel frontages are small. The ¼ to ½ knuckle are not desirable, because residents park cars perpendicular to the curb in these types of bulbs.

IV. CONDITIONS:

The following should be considered for recommendation to the County, the Conditions of Approval prior to the Final Map Submittal. These conditions contain the previously applicable conditions and those specified after the **Second Review** of the revised Planned Development Application:

1. The developer work with the towns and county on a compromise solution to the Zerolene Road crossing which would allow for the crossing of Zerolene in an flooded condition.



- 2. Trailhead access with parking shall be constructed.
- 3. Town streets require all street signs to be per the approved Town standard, decorative style.
- 4. Town streets require "acorn" style lights on black steel fluted poles (NV Energy standard). Lights shall be installed at turning points, cul-de-sacs, and intersections only. Coordinate design with Town.
- 5. The Town will not accept dedication of and maintenance of neighborhood monument signs and fences.
- 6. Multi-family units shall be served by 2-cubic yard dumpsters, one dumpster per four dwelling units, dumpster location, access, and size shall be coordinated with the Town at the project design review stage.
- 7. All irrigation and/or storm water conveyance facilities shall be piped with exception of the Martin Slough and Park Ditch. The Park ditch needs to extend from Gilman to the Martin Slough Ditch. Ditch maintenance path and pedestrian access shall be provided.
- 8. Storm drain facilities proposed are required to be maintained privately, including but not limited to storm water treatment devices, piping, catch basins, and retention/detention ponds, that will convey runoff into Town maintained storm drain systems shall have a maintenance and operations plan reviewed and approved by the town. Applicant is required to submit such plan before improvement plans will be approved. Adequate funding for perpetual maintenance of such facilities must be demonstrated.
- 9. The following Standard Town Conditions of Approval shall apply:
 - a. All administrative, engineering, or legal fees incurred by the Town in connection with reviewing the project shall be reimbursed and paid to the Town.
 - b. Improvement plans shall be reviewed and approved by the Town's engineer.
 - c. Estimate of value for all offsite improvements dedicated to the Town is required before final acceptance of those improvements.
 - d. Trash enclosures shall be constructed to Town standards and access for service vehicles shall be approved by Town staff.
 - e. All drainage and agriculture irrigation facilities shall be piped and placed in the public right-of-way, with the exception of Martin Slough and Park Ditch which shall remain open in this project.
 - f. Construction runoff and dewatering practices shall be in accordance with the appropriate permits obtained from the Nevada Division of Environmental Protection. Discharge into existing Town storm drain systems will only be allowed upon written approval from the Town, and will be subject to discharge quality and storm drain cleaning requirements as set forth by the Town.
 - g. Maintenance plans and level of service for landscape areas proposed for care by a homeowner's association are required to be submitted for review and approval by the Town Board, who will either recommend approval or denial to the Board of County Commissioners of the maintenance plan.
 - h. Any damage to the Town's existing infrastructure, including, but not limited to, streets, curb and gutter, sidewalks, or drainage systems caused by the development of the project shall be repaired or replaced by the developer.
 - i. One paper copy of the record drawings and an electronic file in AutoCAD format 2012 (or less) is required before final acceptance of improvements.



Board meeting Topics of Discussion / Notes:

- See Discussion questions.
- NOTE's from Board Meeting:
- .
- .
- .



V. ZONING AND MASTER PLAN EVALUATION

In the letter received from the engineer on July 27, 2012 the engineer proposed to modify the development from the December 2, 2004 approval with respect to the following:

1. Allow driveway access to collector roadway and reduce the separation standard between driveways and streets from 200 feet to 150 feet.

Staff response: The Town supports this modification provided that Modification 6 (25 MPH speed limit) is approved. If the speed is reduced the driveways will meet the requirements set forth by the NDOT Access Management Systems and Standards.

2. Reduce the required setbacks for all parcels consistent with current planned development approval for parcels less than 8,000 square feet.

Staff response: The Town does support this modification though careful placement of the residence is required to ensure the sight visibility triangle is kept clear at road intersections. The site plan that is provided at building permit review process can be verified and specifically indicate the clear sight visibility triangle. The Town Board may want to consider another alternate envelope to this request. The plan provided with this submittal does not provide a house footprint at the maximum building envelope as proposed in this request.

3. Not require landscaping maintenance easement in front yard areas.

Staff response: The Town supports this modification provided that Modification 4 is approved. The Town Board requested the County approve the removal of the landscaping easement along the front yards of the parcels located adjacent to Heybourne.

4. Amend the approved street section by allowing sidewalks within the road right-of-way, increasing the approved width from 37 feet to 47 feet for local roads.

Staff response: The Town supports this modification as it is per a previous request from the Town during the phase 1 revision. The right of way change will ensure 20' driveway is maintained from the back of the sidewalk to the garage. If the garage is allowed to be placed closer to the right of way, as in modification 2, most vehicles will have a difficult time parking in the driveway without blocking the sidewalk. County Code does require a minimum driveway length of 20 feet.

5. Amend the street section detail for Heybourne Road consistent with the Phase One Amended Final Map and allow on-street parking.

Staff response: The on-street parking is great as long as it is striped with the bike lane. The common driveway was previously approved by the Town Board and should be constant through the length of this section of Heybourne Road.

6. Reduce the previously approved design speed for Heybourne Road from 30 MPH to 25 MPH.

Staff response: Reducing the speed limit to 25 will allow for the required driveway spacing. The speed limit as we know needs to be enforced. I see this road will be heavily traveled



once connected to Buckeye in phase 7B proposed to be year 2028. There is an argument both ways on this one. The amount of traffic in the future could justify the 35 MPH speed limit. There is not another 35 MPH posted in Gardnerville with exception of 756 with only a couple of driveways on it. Access is necessary because the homes are front loaded and parcel access by the alleys was removed.

7. Modify County design standards and allow driveway flare out from 24 feet to 30 feet after five feet from the street edge.

Staff response: The Town supports this modification. There is no point to having a flare for 1 foot after the sidewalk. The 30 foot driveways will not work for lots with only 25 foot lot frontages and this should be taken into consideration for lot layout on the Final Map.

8. Minor changes to the lot sizes and roadway configurations.

Staff response: The Town supports the modification to the roadway configurations and the removal of the alleys. The maintenance of alleys has presented numerous challenges and in an unofficial survey of municipalities in the region Town staff has found that all are moving away from alleys because of the challenges that they present. The parcel sizes, within Gardnerville are shown to be in the 5,153 sf to 15,466 range, within the area east of Heybourne Road, around the cul-de-sacs.

10. Relocation of eleven single family units to the Multi-Family area for a total of 592 single family parcels and 41 multi-family units. No change to the total number of the previously approved dwelling units.

Staff response: While the relocation of the eleven single family units does not change the total number of units it does increase the units accessing the development by way of Gilman Avenue and therefore increases the traffic on Gilman Avenue from previously accepted traffic studies. When the traffic study is revised for the future roads and phases, this should be evaluated and provided as well.

11. Modification to the development schedule and phasing plan to allow one additional year to record Phase II A and to record the final phase of the subdivision.

Staff response: The Town has reviewed the development schedule and has found that the traffic study only extends to 2015 while the development schedule now extends to 2039. The Town requests that the traffic study be updated to reflect the traffic flows that will be generated in 2039. Phase 2 A-E were extended to be constructed by 2018 and Phases 3 A-C are slated to be developed by 2024. This adds additional time to the previously approved phasing plan, one year for phase 2 and 2 years for phase 3.

13. Amendment to the boundary of the Planned Development.

Staff response: The Town supports the modification to the PD boundary to include the changes to Heybourne Road. The Park Land and Cattle should be informed of the minor revisions as they have previously proposed a project on the adjacent property. Additionally, Town Staff has requested a couple of changes to the boundary. Staff asked the developer to provide the open space area at the newly created parcel 170 and 114, and in exchange they



would deepen the parcels backing up to the Minden well site and re-configure some of the parcels at that intersection and push the parking to behind the single family parcels. The developer also is providing the property for the 14' wide pedestrian trail from the existing town open space parcel to access Zerolene road.

14. Approve new building Elevations.

Staff response: The elevations of the proposed development appear to be consistent with the neighboring developments and Phase 1 construction. A generic parcel plan was provided with the application showing how the building will fit on the proposed parcel sizes.

<u>Master Plan and Zoning Consistency</u>: Planned development allows for the modification of the actual zoned lot size. The Town of Gardnerville, per code has a parcel as small as 5,000 sf. The smallest parcel found on this proposed map was Lot 171 at 5,153 sf. The number of parcels proposed with this development is 197 single family lots and one (1) multi-family parcel containing 41 units.

Neighborhood Compatibility: Provided that the Planned Development meets the Conditions of Approval set forth previously, the Town finds the smaller parcels could be a good fit if the homes in future phases mimic the phase one homes. The smallest parcel in the adjacent neighborhood (Chichester Estates) is 7,000 sf. These parcels are smaller than previously approved. The proposed plan could provide a better transition to the 5,000 sf lots proposed on the Minden side of the proposed development.

Phasing: The developer is proposing to construct the development in 23 separate phases and provide the flexibility for future market demand to construct a couple sub phases at one time. This request modifies the development schedule that was most recently approved. They are proposing to increase the overall length of construction by five (5) years with the ultimate build out by the end of 2039.

Roads/Traffic: The roads have been modified to remove the alleys with the support of the Town. To accommodate truck traffic including that of the Town's trash trucks the back of curb radius for all roads intersecting collector/arterial roads should be a minimum of 35 feet. The traffic study that was provided for the whole development was prepared in 2004 and only extended to 2015 in the analysis. The development schedule extends to 2039. The Town requests that the traffic study be updated to reflect the current development schedule and provide evidence that the proposed roadways will convey the projected traffic in 2039 at an acceptable level of service. The changes in the unit densities and traffic patterns along with the update to the Douglas County Transportation Master Plan necessitate an update to the traffic study. The extension of Spur Way between Lots 50 and 51 was removed at the town staff request and the deletion of the road was approved by Park Land and Cattle.

<u>Drainage/Flood Plain</u>: The engineer stated in the Justification Letter that "These facilities will be designed to meet the adopted standards of Douglas County" it should be noted that per DC-DCIS 6.6.5.3 "The minimum velocity shall not be less than 3 FPS with the storm drain at half full or greater conditions." The engineer shall revise the storm drain system to meet this criterion through the **main lines**. The Manhard study for "Pine Nut Creek and Cottonwood/Martin Sloughs" has updated the flows from the basins referred to in the submitted drainage report as Exoffsite 1 and Ex1 which impact the site. Since Gilman Avenue is a Major Collector per the



County Transportation Master Plan and per the condition in DC-DCIS Table 6.3, for a 100 year storm on Collector/Arterial roads "A minimum 12' wide dry lane shall be maintained in each direction. In no case shall the flow of water extend more than half-way onto the lane adjacent to the curb." the flow must be conveyed around the site in the Park Ditch. The engineer shall provide a revised design and calculations for the Park Ditch limiting the flow to the culvert under Gilman Ave to meet the criteria of Table 6.3 and show that the parcels within the development will not be adversely impacted by the change in proposed flood flow conditions when the flows pond on the Park Land and Cattle property per the agreement between the developer and Park Land and Cattle.

<u>Maintenance of Common Area Facilities</u>: The town will not accept dedication of and maintenance of neighborhood monument signs and fences as indicated on the plan. The common facilities located in the Martin Slough, such as the Maintenance and Pedestrian Path, will be maintained by the Town provided they meet Town and County standards.

<u>Variances from Standard Ordinances and Revisions to Approved PD</u>: DC-A16 Driveway Access, DC-A01 On-street parking on Heybourne Road, §2.13.2 Driveway Access to Collector Road. Refer to the previous staff responses to the 14 proposed modifications to the approved PD.

<u>Open Space</u>: The areas provided as open space in the Town are located within or adjacent to the Martin Slough and are to be maintained by the Town. Pedestrian access should be considered closer together and accessible to all residents to promote other modes of transportation.

<u>Modified Planned Development Boundary</u>: As stated previously the Town is in support of the modification to the Planned Development Boundary.

<u>Modified Development Schedule</u>: The Town understands the slow market conditions and supports the extended development schedule. The traffic study should be revised to account for the higher traffic volumes that will be present in 2039 which is to include the revision to Phase VII B that will add an additional 11 multi-family units.

VI. PLANNED DEVELOPMENT FINDINGS

Pursuant to County Code, Section 20.676.040, the following findings must be made for approval of a Planned Development:

1. The plan is consistent with the statement of objectives of a planned development contained in the master plan and in this chapter.

Staff response: The purpose of the planned development allow for the varying lot sizes as long as the specific densities are met. This project does comply with the required densities spelled out in the code. The project has the potential for a more efficient design though this project has provided a large amount of open space. The project is adjacent to the Martin Slough and is providing for future pedestrian access from Gilman to Zerolene. There is adequate public infrastructure to provide services to the proposed development.

2. The extent that the plan departs from zoning and subdivision regulations otherwise applicable to the property, including but not limited to density, bulk and use, are deemed to be in the public interest.



Staff response: There are several areas where lot frontage could become an issue. The plan that is proposed is preliminary and Town Staff would like to see the lot frontages of some of the parcels expanded for the final map. There are still minimums and some specific plans that need to be considered and verified (within this proposal) that the unit will fit on the proposed lot.

3. The ratio of residential to non-residential use in the planned development is consistent with the master plan.

Staff response: There is no commercial or mixed use proposed with this plan. The ratio of multi-family units to single family dwelling units is 0.059:1. The ratio of open space area to lot area is 0.45:1.

4. The purpose, location and amount of the common open space in the planned development, the reliability of the proposals for maintenance and conservation of the common open spaces are adequate as related to the proposed density and type of residential development.

Staff response: All open space within the Town is along the Martin Slough. The maintenance of the Martin Slough will be the responsibility of the Town. The additional maintenance responsibilities will require the town to expand its normal crew for maintenance of parks and roads.

5. The physical design of the plan and the manner in which the design of the planned development makes provisions for adequate public facilities, as required by this code.

Staff response: Provided that the Conditions of Approval are met, the public facilities that are being provided are OPEN SPACE and a public well site for the Town of Minden. There was never a request for Town facilities or schools to be offered for dedication with this original review process in 2004 and in 2007.

6. The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods.

Staff response: Provided that the Conditions of Approval are met, which include the use of Town approved street lights and sign poles, adequate pedestrian access to the open space, features of this project, and then the development is compatible with and preserves the character of the adjacent development within the Town. The parcel is smaller than any 7,000 minimum Chichester Estates lot, making portions of the subdivision more dense than the neighboring subdivision.

7. Any development-related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods, are mitigated by improvements or modifications either on-site or within the public right-of-way.

Staff response: Provided that the Conditions of Approval are met, including an updated traffic analysis for traffic volumes up to 2039 which is to include the revision to Phase VII B that will add an additional 11 multi-family units and provides an acceptable level of service, then the adverse impact of traffic will be mitigated by improvements.



- 8. Where a development plan proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public, residents and owners of the planned development and the integrity of the plan and, where the plan provides for phases, the period in which the application for each phase must be filed.
 - **Staff response:** Provided that the Conditions of Approval are met, including an updated traffic analysis for traffic volumes up to 2039 which is to include the revision to Phase VII B that will add an additional 11 multi-family units, the interest of the public and residents will be protected. The plan provides for 24 phases and sub-phases along with the time period in which the application for each phase must be filed.
- 9. That each individual unit or phase of the development, if built in stages, as well as the total development, can exist independently and be capable of creating a good environment in the locality and be as desirable and stable in any phase as in the total development.
 - **Staff response:** As long as the development is built in the phasing order as proposed the development will be able to exist independently and provide the required services. Phases and sub-phases shall not be constructed in a different order than what is proposed without amending the phasing plan since this would require additional infrastructure to connect the phases. All aspects of each phase or sub-phase shall be constructed at one time. Piecemeal construction within phases and sub-phases defeats the purpose of phasing and causes issues later on.
- 10. The uses proposed will not be a detriment to the present and proposed surrounding land uses, but will enhance the desirability of the area and have a beneficial effect.
 - **Staff response:** The proposed residential uses will not be a detriment to the present and proposed surrounding land uses. New housing will increase the desirability of the area. The plan has many smaller lots adjacent to larger lots and this may be less desirable in many cases. The conditions have addressed this concern.
- 11. Any deviation from the standard ordinance requirements is warranted by the design and additional amenities incorporated in the development plan which offers certain unusual redeeming features to compensate for any deviations that may be permitted.
 - **Staff response:** The deviations from the standards as specified in the Variance Request are acceptable. Refer to the previous staff responses to the 14 proposed modifications to the approved PD.
- 12. The planned development will not result in material prejudice or diminution in value of surrounding properties, and will not endanger the health, safety and welfare of the community.
 - **Staff response:** The development will not reduce the value of the surrounding properties, provided that the Conditions of Approval are met; which include, but are not limited to: that there is no overtopping of Zerolene Road or Gilman Avenue within the development, then it can be said that the health, safety, and welfare of the community are not endangered.



13. The subdivision of land proposed in the planned development meets the requirements of the Nevada Revised Statutes and this code.

Staff response: Provided that all the Conditions of Approval are met, the planned development meets the requirements of the Nevada Revised Statues and this code.

14. The subdivision of land proposed in the planned development conforms to the density requirements, lot dimension standards and other regulations applicable to planned developments.

Staff response: The density approved by the previous town board was 5,000 sf lots outside the downtown district. The property was zoned to be single family 8,000 sf parcels. The proposed development consists of 31% of the parcels less than the 8,000 sf zone, ranging in parcel size from 5,153 sf (lot 171) to 15,466 sf (lot 124).

15. The subdivision of land proposed in the planned development conforms to the improvement and design standards contained in the development code and adopted design criteria and improvement standards.

Staff response: Provided that all the Conditions of Approval are met, the planned development meets the requirements that have not been varied, and are contained in the development code and adopted design criteria and improvement standards.

16. Where applicable, adequate transfer development rights have been established consistent with the number of proposed units within the planned development.

Staff response: Douglas County Staff will comment on this item.

17. The planned development has a beneficial relationship to the neighborhood in which it is proposed to be established.

Staff response: Provided that the Conditions of Approval are met, which include the use of Town approved street lights and sign poles, and then the development is consistent with the adjacent developments within the Town. This development would provide for an alternative route to Highway 395, which if constructed correctly can become a key link into the east side developments.

VII. TENTATIVE SUBDIVISION MAP FINDINGS

Pursuant to County Code, Section 20.708.030, the following findings must be made for approval of a Tentative Subdivision Map:

1. The property to be subdivided is zoned for the intended uses and the density and design of the subdivision conforms to the requirements of the zoning regulations contained in this code.

Staff response: With the proposed Planned Development this development meets the zoning requirements.



2. If planned development is proposed, the tentative subdivision map conforms to the density requirements, lot dimension standards and other regulations applicable to planned developments.

Staff response: The density approved by the previous town board was 5,000 sf lots outside the down town district. The property was zoned to be single family 8,000 sf parcels. The proposed development consists of 31% of the parcel less than the 8,000 sf zone, ranging in parcel size from 5,153 sf (lot 171) to 15,466 sf (lot 124). There are several areas where lot frontage could become an issue. The plan that is proposed is preliminary and Town Staff would like to see the lot frontages of some of the parcels expanded for the final map.

3. The tentative subdivision map conforms to public facilities and improvement standards contained in the development code.

Staff response: Provided that all the Conditions of Approval are met, the tentative subdivision map conforms to public facilities and improvement standards contained in the development code.

4. The tentative subdivision map conforms to the improvement and design standards contained in the development code and adopted design criteria and improvement standards.

Staff response: Provided that all the Conditions of Approval are met, the tentative subdivision map conforms to the improvement and design standards contained in the development code and adopted design criteria and improvement standards.

5. If applicable, that a phasing plan has been submitted and is deemed acceptable.

Staff response: Provided that the Conditions of Approval are met, including an updated traffic analysis for traffic volumes up to 2039, the phasing plan that has been submitted is deemed acceptable.

6. The approval contains terms that plan for the possibility of abandonment or termination of the project.

Staff response: The project has been phased considering the possibility of abandonment or termination of the project. Providing that secondary emergency access is provided on Heybourne Road from Zerolene Road the development will serve the needs of the community in the event of abandonment or termination of the project.

7. There are no delinquent taxes or assessments on the land to be subdivided, as certified by the county treasurer.

Staff response: Douglas County Staff will comment on this item.

8. The project is not located within an identified archeological or cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report. (Ord. 801, 1998; Ord. 763, 1996; Ord. 390, 1981).



Staff response: The project site is not located in an identified cultural resources area.

VI. CONCLUSIONS

The proposed Planned Development with the proposed Conditions of Approval complies with the findings required by County Code, Chapter 20.676 *Planned Development (PD) Overlay District* and Chapter 20.708 *Subdivision Application Procedure and Approval Process*.

Based on the finding and conclusions in this staff report, staff recommends the Gardnerville Town Board approve the Planned Development with the conditions previously stated in this report and any other conditions discussed during the item at the Town Board meeting. These conditions will be shared with County staff for the Planning Commission and Board of County Commissioners consideration.



VIII. ALTERNATIVES/OPTIONS

The Gardnerville Town Board options for reviewing this Planned Development are as follows:

1. Recommend approval of the project to Douglas County, subject to the conditions found within the staff report:

Advantages: The Town Board would be recommending conditional approval of a project, which would meet the findings for a Planned Development and a Subdivision Tentative Map and Town Goals.

Disadvantages: None identified at this time.

2. Recommend denial of the proposed project to Douglas County:

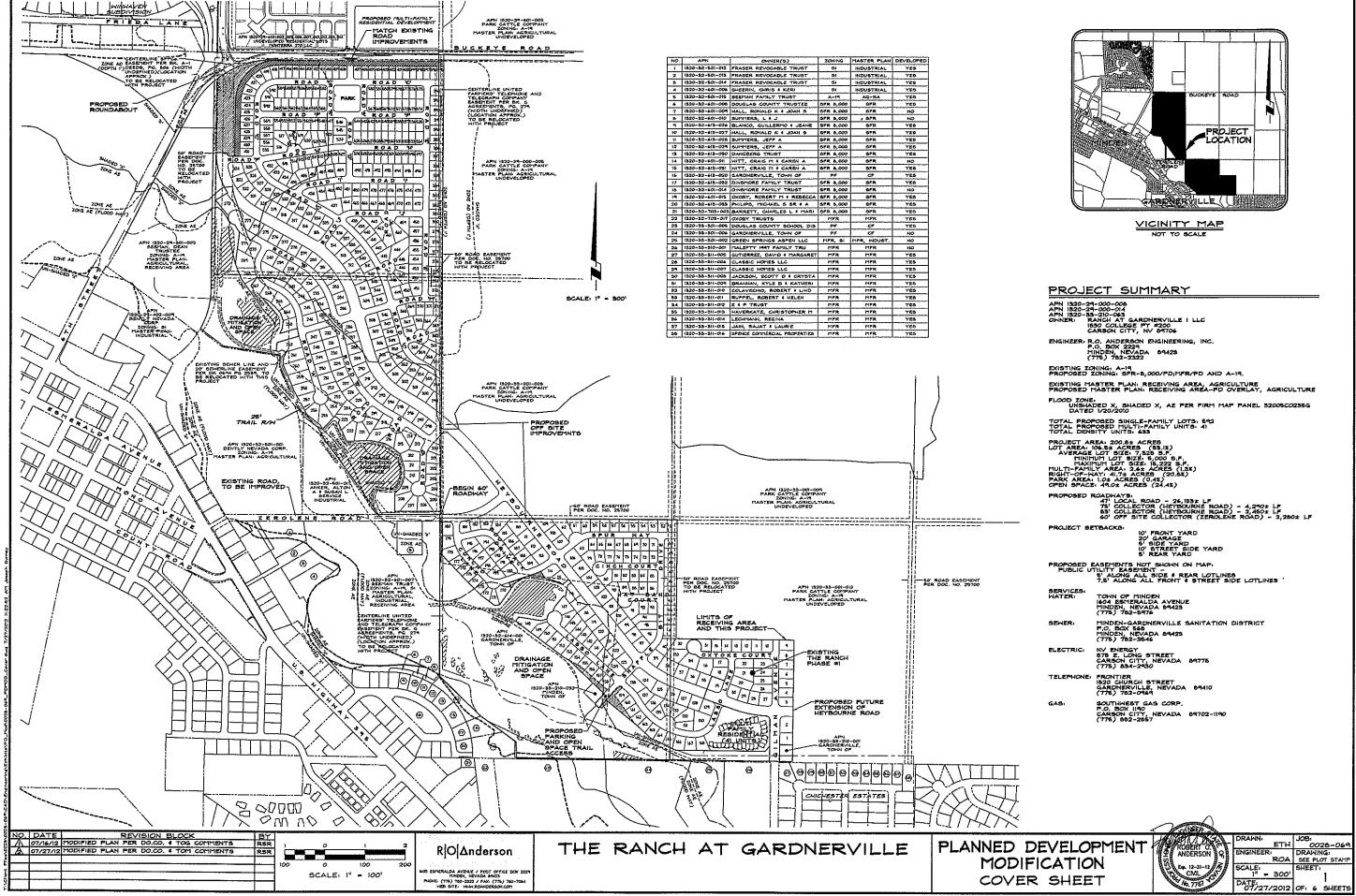
Advantages: None identified at this time.

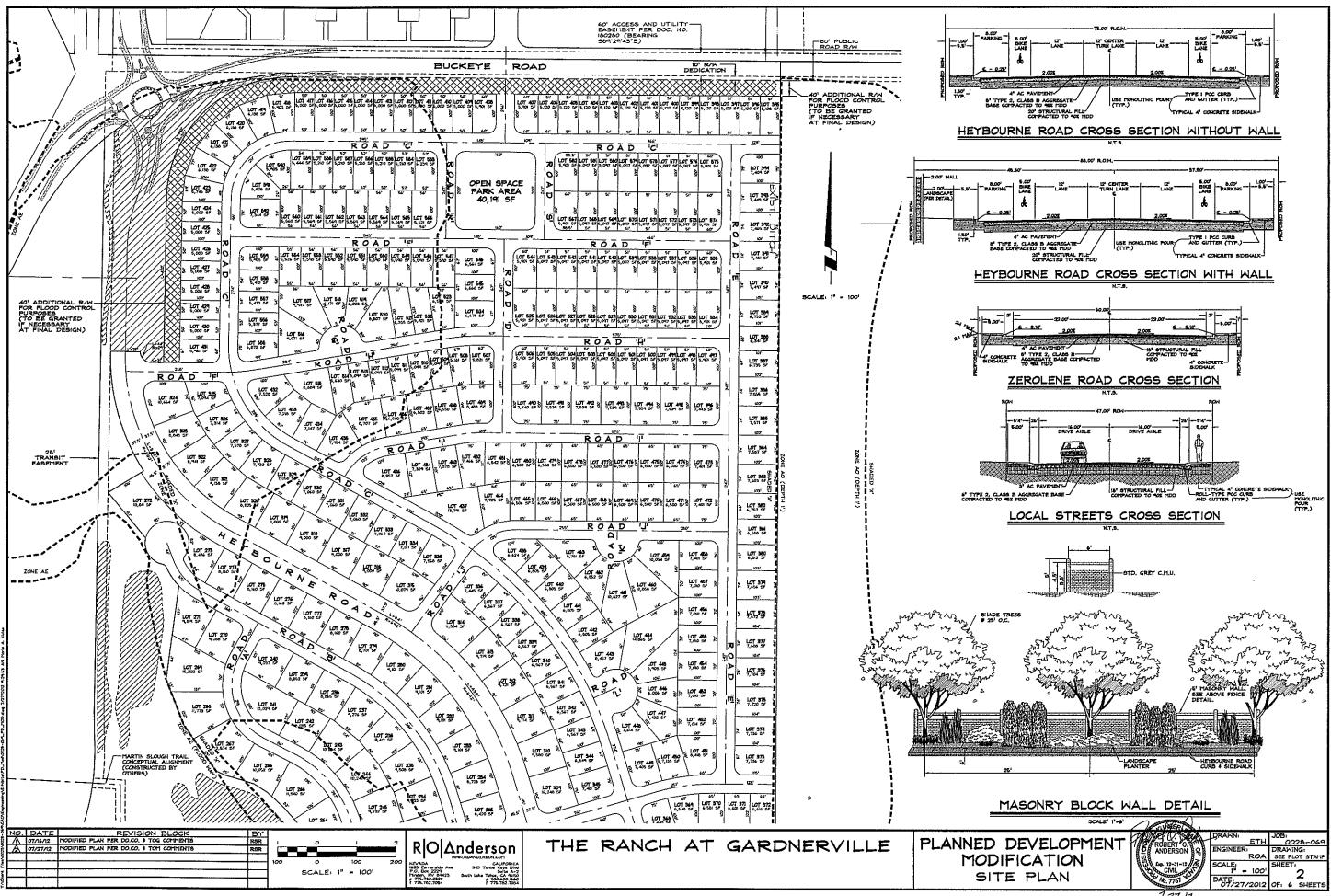
Disadvantages: Staff believes that a recommendation for a denial would not be consistent with current codes and policies.

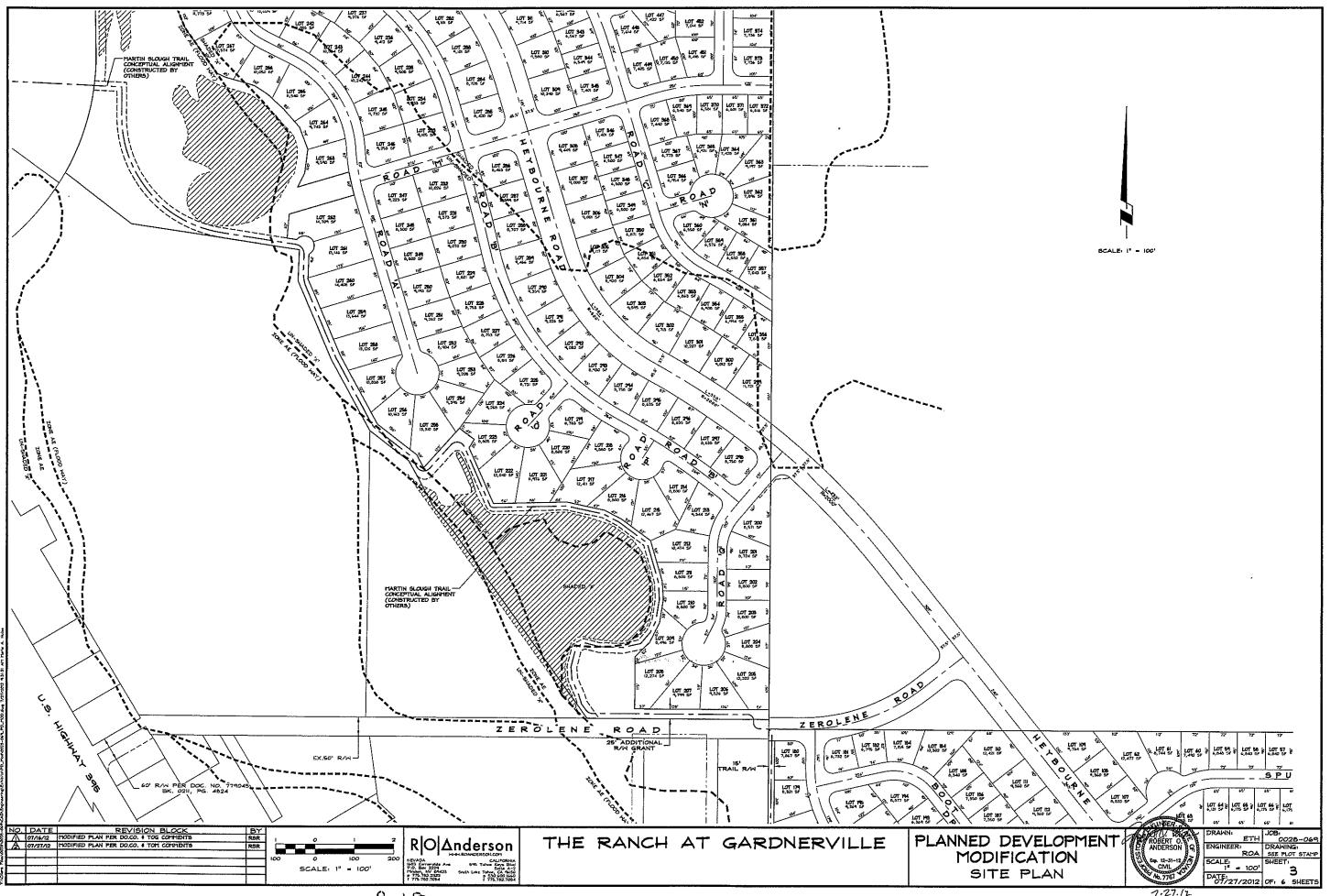
3. Continue this request with the applicant's consent to address other items that may arise as a result of the public hearing that need to be addressed prior to granting approval or denial:

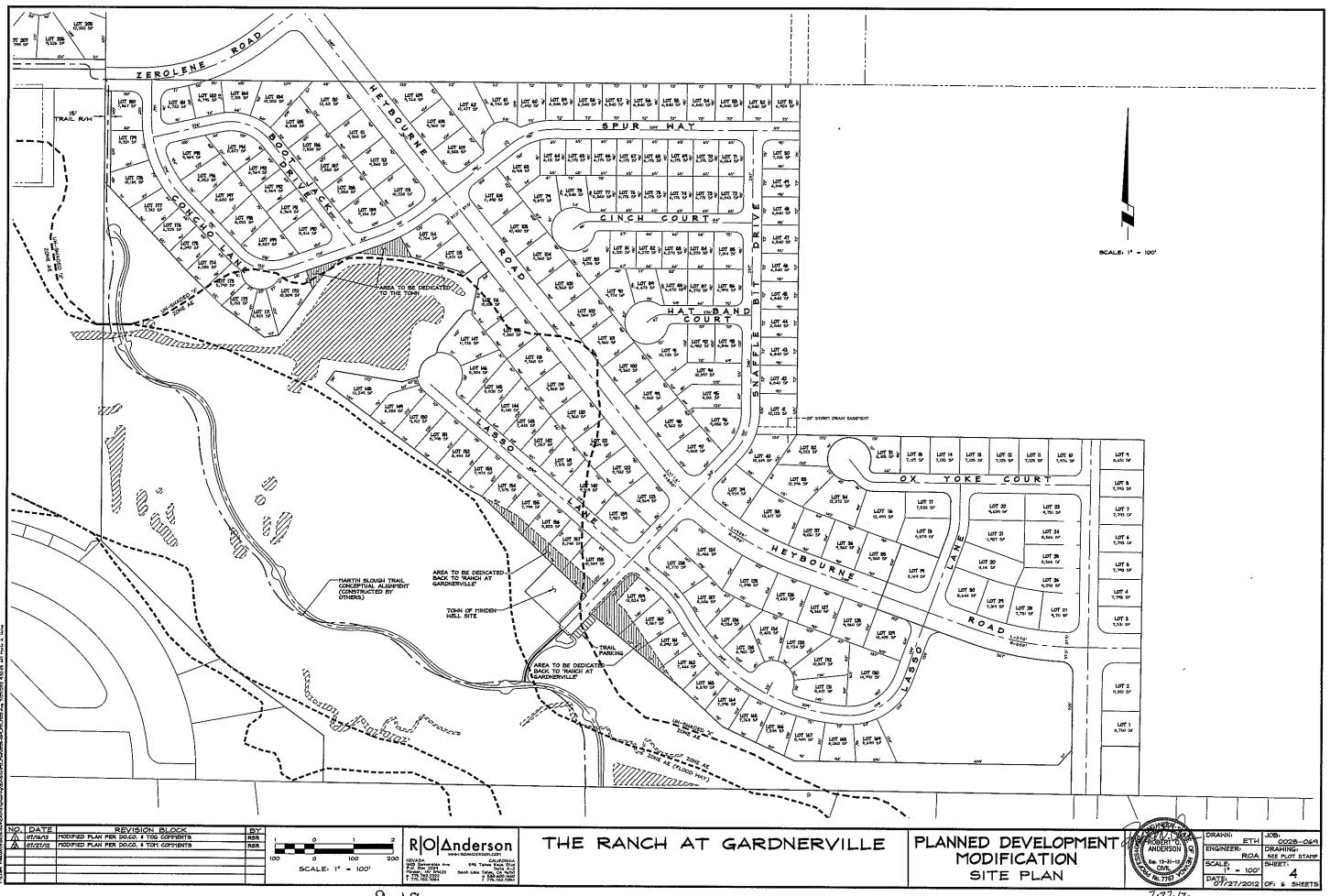
Advantages: If other issues are brought up at the meeting that were not addressed by staff or the applicant and the Town Board Members would like further review of the project, with the concurrence of the applicant, the Town Board should continue the item to a time certain in order for the issue to be explored and possibly resolved. This will result in a more informed decision.

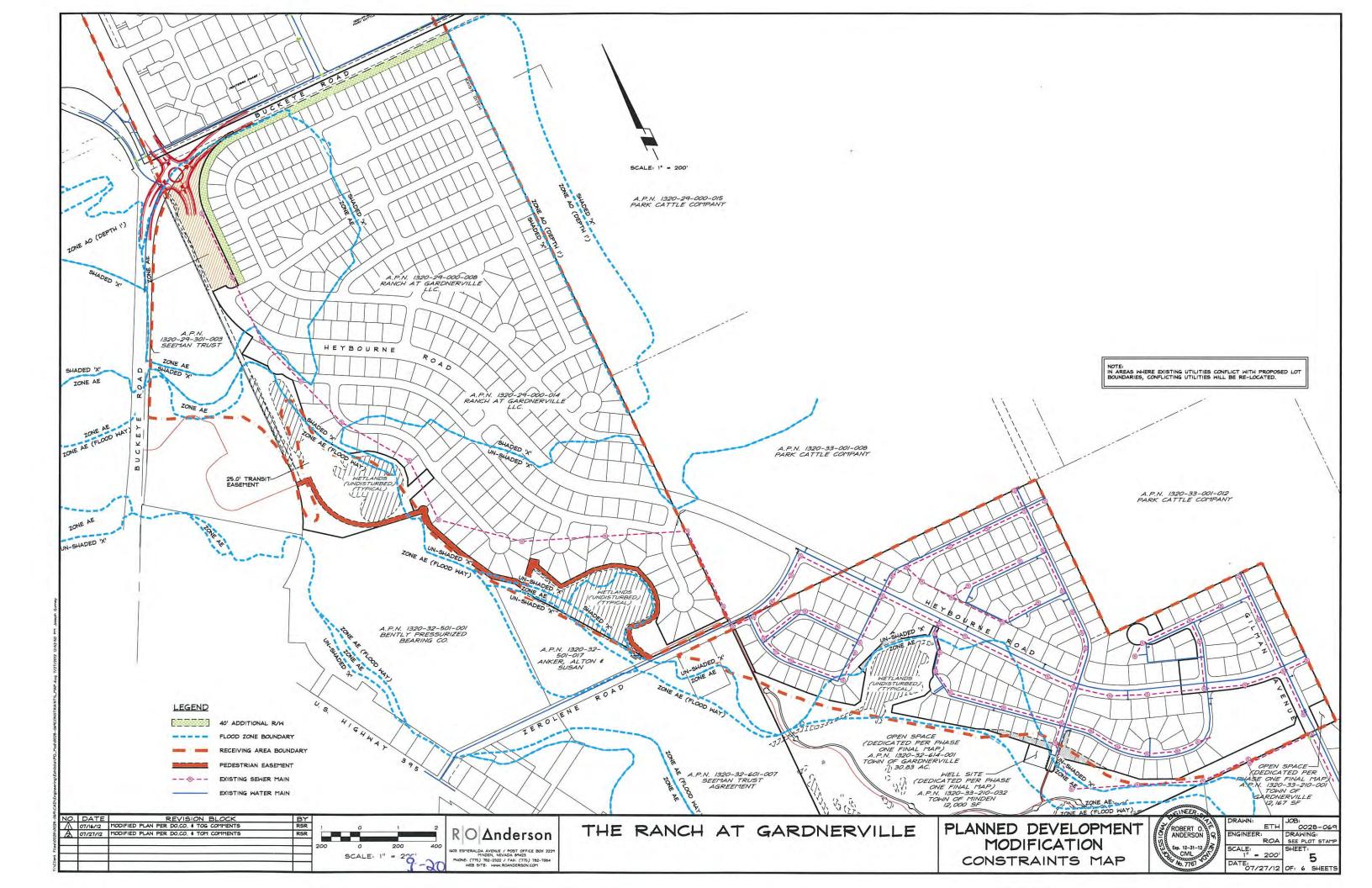
Disadvantages: The final action by the Board on this project would be delayed.

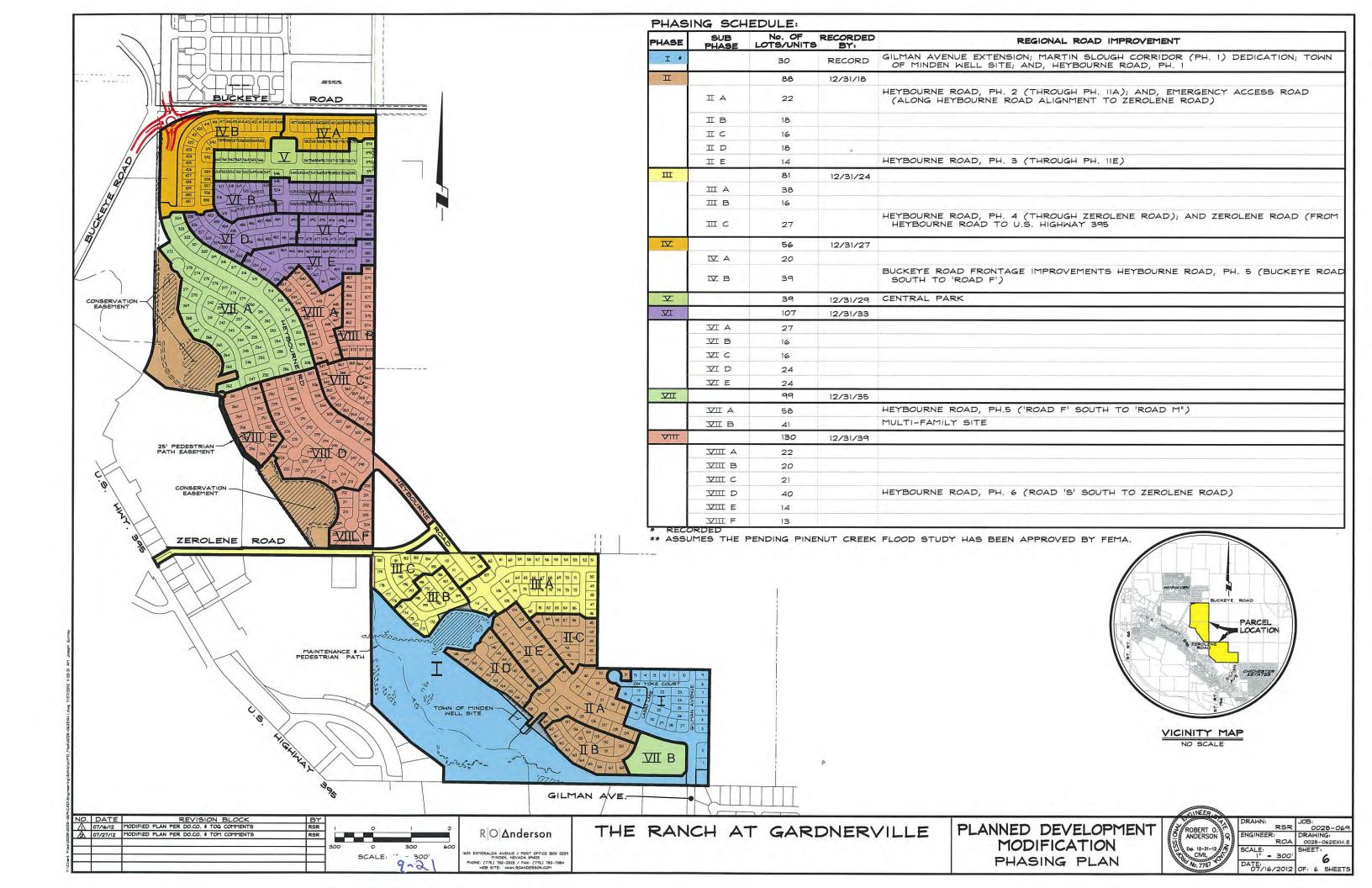












Background INFORMATION

20.650

- 3. SFR-T 6,000" (Single-family residential traditional 6,000 square foot minimum net parcel size), This district is intended for the development of single-family detached units in a traditional town setting with a minimum lot size of 6,000 square feet and a maximum density of 7.26 units per gross acre. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this zoning district.
- 4. "SFR-T 8,000" (Single-family residential) traditional 8,000 square foot minimum net parcel size). This district is intended for the development of single-family detached units in a traditional town setting with a minimum lot size of 8,000 square feet and a maximum density of 5.45 units per gross acre. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this zoning district.
- 5. "SFR-8,000" (Single-family residential 8,000 square foot minimum net parcel size). This district is intended for the development of single-family detached units in a suburban setting with a minimum lot size of 8,000 square feet, and a maximum density of 5.45 units per gross acre. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district.
- D. "Overlay districts". The purpose of the overlay district is to superimpose special standards over the base zoning district, which serve to complement and enhance the character of the community and to provide compatibility with surrounding uses consistent with the master plan. The individual purpose statement for each overlay district is found within the respective district chapter of this development code.

Project summary:

Overall Parcel is 200.8 Acres (gross)

Developed Property 106.5 acres (net)

Open Space: 49.0 +/- acres

Single Family parcels: 30+88+81+56+39+107+58+130 = 589 lots = 5.53 units per acre (net)

Multi Family 2.6: 41 units = 15.8 units per acre

Overall 589 single Family lots plus 41 Multi Family Units = 630 Units total = 3.13 dwelling units per acre (gross)

Per 20.650.010.B.2 – SFR-8,000 requires maximum density of 5.45 Units per Gross acre.

The proposed development complies with code.

The Gardnerville portion of the development:

30.83 acres Open space has been provided. A small portion of that is proposed to be revised, see the hatched area on the plan, They are going to dedicate additional open space (adjacent to lots 114 and 170) and the 15' for pedestrian access from Zerolene to the open space, in exchange for taking back area down by the Minden well Parcel. I think this is a cleaner look to the development than what was previously proposed, and they are providing a 15' wide area from the previously dedicated open space parcel, providing the critical link for the Martin Slough Trail so Zerolene Road will be accessible to pedestrians.

Background INFORMATION

Phase 1, 30.83 acres open space, 12,000 sf Minden well,12,167 sf drainage gville, & 46.11 remainder, (Gville side 87 acres total)

Leaving 9.5 acres for 30 parcels on phase one. Parcel one was dedicated to the town as well.

46.1+9.5 = 55.61 acres 199 sf units and 41 multi family units = 240 dwelling units:

4.31 units per acre, well above the maximum density

Footnotes for table below.

- 1. Projects that are ten units or greater in size in this zoning district are subject to the affordable housing provisions of this code. Density bonus units may be available (See chapter 20.440).
- 2. For parcels adjoining alleys, the yard setback adjoining the alley may be reduced to a minimum of three feet.
- 3. See chapter 20.664 for accessory dwelling and accessory structure requirements.
- 4. For multi-family residential projects, the minimum net lot area includes all common areas, parking, landscaping and building areas associated with a project for the purpose of creating building envelopes or condominium units.
- 5. For reverse corner lots, the rear yard setback may be reduced to that of the side yard setback in the respective zoning district
- 6. No project proposing attached housing or establishment of single-family residential traditional 3,000 or 4,000 zoning districts is allowed in the Towns of Minden and Gardnerville unless the project is a planned development.
- 7. See chapter 20.664 for single-family residential traditional requirements.

Background INFORMATION

20.656.010 Residential district development standards (Table)

Minimum Development Standards	SFR-T 3,000 ^{6,7}	SFR-T 4,000 ⁶ ,	SFR-T 6,000	SFR-T 8,000	SFR- 8,000	SFR- 12,000	SFR- 1/2	SFR-	SFR-	MFR	RA-	RA- 10
Lot Area Maximum	14.52	10.89	7.26	5.51	5.51	3.61	2	1	0.5	161	0.2	0.1
Density/Gross Acre	14.52	10.09	7.20	0.01	5.51	3.01	2	1	0.5	16 ¹	0.2	0.1
Minimum Net Lot Acre (square feet)	3000	4000	6000	8000	8000	12000	21780	1 ac	2 ac	9000 ⁴	5 ac	10 ac
Average Lot Width (feet)					70	100	100	120	150	60	200	300
Average Corner Lot Width (feet)	30	40	<mark>60</mark>	70	77	100	120	120	150	66	200	300
Minimum Lot Depth (feet)	30	40	<mark>60</mark>	80	100	100	100	100	150	100	250	300
Front Yard Setback (feet)	8	10	10	12	20	20	30	30	30	10	30	30
Rear Yard Setback (feet) ^{2, 3, 5}	10	10	10	10	15	20	30	30	30	10	30	30
Side Yard Setback (feet) ^{3,4}	0	5	5	5	5	10	10	20	20	10	20	20
Side Yard Setback, Street Side (feet)	5	5	10	10	15	15	20	30	30	10	30	30
Distance Between Buildings (feet) ^{3,4}	10	10	10	10	10	10	10	10	10	10	10	10
Maximum Structure Height (Feet)	35	35	35	35	35	35	35	35	35	35	35	35



Ranch at Gardnerville Amended PD Application, July 2012 Project Comparative Summary

Amended PD Application, July 2012	Amended F	D, July 2012
Total Project Area:	200.8 a	cres
Total No. of SFR Lots	592 ld	ots
Total No. of MFR Units	<u>41</u> u	nits
Total Development Density	633 u	nits
Average Development Density (Gross)	3.15 u	nits/acre
Estimated R/W Area	41.4	20.6%
Central Park Site	1.0	0.5%
Estimated Open Space Area	49.0	24.4%
Net Area Available for Development	109.4	54.5%
Average Development Density (Net)	5.8 u	nits/acre
Average Lot Size (Net)	7,528 S	F
No. of SFR Lots located South of Zerolene:	199	
No. of SFR Lots located North of Zerolene:	393	

Approve	ed PD, January, 2004
201.5	acres (based on GIS
	data)
603	lots
30	units
633	units
3.14	units/acre
38.6	19.1%
1.1	0.5%
27.1	13.5%
134.7	66.9%
4.7	units/acre
9,270	SF
200	
400	

<u>Lot Size Distributi</u>	on North of Zerolei	<u>ne</u>	South of Zerolene	
5000 SF	16	4.1%	0	0.0%
<6,000 SF	114	29.0%	3	1.5%
<7,000 SF	55	14.0%	52	26.1%
<8,000 SF	64	16.3%	36	18.1%
<9,000 SF	55	14.0%	35	17.6%
<10,000 SF	52	13.2%	42	21.1%
<12,000 SF	19	4.8%	21	10.6%
>12,000 SF	<u>18</u>	4.6%	<u>10</u>	5.0%
	393		199	
MFR Units			41	

Douglas County Community Development Department 1594 Esmeralda Avenue Post Office Box 218 Minden, Nevada 89423 (775) 782-6217

FOR STAFF USE ONLY						
PD 04-006-4						
File Number	Receipt Number					
106	6-8-11					
Received By	Date					

MIXED USE COMMERCIAL DEVELOPMENT/ PLANNED DEVELOPMENT APPLICATION

PAIL

INSTRUCTIONS TO APPLICANT

The following application form is provided for persons who propose to submit for a **Mixed Use Commercial Development** or a **Planned Development**. The submittal must be in conformance with Douglas County Code, Chapter 20.676. For applicants proposing a MUC project, the submittal must also be in conformance with Code Section 20.664.125 (MUC Specific Standards), and where there is a conflict between the provisions of 20.676 and 20.664.125, the provisions of 20.664.125 govern.

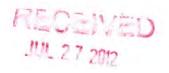
As an applicant, you must complete this form and incorporate all requested information, as prescribed by the application submittal requirements and Douglas County Code, before the application is accepted for processing by the Community Development Department.

****	******	*****	******	***	****	****	*****	*****	******	*****
A.	Project Lo	cation								
Street	Address (if	available):	East of Ze	role	ene Road		Community:	Minde	en/Gard	nerville
Asses	sor's Parcel	Number(s):	1320-29-00	0-0	08,014;132	20~33	-210-033;	-1-3-2-0-	3-3-001-	-0.0.8.
Appro	oximately	0	Fee	t <u>No</u>		of Bu		d	1326	
Appro	ximately	0	Fee	t <u>Ea</u>	•	Zer		d		
****	*****	*****	******	****	*****	****	******	*****	******	******
В.	Project De	scription			_	_	ce Parcel MFR Parce			
Reque	st to develor	a total of_	201.45 acre	s into					units.	
Types	of proposed	uses (pleas	e check all appl	cable	e):					
598	_ Single-Fam	nily Residen	tialC	omn	nercial (retail, o	office,	medical, rest	aurant)		
3.5	5 Multi-Fami	ily Resident	ial I	ıdust	rial (manufacti	uring,	warehousing)			
Curre	nt Zoning de	signation(s)	: SFR 8000/PD	A19	Current Mast	er Pla	n designation	(s): <u>Rec</u>	ceiving Area	a, Ag
Propo	sed Zoning d	lesignation(s): <u>PD Overlay</u>		Proposed Ma	ster Pl	an designatio	n(s): <u>N</u>	o Change	
Flood	plain designa	ıtion(s) (fro	n FIRM maps):	Se	e Map FIRM #	:	I	FIRM D	ate:	
List ar	ny previous a	pplications	which have bee	n file	d on this site:	PD 04	-008,DA 08-04	0, DA 09	9-052,	
										· · · · · · · · · · · · · · · · · · ·

APPLICANT:		
Contact Name: Carrie McAninch	Company: Ranch at Gardn	erville, LLC
Address: 1830 College Parkway ST	E 200 City/State/Zip: Carson City, Nevada 897	
	Fax No: (775) 887.12	263
E-mail: cmcaninch@baylisscpa.co	and the second s	
OWNER:		
Contact Name: same as above	Company:	
Address:	City/State/Zip:	
Telephone No: ()	Fax No: ()	
E-mail:		
ENGINEER/REPRESENTATIVE:		
Contact Name: Rob Anderson, P.E	Company: R.O. Andersor	Engineering,Inc.
	City/State/Zip: Minden, Nevada 8942	
	Fax No: (775) <u>782.</u> 7	
E-mail: randerson@roanderson.cor		
***********	*************	******
This letter shall serve to notify and verify tapplication and do hereby authorize the above repressive am/are the legal owner(s) of said propert	TER OF AUTHORIZATION that I/we and/are the legal owner(s) of the property becentative to file and represent my/our interest in this applicy; have read the foregoing Letter of Authorization and I perjury under the laws of the State of Nevada that the inf	ication. cnow the contents thereof
OWNER(S) of RECORD: (Include extra	sheets if necessary)	
Carrie L. Mcannch Printed Name	Signature 2 Mc annul	
Printed Name Note: This application must include the officers (Douglas County Code Section 20.0	Signature names of all owners and, if a corporation, all s 04.010).	Date tockholders and
information herein submitted, are in all respects t accordance with the Nevada Revised Statutes and	applicant and that the foregoing statements and answers true and correct. I also certify that all plans and submit Douglas County Code, have been drawn to a standard $g_1, \frac{1}{4}=1, \frac{1}{8}=1$) that is appropriate to the project size	nittal requirements are in
APPLICANT/APPLICANT'S REPRESE	ENTATIVE:	
teAhRh		6/4/m0
Printed Name	Signature	Date /

MUC/PD Application - November 2010
P/Planning & Development/Applications & Forms/Mixed Use Commercial - Planned Development
Page 2 of 9





LETTER OF TRANSMITTAL

TO:

Tom Dallaire, P.E. Town Manager TOWN OF GARDNERVILLE 1407 U.S. Highway 395 Gardnerville, NV 89410 **DATE:** July 27, 2012 **PROJECT #:** 0028-069

The Ranch at Gardnerville

DELIVERED

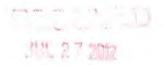
Hand Deliver

VIA:

WE ARE SENDING THE FOLLOWING ITEMS:

COPI	ES	DESCRIPTIO	N .
	Revised and Upo	dated Documents	
1	Memo – Revised	Statement of Justification	
1	Letter – State of J	Justification and Project Desc	cription for a Revision
1	Letter – Request t	for Variances to Design Man	ual Standards
1	Amended PD App	olication (6 sheets)	100 to 10
1	Project Comparat	ive Summary	
☐ Fo	E ARE TRANSMITTED or Your Information	AS NOTED BELOW: For Your Approval	☐ For Submittal
IXI	or Your eview/Use	☐ For Signature	Return To R.O. Anderson Eng.
☐ As	s Requested	For Signature & Notarization	Prompt Response Requested
REMA	ARKS:		
Tom,			
Attache	ed please find for your rev	iew a copy of the above doc	uments.
Should	I you have any questions o	or need further information, p	please do not hesitate to call.
Allison	NDERSON ENGINEERIN Floyd tive Assistant	G, INC.	

cc: Dirk Goering, AICP Carrie McAninch Δnderson



MEMORANDUM

DATE:

July 27, 2012

TO:

Dirk Goering, AICP DOUGLAS COUNTY

FROM:

Keith E. Ruben, AICP

R.O. ANDERSON ENGINEERING, INC.

SUBJECT: Revised Statement of Justification - Ranch at Gardnerville

Please find attached a revised Statement of Justification for the Ranch at Gardnerville. This memorandum is intended to illustrate the following changes to the previous version:

- Single family units have been reduced to a total count of 592. Multi-family unit count is now 41;
- Open space has increased due to the inclusion of the "center park" to a total of 49 acres;
- Changes to sub-phasing plan to address access issue of twenty or more units;
- Modification to development schedule to allow more flexibility for recordation of sub-phases and more time to complete the overall project with final phase recordation extended to 2039;
- Withdrawal of variance request for alternative design of Zerolene Road.

Please let me know should you have any additional questions.

Δnderson

July 26, 2012

RECEIVED JUL 27 2012

Douglas County Community Development Post Office Box 218 Minden, Nevada 89423

Statement of Justification/Project Description for a revision to The Ranch at Gardnerville Planned Development

To Whom It May Concern:

On behalf of our client, Ranch at Gardnerville LLC, please consider this letter our statement of justification and project description for a revision to The Ranch at Gardnerville Planned Development.

The Ranch at Gardnerville planned development was approved on December 2nd, 2004. The total site area was 201.45 acres in size and included 603 single family lots and 30 multifamily units for a total of 633 dwelling units. Since the recording of the Phase one final map and the dedication of open space to the Town of Gardnerville, the site area affected by this proposed revision is approximately 159.39 acres. The site is zoned SFR-8000/PD, MFR/PD and A-19. The site is designated Receiving Area and Agriculture in the County Master Plan.

The Owner proposes to modify the planned development with respect to the following:

- Allow driveway access to collector roadway and reduce the separation standard between driveways and streets from 200 feet to 150 feet;
- 2. Reduce the required setbacks for all parcels consistent with current planned development approval for parcels less than 8,000 square feet;
- 3. Not require a landscape maintenance easement in front yard areas;
- 4. Amend the approved street section by allowing sidewalks within the road right-of-way, increasing the approved width from 37 feet to 47 feet for local roads;
- 5. Amend the street section detail for Heybourne Road consistent with the Phase One Amended Final Map and allow on-street parking;
- Reduce the previously approved design speed for Heybourne Road from 30 MPH to 25 MPH;
- Modify County design standards and allow driveway flare out from 24 feet to 30 feet after five feet from street edge;
- 8. Minor changes to the lot sizes and roadway configurations;
- Relocation of eleven single family units to the Multi-family area for a total of 592 single family parcels and 41 multifamily units. No change to the total number of approved dwelling units;
- 10. Modification to the development schedule and phasing plan to allow one additional year to record Phase II A and to record the final phase of the subdivision;

Douglas County Community Development The Ranch at Gardnerville Justification and Project Description July 26, 2012 Page 2 of 13

- 11. Amendment to the boundary of the Planned Development;
- 12. Approval of new building elevations;

<u>KEY ISSUES:</u>

Master Plan & Zoning Consistency: The request is consistent with the master plan designation of Receiving Area, which designates a density range between 3 – 12 units per acre. The proposed revisions are consistent with the existing zoning granted for the project in 2004. The Owner is requesting to adjust the boundary of the Planned Development to correct an error in the previous PD approval. A portion of a parcel owned by Alton Anker that is zoned Light Industrial was included in the boundary of the Planned Development. This area should not have been included within the description of the Planned Development.

Neighborhood Compatibility: The project site is located south of the Monterra Subdivision and north of the Chichester Estates development. Lot sizes within the proposed development have similar ranges as the two existing developments cited above resulting in only slightly increased average development densities of these two adjacent developments. This modification seeks to slightly modify the size of the single family parcels.

The proposed development pattern and standards are considered pedestrian friendly and will serve to complete street circulation patterns for Minden and Gardnerville for this eastern side of the Martin Slough corridor.

<u>Phasing</u>: The development will be constructed in up to 21 separate phases. The Owner is requesting an amendment to the development schedule which will provide for flexibility in future phases by requiring lot recordation by a specific date rather than by individual phases.

<u>Roads/Traffic:</u> Solaegui Engineers prepared a traffic study for the project with the original submittal. The findings of this original study indicate that all intersections operate at appropriate levels of service.

After the 2004 project approval, the Owner prepared and received approval of a Site Improvement Permit for construction of Zerolene Road, which was at that time designated as a Collector Road. Because of the recession, these improvements were not constructed and the permit expired. In 2007, Douglas County adopted a new Design Manual that requires an emergency access to any new development. This standard further dictates that designated emergency access routes be designed to allow one dry lane in the 100-year flood event. In 2007, Douglas County also adopted a new Transportation Plan that now designates Zerolene Road as a Minor Arterial. Furthermore, since the original project approvals, Martin Slough from Toler Lane north to U.S. Highway 395 has been designated as a floodway by FEMA. Improvement standards for projects within the floodway require that they be designed to achieve no-rise in the water surface elevation. Since there are no other road crossing of the Martin Slough within the Minden-Gardnerville area that meet the new emergency access road

Douglas County Community Development The Ranch at Gardnerville Justification and Project Description July 26, 2012 Page 3 of 13

requirements the only option available to achieve the floodway standard is a clear span bridge, or equivalent box culverts, at Zerolene Road. The Owner is committed to pay for their proportionate share of the cost to complete this master planned regional roadway.

<u>Drainage/Flood Plain:</u> Portions of this site are located in several different flood zones including; Zone AE, Base flood elevations determined (a Special Flood Hazard Area); Zone X Shaded, Areas of 500-year flood; areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from the 100-year flood; and Zone X, Unshaded, areas determined to be outside the 500-year flood plain, all as determined by the Federal Emergency Management Agency (FEMA) and per FEMA Panel 32005C0235 G, and 320005C0255G dated January 20, 2010. The residential lots will be developed in areas outside special flood hazard areas as determined by FEMA.

Storm drainage is conveyed from the lots and streets by surface drainage to a proposed subsurface storm drainage system ultimately discharging to a series of two detention ponds at the westerly limits of the proposed development and upstream of the Martin Slough. This collection system will serve to mitigate potential impacts of storm water discharges from the with-project condition. These facilities will be designed to meet the adopted standards of Douglas County and the Town of Minden and, once constructed will be dedicated to the Town of Minden for maintenance purposes.

Maintenance of Common Area Facilities: Due to on-going concerns about the practical feasibility of establishing an effective homeowner's association and the limitations imposed on the ability to create a landscape assessment district, the common area facilities are proposed to only include the Martin Slough remainder parcel, and the proposed detention ponds. These common facilities shall be offered for dedication to the Town of Minden and Gardnerville for maintenance purposes. The Owner is exploring with the Town of Minden the creation of an landscape assessment district for some of the dedicated improvements for the purpose of funding on-going maintenance.

<u>Variances from Standard Ordinance and Revisions to Approved PD</u>: The variances and revisions requested as part of the Planned Development modification mimic those variances approved with the Amended Phase One Final Map.

The Owner is also requesting approval of new home elevations included as part of the amendment to the Planned Development. These elevations were approved by the Board with the Phase One Amended Final Map. The Owner is also requesting a revision to the PD to not require a landscape and maintenance easement located within the front yard areas of the proposed parcels. This was also approved as part of the Amended Phase One Final Map.

Open Space: The existing residential development area of The Ranch at Gardnerville is located within an approximate 107.53 acre envelope. The overall size of the Ranch at Gardnerville PD is 200.8 acres. The provided open space is located on 49 acres, which is 24.4% of the overall site retained as open space. It should be noted that since the development will utilize

Douglas County Community Development The Ranch at Gardnerville Justification and Project Description July 26, 2012 Page 4 of 13

transferrable development rights, open space requirements do not apply. Therefore, the open space dedication provided by the Owner is above and beyond what is typically provided for similarly situated developments.

Modified Planned Development Boundary: The 2004 Planned Development boundary included a portion of property zoned Service Industrial owned by Alton Anker. Although the boundary does not show up under the latest GIS mapping, it was included in the legal description approved as ordinance by the Board of Commissioners. This area should not be included within the PD overlay district and the legal description provided with this amendment seeks to modify this previous legal description.

Modified Development Schedule: The Owner is proceeding with completion of the bonded portion of the improvements, including the off-site infrastructure improvements required with Phase One. Due to the continuation of the slow market conditions, the applicant is requesting the following revisions to the development schedule and phasing plan. This change will allow the development to proceed based on market conditions and reduce or eliminate the necessity to constantly return to the board requesting revisions to the phasing plan. The timing for recordation of subphases can occur based on the market demand, with recordation deadlines centered on the recordation of the final subphase.

Douglas County Community Development The Ranch at Gardnerville Justification and Project Description July 26, 2012 Page 5 of 13

	************		Cumulativ	<u> </u>	
		No. of	No. of	Recorded	Dedications/
Phase	Sub-phase		-		Regional Improvements
		-			Gilman Avenue Extension; Martin Slough
ı		30	30	(Recorded - 12/13/2007)	
				(Well Site; and, Heybourne Road, Ph. 1
H		88	118	12/31/2018	Ten orce, and, neybourne Road, Fil. 1
				,	
		22			Heybourne Road, Ph. 2 (through Ph. IIA); and
	A	22			Emergency Access Road (along Heybourne
					Road alignment to Zerolene Road)
	В	18			
	С	16			
	D	18			
	E	14			Heybourne Road, Ph. 3 (through Ph. IIE)
		81	199	12/31/2024	
	A	38			
	В	16			
					Heybourne Road, Ph. 4 (through Zerolene
	С	27			Road); and Zerolene Road (from heybourne
					Road to U.S. Highway 395
IV		59	258	12/31/2027	
	A	20			Buckeye Road Frontage Improvements
	В	39			Heybourne Road, Ph. 5 (Buckeye Road south
v		30	207	40/04/2000	to 'Road F')
VI		39	297	12/31/2029	Central Park
VI	<u> </u>	107	404	12/31/2033	
i	- A	27			
	B C	16			
	0	16 24			
	E	24			
VII		99	503	12/21/2025	
V 11		<i></i>	JU3	12/31/2035	House Park Place 15
	Α	58			Heybourne Road, Ph. 5 ('Road F' south to
	В	41			'Road M')
VIII		130	633	12/31/2039	(Multi-family Site)
	A	22	777	12/31/2033	
	В	20			
ł	c	21			
Ì					Heybourne Road, Ph. 6 (Road 'M' south to
	D	40			Zerolene Road)
					zerorene noauj
- 1	Е	14			
	E F	14 13			



Douglas County Community Development The Ranch at Gardnerville Justification and Project Description July 26, 2012 Page 6 of 13

Findings

The application submitted anticipates approval of a major modification to a planned development and special use permit. The following is our analysis of the required findings for a Planned Development per Douglas County Code §20.676.040:

<u>Planned Development Findings:</u>

1. The plan is consistent with the statement of objectives of a planned development contained in the master plan and in this chapter.

Comment: The stated purpose of a planned development process in Chapter 20.676.010 is to provide a method of comprehensive planning for smaller, less complex development projects than are typically processed with a specific plan, and which meet certain criteria. These criteria are as follows:

 The project site contains topographic constraints, environmental resources, or other features which require special planning consideration;

Comment: The project site is not constrained by physical or environmental features that would otherwise render it subject to the stated criteria. Douglas County requires that a planned development application be filed for this project since the site is located within a designated Receiving Area.

ii. A more efficient and desirable design can be achieved through flexible design standards or mixed land use patterns than can be attained through the strict adherence to zoning standards;

Comment: By carefully planning both the street patterns and connections to the adjoining regional roads, the project meets the objectives of the receiving areas as contained in Douglas County code.

 iii. Adequate public facilities and infrastructure exist or can be provided to the project site to serve the proposed type and intensity of development;

Comment: Adequate public facilities exist to serve the proposed development, including all typical urban services (community sewer, community water, storm drainage) and related key infrastructure. Minden-Gardnerville Sanitation District (MGSD) and the Town of Minden will provide community sewer and community water service to all lots within the proposed development, respectively.

Douglas County Community Development The Ranch at Gardnerville Justification and Project Description July 26, 2012 Page 7 of 13

iv. Detailed development plans are known at the time the comprehensive development plan is prepared, allowing combined review and approval.

Comment: Detailed development plans have been submitted with this application.

v. Build-out of the planned development project area is contemplated within the scope and duration of the plan.

Comment: It is anticipated that the project build-out will coincide with the duration of the plan. The project will be constructed in up to 21 phases, the timing of which will be determined based upon market conditions then present in the community.

vi. The project is located within a receiving area as shown on the master plan land use maps, and is proposing to utilize transfer development rights.

Comment: The project is located within a receiving area and will transfer an adequate number of development rights to the site concurrently with or immediately prior to the recordation of each final map.

2. The extent that the plan departs from zoning and subdivision regulations otherwise applicable to the property, including but not limited to density, bulk and use are deemed to be in the public interest.

Comment: The proposed development does not require any variances to the standard subdivision regulations with respect to density, bulk and use and is consistent with the Receiving Area land use density regulations and policies as previously discussed. Other variances sought will provide for consistency with previous decisions regarding the proposed project, including the original 2004 approval which permitted direct access to Heybourne Road.

3. The ratio of residential to non-residential use in the planned development is consistent with the master plan.

Comment: This finding is not applicable to this particular application.

4. The purpose, location and amount of the common open space in the planned development, the reliability of the proposals for maintenance and conservation of the common open spaces are adequate as related to the proposed density and type of residential development.

Comment: Common facilities include the regionally significant Martin Slough riparian area parcel and the detention ponds. Perimeter fencing will be privately maintained. In order to provide for continuity in the maintenance of the important community facilities, the applicant is

Douglas County Community Development The Ranch at Gardnerville Justification and Project Description July 26, 2012 Page 8 of 13

requesting that the Town of Minden agree to accept both the detention ponds and the Martin Slough riparian area parcel located north of Zerolene for maintenance purposes. The open space parcel south of Zerolene has been previously accepted by the Town of Gardnerville.

5. The physical design of the plan and the manner in which the design of the planned development makes provisions for adequate public facilities, as required by this code.

Comment: All public facility requirements contained within the adopted code are met with the proposed development, including adequate water, sewer, streets, drainage and open space.

6. The beneficial relationship of the proposed planned development to the neighborhood in which it is proposed to be established, as expressed in the compatibility standards of this code.

Comment: No compatibility standards are specifically expressed in the development code; however this proposal is compatible with adjacent land uses as it provides similar residential land uses as adjacent approved developments.

7. Where a development plan proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public, residents and owners of the planned development and the integrity of the plan and, where the plan provides for phases, the period in which the application for each phase must be filed.

Comment: As indicated in previous paragraphs, the project will be constructed in a series of 21 phases. The timing and scope of each respective phase will be dependent on market and economic factors within the community.

8. That each individual unit or phase of the development, if built in stages, as well as the total development, can exist independently and be capable of creating a good environment in the locality and be as desirable and stable in any phase as in the total development.

Comment: The accompanying project phasing plan demonstrates that each phase can exist independently with adequate access and utility services being provided to each phase.

9. The uses proposed will not be a detriment to the present and proposed surrounding land uses, but will enhance the desirability of the area and have a beneficial effect.

Comment: The planned development will increase the desirability of the area by promoting a high quality neighborhood that is compatible with surrounding development.

Douglas County Community Development The Ranch at Gardnerville Justification and Project Description July 26, 2012 Page 9 of 13

> 10. Any deviation from the standard ordinance requirements is warranted by the design and additional amenities incorporated in the development plan which offers certain unusual redeeming features to compensate for any deviations that may be permitted.

Comment: The developer has incorporated a number of features with the accompanying plan that will increase the project's desirability. These features include the variation of lot sizes integrated into each street, a street pattern that provides a good connection and continuity for both the proposed residences and existing residences within adjacent developments, and protection of the important and regionally significant Martin Slough riparian areas.

11. The principles incorporated in the proposed development plan indicate certain unique or unusual features which could not otherwise be achieved under the other zoning districts.

Comment: Development within a receiving area requires a planned development overlay zoning district; there is no other alternative approach for entitling development within these areas.

12. The planned development will not result in material prejudice or diminution in value of surrounding properties, and will not endanger the health, safety and welfare of the community.

Comment: The project is proposed to be developed at land use types and densities that are similar to adjacent residential developments. Therefore, the proposal will not result in material prejudice or diminution of value of these surrounding properties. There exists no evidence or findings to date that indicate the proposal will endanger the health, safety or general welfare of the community.

13. The subdivision of land proposed in the planned development meets the requirements of the Nevada Revised Statutes and this code.

Comment: The proposed subdivision meets the requirements of NRS Chapter 278 and Douglas County Development Code Planned Development standards.

14. The subdivision of land proposed in the planned development conforms to the density requirements, lot dimension standards and other regulations applicable to planned developments.

Comment: The proposal is consistent with the regulations applicable to planned developments within receiving areas in Douglas County's urban areas.

15. The subdivision of land proposed in the planned development conforms to the improvement and design standards contained in the development code and adopted design criteria and improvement standards.

Douglas County Community Development The Ranch at Gardnerville Justification and Project Description July 26, 2012 Page 10 of 13

Comment: All of the proposed improvements conform to Douglas County's design standards consistent with the requested variances.

16. Where applicable, adequate transfer development rights have been established consistent with the number of proposed units within the planned development.

Comment: Transfer of development rights will occur prior to or concurrent with the recordation each phase of this proposed subdivision development.

17. The planned development has a beneficial relationship to the neighborhood in which it is proposed to be established.

Comment: The Planned Development modification is consistent with the neighborhood development within this area of Minden and Gardnerville.

Tentative Subdivision Map Findings:

The property to be subdivided is zoned for the intended uses and the density and design
of the subdivision conforms to the requirements of the zoning regulations contained
in Part II of this development code;

Comment: With the proposed Planned Development, the proposal conforms to the requirements of Part II of the development code.

 If planned development is proposed, the tentative subdivision map conforms to the density requirements, lot dimension standards and other regulations applicable to planned developments;

Comment: The tentative map conforms to the planned development regulations.

3. The tentative subdivision map conforms to public facilities and improvement standards contained in the development code;

Comment: All adequate public facilities are provided with this development application.

 The tentative subdivision map conforms to the improvement and design standards contained in the development code and adopted design criteria and improvement standards;

Comment: All public improvements conform to the improvement and design standards contained in the development code and the design manual.

Douglas County Community Development The Ranch at Gardnerville Justification and Project Description July 26, 2012 Page 11 of 13

5. If applicable, that a phasing plan has been submitted and is deemed acceptable;

Comment: The project will be developed in a series of not more than 21 phases.

6. The approval contains terms that plan for the possibility of abandonment or termination of the project;

Comment: The project-phasing plan has been developed so that any phase of the project can stand alone and independent of subsequent phases in case of abandonment or termination of the project.

7. There are no delinquent taxes or assessments on the land to be subdivided, as certified by the County Treasurer.

Comment: All taxes are paid current as demonstrated by the receipt from the County Treasurer's office that is attached to this application.

8. The project is not located within an identified archeological/cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report.

Comment: The project site is not located in an identified cultural resources study area.

NRS 27A380 and 410 The following is a discussion on the criteria prescribed by Nevada Revised Statute (NRS) 278A.380 and 278A.410. Comments to these two sections are below:

In addition to the findings required by Title 20 for planned development approval, NRS 278A.380, (Purposes of provision for enforcement and modification) and NRS 278A.410 Section 2, provides:

"The enforcement and modification of the provision of the plan must be to the further mutual interest of the residents and owners of the planned development and of the public in the preservation and integrity of the plan as finally approved. The enforcement and modification of the provisions must be drawn also to insure that modifications, if any, in the plan will not impair the reasonable reliance of the residents and owners upon the provision of the plan or result in changes that would adversely affect the public interest."

Douglas County Community Development The Ranch at Gardnerville Justification and Project Description July 26, 2012 Page 12 of 13

<u>Comment:</u> The existing provisions of Title 20 Section 20.676 allow for modifications to a Planned Development, where the review requires the same kind of findings that are required of the initial application.

NRS 278A.410 (2) Modification of the plan by City and County provides as follows: "All provisions of the plan authorized to be enforced by the city or county may be modified, removed or released by the city or county, except grants or easements relating to the service or equipment of a public utility unless expressly consented to by the public utility, subject to the following conditions:

1. No such modification, removal or release of the provisions of the plan by the city or county may affect the rights of the residents of the planned unit residential development to maintain and enforce those provisions.

<u>Comment:</u> The modification does not change or impact the enforcement or maintenance of the plan under the existing CC&R's.

- 2. No modification, removal or release of the provisions of the plan by the city or county is permitted except upon a finding by the city or county, following a public hearing that it:
- (a) Is consistent with the efficient development and preservation of the entire planned unit development;

<u>Comment:</u> As conditioned, the plan will not impact the residents within and adjacent to the proposed development. Measures to reduce traffic and noise have been addressed by limiting access points, buffering with open space, and compatibility with the surrounding residential character.

(b) Does not adversely affect either the enjoyment of land abutting upon or across a street from the planned unit development or the public interest; and

<u>Comment:</u> The modification will not result in a change of conditions which would adversely affect neighboring properties as described or the public interest.

(c) is not granted solely to confer private benefit upon any person.

Comment: The modification does not seek to confer a private benefit.

Thank you for your consideration regarding this matter. Should you have any further questions, please do not hesitate to call.

Douglas County Community Development The Ranch at Gardnerville Justification and Project Description July 26, 2012 Page 13 of 13

Sincerely,

R.O. ANDERSON ENGINEERING, INC.

Keith E. Ruben, AICP

Director of Planning & Entitlements

∆nderson



July 26, 2012

Dirk Goering, AICP DOUGLAS COUNTY COMMUNITY DEVELOPMENT Post Office Box 218 Minden, Nevada 89423

The Ranch at Gardnerville Request for Variances to Design Manual Standards

Dear Mr. Goering,

On behalf of our client, Ranch at Gardnerville, LLC, please consider this letter our request for a variance to the Douglas County Design Criteria and Improvement Standards manual. This variance is requested under the provisions of Section 1.3 (1) of the manual for the following specific sections:

DC-A16 – Driveway Access: The Owner is requesting to modify this residential driveway section to allow an increase in the maximum driveway width measured six feet from the back of curb from 24 feet to 30 feet. This is consistent with the approval by the Board of County Commissioners with the Phase One Final Map amendment. By permitting this variance, the Owner's proposed three car garage designs can more easily and safely be accommodated.

DC-A01 – On-street parking on Heybourne Road: On-street parking on Heybourne Road was considered and approved by the Board of Commissioners with the Phase One Amended Final Map. With the design speed of 25 mile per hour in this residential neighborhood, parking along Heybourne Road will provide a buffer to adjacent pedestrian facilities and create traffic friction to slow excessive automobile speeds through this residential area.

§ 2.13.2 – Driveway access to Collector Road: With the Phase One Amended Final map, the Board allowed driveway access to collector roadway and reduce the separation standard between driveways and streets from 200 feet to 150 feet. This was in recognition of the fact that by allowing this change, there would be less maintenance responsibility with roadways instead of alleys as with the previous design and that this would slow traffic in this residential area creating a safer, more pedestrian friendly environment.

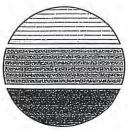
Thank you for your consideration regarding this matter. Please contact either myself or Rob Anderson, P.E. should you have any questions.

Mr. Dirk Goering, AICP Design Manual Variances July 26, 2012 Page 2 of 2

Sincerely,

R.O. ANDERSON ENGINEERING, INC.

Keith E. Ruben, AICP Director of Planning



RESOURCE CONCEPTS, INC.

July 25, 2012

27 202

Mr. John Stephans, Chairman Members of the Minden Town Board 1684 Esmeralda Ave. Minden, Nevada 89423

Subject: The Ranch at Gardnerville Planned Development Modification Request

Dear Chairman Stephans and Members of the Board:

The Ranch at Gardnerville has submitted an extensive modification request for the planned development which includes all of the undeveloped portion of the Ranch at Gardnerville. This covers the area within the Town of Minden and most of the area within the Town of Gardnerville.

This is a major change and raises some significant concerns. The Town's development committee met with the engineer for the project Rob Anderson on July 17th, 2012. At that time, our letter of July 13th, 2012 to Jennifer Scott, outlining a number of concerns was discussed. It was understood that supplemental information may be provided by the developer upon further discussion with the engineer prior to the Town Board meeting. To date no further supplemental information has been received. The July 13th, 2012 letter is attached for your review and Town Board discussion.

We are very concerned about the impact of a significant number of 5,000 sq. ft. lots which are now proposed within the portion of the subdivision in Minden close to Buckeye Road. This area previously included larger lots, a planned unit development area, and a park. The park has been eliminated. The high density associated with over a hundred 5,000 to 6,000 sq. ft. lots together with the request to change setbacks from 20 ft to 10 ft and other compromises regarding potential development quality are of great concern.

The planned development ordinance allows for lots as small as 5,000 sq. ft. Indeed many lots in old Minden are of that size. However, in the old part of Minden there is alley access and parking in the rear, wide streetscapes with mature landscaping and a broad variety of lot sizes and setbacks. A concentration of many small lots with no design detail, landscape plan, neighborhood park or other apparent consideration for creation of a viable neighborhood is a major change for the worse. The planning and consideration of neighborhood creation, amenities and improvements in the previous development appears to have gone by the wayside in favor maintaining the same number of units without the planned unit development. The park is gone,

2012-7-25 Ltr Stephans 10-004.1 TOM BRS-jm L7-45.doc

Mr. John Stephans, Chairman Members of the Minden Town Board July 25, 2012 Page 2

the alleys are gone, and the proposed parking bulbs (short cul-de-sacs) will be a parking, trash pickup, and traffic nightmare. There is no trail or landscape plan and it appears that the proposal is to leave the Towns with significant areas of open space having difficult or inconvenient access.

Landscaping and trees are what really make an area inviting and attractive. We would strongly urge the creation of a landscape assessment district to bring some additional quality and value to the development, with a relatively minor cost to the developer. We also feel that the block wall on the east side of Heybourne Road will divide the area and be a potential graffiti problem.

The proposed submittal merits careful consideration and discussion by the Town Board. We strongly recommend significant changes to the proposed plan as noted in our July 13, 2012 letter.

Sincerely,

Bruce R. Scott, P.E.

Town Engineer

BRS:jm Attachment

cc: RO Anderson Engineering
Douglas County Community Development – Planning
Douglas County Community Development – Building
Douglas County Community Development – Engineering
Town of Gardnerville
George Keele





RESOURCE CONCEPTS, INC.

July 13, 2012

RECEIVED JUL 27 2012

Jenifer Scott, Town Manager Town of Minden 1604 Esmeralda Avenue Minden, Nevada 89423

Subject: Ranch at Gardnerville Subdivision Project

RCI Project No. 10004.3

Revision Request to Ranch at Gardnerville Planned Development

Dear Jenifer:

Per our review of the proposed changes/revisions to the Ranch at Gardnerville Planned Development and our initial discussions with you and the Town Board committee on development, we offer the following items as our recommendations for either additional information needs or our recommendation on specific actions related to proposed modifications.

From the perspective of the effect on the Town of Minden, this proposal is a major change as it relates to lot sizes, open space, and overall quality of the final project.

- 1. We understood that the recently approved changes to Phase I allowing shared driveway access directly onto Heybourne Road were for that unit/Phase only. We have some questions with the current proposal to have driveways all along Heybourne Road. This is a roadway that will see significant traffic, and backing out into the street should be avoided to the fullest extent possible. We also have some questions regarding reducing the separation standard between driveways and streets in terms of driver safety.
- 2. We firmly recommend against the allowance of a reduction in the front yard setback from the existing 20-ft to 10-ft as requested.
- 3. The removal of the landscape maintenance easement along front yard areas does not appear to cause any issues for the Town. With the sidewalk located behind the curb, there does not appear to be any need for a landscape easement along front yard areas. Any work on utilities along the frontage that is behind the sidewalk will be supported by the 7.5-ft PUE to be placed along the front yard property line.
- 4. The amendment to the proposed street section placing sidewalks within the road rightof-way and increasing the local road section to 47-ft is not an issue. However, we would recommend that local roadways intended to connect to either Heybourne Road or Buckeye Road, and those that will serve to extend through the development for future connection of future development, have a pavement width of 36-ft as opposed to

2012-07-13 ltr Scott 10-004.3 TOM brs-kh L7-3.doc

- the proposed 32-ft. This is to allow for a slightly wider driving area on roadways that will see higher traffic in the future.
- 5. The proposed section of Heybourne Road is a significant change. We are concerned that the block wall along the west side of Heybourne and the right-of-way area between the wall and the sidewalk are obtrusive and create maintenance issues. We much prefer the concept of lower less visually impacting fences such as the wrought iron concept that was previously proposed.
- 6. There needs to be a landscape plan for the revised project. Eliminating landscape areas and turning large areas over to the Towns with no provision for the costs of maintenance is not something we would recommend. If the developer does not wish to have a homeowners association to maintain landscape areas, trails, and open space we strongly recommend a landscape district be created. The Town of Minden has previously indicated its willingness to do the landscape and related maintenance for such a district. This would allow for a much more attractive development for the Towns and the future residents with no significant cost to the developer.
- 7. The proposed change to the speed limit is acceptable. A 30 mph speed limit is inconsistent with speed limits set throughout the Towns of Minden and Gardnerville. Town Staff recognizes the designation of Heybourne Road as a "Major Collector roadway" in the 2007 Transportation Plan and agree that the Transportation Plan Amendment should be submitted "proposing a change in classification to a minor classification" for Heybourne Road. Such an amendment would be consistent with the request by the Towns of Minden and Gardnerville for Muller Parkway to be designated as the major arterial for the area. This change is essential to support the Minden Momentum project framework and the Main Street Gardnerville program in the Economic Vitality Action Plan. Both plans promote "pedestrian friendly and traffic calming improvements to inspire a vibrant downtown." When the transportation element of the Master Plan is reviewed, it is the desire of Minden Town Staff that these proposed changes be made.
- 8. The request to modify driveway flare outs after five feet from the street edge raises issues. Clarification to this request would be beneficial such as showing a schematic of the proposed change. Based on the description, 5 feet from the street edge would be within the sidewalk area, which does not appear to be the intent of the request, nor could we support such a request if that is the case.
- 9. In regards to Zerolene Road, the primary concerns are access to Town water facilities either in the roadway or the Town's well site. In the event of an emergency, the Town needs access to the Town's well site to ensure water service is maintained.
- 10. The proposed changes to the lot sizes and roadway configurations have significant issues:
 - a. The proposed lots that are less than 7,000 SF, and specifically those close to 5,000 SF do not appear to be viable based on the proposed home sizes for the development. Additionally, the feedback from the Town's development committee is that the there is no support for 5,000 or even 6,000 SF lots.
 - b. The last approved plan was for what appeared to be patio type homes developed on the north side of Minden. This concept may be more acceptable to the development committee.

- c. The proposed half-bulbs or "knuckles" are not acceptable and should be removed. These are a major problem for maintenance and trash pick up. Additionally, onstreet parking in these areas does not work.
- 11. The relocation of the units within the development is not of particular concern. However, the appearance of a significant number of additional single-family lots within Minden in the form of 5,000 to 6,000 SF lots is a major concern.
- 12. The deletion of the central park in the Minden area in favor of a terminal park and entry area into the open space in Gardnerville cannot be supported. Additionally, access to the proposed trail system in the Minden area needs to be provided. As noted above, a landscape plan should be provided which shows trails, pathways, trail heads, trail connections, and areas for access and parking.
- 13. We understand the extension of the development schedule; however, the completion of a Heybourne Road connection should be moved up significantly. A basic 2-lane roadway, to allow for the connection of the development to Buckeye Road at the earliest possible time should be programmed. The Town also needs to have early completion of the water main in Heybourne Road. This is needed as soon as possible.
- 14. There are no concerns with the amendment to the boundary of the Planned Development.
- 15. The new building elevations should be provided to the Town for review. Additionally, building footprints to show how these homes will fit on the parcels should be submitted.
- 16. We would request a full size map of the most current approved development plan for comparison with the new proposed development plan. We would ask the developer's engineer to provide this prior to the scheduled meeting with the development committee
- 17. Full road frontage needs to be provided for the Town's well site in Gardnerville.
- 18. The Town needs to have verification from the developer and their engineer that the Town's well site is out of the flood plain and/or floodway and is buildable without the need to file any further application to FEMA.
- 19. The revised plan creates undefined open space along Heybourne Road and Buckeye Road. The proposed use, access, improvements, and value of these areas is not clear. These may be addressed in a landscape and trails plan, but in their present form and location they seem to have very little or no value to the development or the Town. The proposed phasing plan shows the dedication of conservation easements on the proposed open space/drainage areas on the west side of the Town area. It has been mentioned that these areas are to be dedicated to the Town for maintenance and drainage facilities. The existence of conservation easements would make this difficult for the Town to accept. These areas do not have adequate access shown on the revised plan.
- 20. When Town of Minden portions are developed, Town lighting per Town standards at the time of development will be required. An overall lighting plan should be approved prior to any development in Minden.

This is a significant change to a significant project for both Minden and Gardnerville. We understand the need to work cooperatively with the developers in trying to support a very fragile economic situation. We feel that, with supporting prior changes and modifications to the original

Jenifer Scott, Town Manager July 11, 2012 Page 4

approved plan, the Town of Minden has significantly helped in that regard. However, we are concerned that the proposed comprehensive changes will result in a severely compromised quality of development. The lack of a coordinated opportunity for review and participation with the design modification process is a major concern. We feel that the project quality has been impaired as a result. We would strongly recommend that the Towns and the County be given the opportunity to work collectively with the developer to insure that the best possible project is created while recognizing the current economy and the value of good economic development.

If there are any questions or you wish to discuss further please let me know.

Sincerely,

Bruce Scott, P. E. Town Engineer

TR:kh

cc: R. O. Anderson Engineering - Rob Anderson, P.E.

Tim Russell, P.E. - RCI



AGENDA ACTION SHEET

1. For Possible Action: Discussion on and possible action by providing town staff direction on proceeding with the Old Town Days event and discuss the program options for the August 31st through September 2nd event, with public comment prior to board action. Appearance by Ken Auld.

2.	Recommended Motion: Based on discussion during Board meeting Funds Available: Yes \(\backslash \ N/A \)
3.	Department: Administration
	Prepared by: Tom Dallaire
١.	Meeting Date: August 7, 2012 Time Requested: 10 minutes
5.	Agenda: Consent Administrative
	Background Information: Given during meeting
	Other Agency Review of Action: N/A
	Board Action:
	Approved

AGENDA ACTION SHEET



1. For Possible Action: Discussion and possible action to approve, approve with conditions, continue, or deny a request to alternate between the Towns of Minden and Gardnerville every other year, performances of the Carson Valley Pops Orchestra as part of the Towns' 4th of July celebrations, beginning with the July 4, 2013, performance in Heritage Park with public comment prior to board action.

2.	Recommended Motion: Based on Board discussion Funds Available: ☐ Yes ☐ N/A
3.	Department: Administration
	Prepared by: Tom Dallaire
4.	Meeting Date: August 7, 2012 Time Requested: 10 minutes
5.	Agenda: ☐ Consent ☐ Administrative
	Background Information: See attached. Also, information will be presented a the meeting.
6.	Other Agency Review of Action: \(\backsiz \ N/A \)
7.	Board Action:
	□Approved □Approved with Modifications □Continued

Dallaire, Tom

To: Scott, Jenifer

Cc: Louthan, Carol; Michael Smiley Rowe; Tyler Altom

Subject: July 4th celibration

Hi Jennifer I was not able to call you this past week. Sorry for not getting back to you, I had construction inspection, pre construction meetings, plans to review, bids went out that we had some issues with, and, and, and... so many excuses...

I will be in Oregon next week for a family reunion, so I will not be able to attend your Town Board Meeting. I can have Carol there if you think it would be productive. Please express my regret to your board for not being able to be at the meeting in person to share the towns views and vision for this event. I will try to convey that information in this email. Please feel free to call me on my cell 775 690 8366 should you have any other concerns. I would like o talk with you what you and your staff envision for this event. I think every other year would be fine. I do not know of any issues except which park will it be at. The paper seems to cover the festivities pretty well. I will have the item on my agenda as well so we can openly discuss this as a board...

The Town of Gardnerville is interested in partnering with the Town of Minden on this event and alternating the event from Minden Park to Heritage Park each year. Genoa does put on a program later in the evening on the 4th and when Gardnerville started doing this event at Heritage Park, the plan was to make it earlier in the day so that people would be able to attend other activates later in the day and evening that are offered around the area, and still be able to hear great performances of patriotic music and remember the sacrifices of our service men and woman. I personally feel compelled to provide this opportunity to the Carson Valley residents and keep the association local with the volunteer orchestra. They are very talented and have a large following and by providing the opportunity to them to play at various venues could be beneficial for those involved in the event. I would like to see this event grow and become something really great. With both the Towns partnering on the planning and execution of this event, it will split the burden of the cost and staff time planning the event to one time every other year, or we could share in the coordination and planning every year and execute the program really well. I see this becoming a coordinated effort in the future.

I just wanted to make sure I express my support for co sponsoring this event and having it at Heritage Park every other year.

Please let me or Carol know if you think it would be beneficial for Carol to be at the town board meeting. I will send a request out to my board to see if I can have one or two of them at your meeting, to represent Gardnerville.

Have a great week. Tom Dallaire



Tom Dallaire, P.E. Gardnerville Town Manager 1407 Highway 395 N. Gardnerville NV 89410 (p) (775) 782.7134 (f) (775) 782.7135

Email: Tdallaire@co.douglas.nv.us

AGENDA ACTION SHEET



	Monthly Report of activities for July 2012. (approx 10 minutes)
	Funds Available:
2.	Department: Main Street Program
	Prepared by: Paula Lochridge
3.	Meeting Date: August 7, 2012 Time Requested: 10 minutes
4.	Agenda: ☐ Consent ☐ Administrative
5.	Background Information: See attached
6.	Other Agency Review of Action:
7.	Board Action:
	□ Approved □ Approved with Modifications □ Continued



Fr: Paula Lochridge, Main Street Gardnerville Program Manager

Re: Program Manager's Report for August 7, 2012

Here are some of the items that Ron James and myself will be reporting on:

• Committee Updates:

Economic Restructuring:

• We've received a letter of conditions/letter of intent from USDA Rural for potential funds (in the amount of \$125,000) with their Intermediary Relending Program (IRP) for the Revolving Loan Fund. This committee is researching the parameters of this program and have generated a list of questions to discuss with members of Rural Nevada Development Corporation (RNDC) who currently run the only other program in Nevada that offers IRP loans. After discussing the program with them, the committee will make the final decision whether or not to proceed with this line of funding.

o Organization:

- Focusing on Memberships/Sponsorships/Fundraising.
 - One of our newest board members, Deb Pierrel, has extensive experience in fundraising and sponsorships and she has agreed to be co-chair of our fundraising committee.
- A subcommittee will resume discussions in September to determine the possibilities and logistics of acquiring a 501c3 status.
- Met with volunteers with experience in advertising/marketing. They are advising us on the best avenues to take to promote our program.
- Monthly morning coffee meetings are going well. Feel free to join us the first Tuesday of each month, 8:30 -9:30 am at Sharkey's Casino (in the Rib Room).

Promotions:

- Focusing currently on these items:
 - Wine walks
 - Holiday Shopping Bazaar (November 10th at St. Galls)
 - Merry Main Street Day Activities in park and throughout town for Dec. 1st (parade of lights);
 - The committee has decided not to proceed with plans for the special event on Douglas Avenue on December 15th but rather concentrate more on the events for December 1st. They decided to table it until possibly next year.
 - Cash Mobs, October-February (which promote small businesses).

o Design:

- Flowers (baskets and adopt a pots) projects going well
- Working with a few business/property owners within the district on some possible improvement projects.
- Report from Ron James, Volunteer with the Heritage Park Gardens Committee.
 - Work continues with the Heritage Park Gardens Project-received a \$4,000 grant through NCOT for creation of a labyrinth in the gardens
 - Include: latest brochure, photos, labyrinth grant, etc.

0

Thank you so much for your continued support of the Main Street Gardnerville Program!

Paula Lochridge,

Main Street Gardnerville Program Manager

Thirsty Third Thursday - July 19, 2012



Lochridge, Paula

From:

Lochridge, Paula

Sent:

Friday, July 20, 2012 9:51 AM

To:

'JANCHUCK50'

Subject:

RE: Tonight's Wine Walk

Jan, I am SO happy to read your email. This is what this event is all about and I am thrilled to hear the comments you wrote about from the attendees.

Thanks to you and Chuck for being such a big part of this event!

Talk to you soon!

Paula

From: JANCHUCK50 [mailto:janchuck50@aol.com]

Sent: Friday, July 20, 2012 7:14 AM

To: Lochridge, Paula

Subject: Re: Tonight's Wine Walk

Hi Paula!

The Wine Walk was fantastic again! Everyone coming by our car wash was happy.....smiling, laughing and having a great time. My husband, Chuck, commented that there were a lot of groups of women.....like a girl's night out. I noticed lots of big groups of couples, friends and multi-generational families. Frequent comments from the ladies were how they had never been inside the shops before and how excited they were to see how cute shops and planned to come back. One lady said she lived in the Johnson Lane area and always went to Carson City to shop but now she plans to come to Gardnervill!. She said the stores in Carson City are closing right and left and was amazed at the cute shops we have here! All because of the Wine Walk!

Thanks, Paula, for organizing the Wine Walk. We love it as a business and have an awesome time every Third Thursday night.

Jan Kriss

Sweetwater Car Wash

JANCHUCK50 janchuck50@aol.com

----Original Message----

From: Lochridge, Paula < PLochridge@co.douglas.nv.us>

To: Lochridge, Paula < PLochridge@co.douglas.nv.us>; plochridge < plochridge@mainstreetgardnerville.org>

Sent: Thu, Jul 19, 2012 7:54 pm Subject: Tonight's Wine Walk

Hello Participating Wine Walk Businesses...

Thank you, thank you for all you do to make this a successful and exciting event for everyone involved. This event works for our downtown because of the efforts of you and all of our volunteers!

We had 335 registered walkers tonight which is just above average for this month each year.

We had a freelance journalist in town, enjoying our wine walk, and taking notes. She mentioned how much she loves our downtown and all of our businesses. She promised that once she writes the story, she will let me know and I'll share it with all of you.

We appreciate, as always, your dedication to inviting folks to "rediscover their own backyard."

You make me so proud to be a part of this community!

Paula Lochridge Main Street Gardnerville Program Manager 1407 Hwy 395 N Gardnerville, NV 89410

Email: plochridge@mainstreetgardnerville.org or plochridge@co.douglas.nv.us

Website: www.mainstreetgardnerville.org

Office: 775-782-8027 Fax: 775-782-7135

Our Mission: The mission of the Gardnerville Main Street Program, in partnership with the town, county, business and community, is to revitalize downtown Gardnerville utilizing design, organization, promotion & economic restructuring to develop the unique identity and preserve the historic nature of our community

Our Vision: Experience the Past, Enrich the Present, Embrace the Future.

Would you like updated information on Main Street Gardnerville's activities? You can sign-up for our newsletter by visiting our homepage -<u>www.MainStreetGardnerville.org</u>

You can find us on Twitter @MSGardnerville and on FaceBook!

"Main Street Gardnerville is a non-profit corporation and an equal opportunity provider"

PRIVILEGED AND CONFIDENTIAL: This communication, including any attachments, is for the exclusive use of the addressee and may contain proprietary, confidential, and/or privileged information. If you are not the intended recipient, any use, copying, disclosure, or dissemination or distribution is prohibited. If you are not the intended recipient of this communication, please delete it and all copies and notify the sender immediately by return e-mail. Thank you.

Thirsty Third Thursdays Wine Walk

Two more wine walks left this season!

Cost is \$5 for a 2012 Commemorative Wine Glass then just \$10 to register at each month's wine walk.

The 2012 wine glass can be used at all of this year's wine walks

Registration booths located at Town of Gardnerville Offices, 1407 Main Street and at the Stratton Center, 1540 Main Street

Registration Booths open 4:30–7:00 pm on each day of event

ID Cards will be checked so please bring one with you.

Please drink responsibly.



Aug. 16th
"Sock Hop/Classic
Rock"
Sept. 20th
"Hawaijan"

Participating Businesses Include:

A Wildflower • Appoggio, A Core Training Studio • Aurora Salon • Battle Born Wine • Candles 'N Crafts • Carson Valley Computer • Cheshire Antiques • Classical Glass • Country Carousel/CJS Floors • Curves • Designing Images • Douglas County Democratic Women • East Fork Gallery • Edward Jones • Especially For You • Fresh Ideas• Great Basin Home Health• Heirloom Antiques • Historian Inn • Joyce's Fine Jewelry • JT Basque Bar & Dining Room • Just 2 Spoiled Spa & Baby Boutique • K2 Pilates• La Petite Salon • Lil' Monsterz • Nevada Ugly • No Place Like Senior Care • Overland Bar & Basque Restaurant • Palm & Tarot Card Reading by Janet • Penny Lane Consignment • Quail Cottage Antiques • Ruby Rose City & Saddle Clothes • Sharkey's Casino • Studio 6 Salon • Studio Vogue Salon • Sweetwater Car Wash • Velvet Touch Salon • We Be Collectibles



Live Music:

Monique de Haviland & Wesley Orsolic at Joyce's Fine Jewelry & Designing Images and JS & the Tributes at Ruby Rose City & Saddle Clothes

Money raised will help fund the revitalization efforts in the Main Street District



Walk the Main Street District and see what you've been missing!

HPG Plant Swap and Open House June 2, 2012



Community Garden Plots

Pick a plot and get gardening! Annual prices cover the growing season from May 1st-March 30th



Events

Annual open house with plant swap and sale

Vegetation Education classes Vegetable Garden for food closet

Honor stand system

Honor stand system Seed exchange Recipe of the week using garden harvest

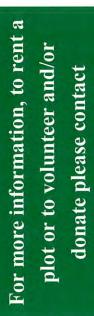
Volunteer group activities

Special events

Community meetings in good weather months

Sponsored by: Town of Gardnerville

To become a sponsor, please call 775.782.8027



Carol Sandmeier

Email: cjsandmeier@aol.com

OT

Paula Lochridge

Email:

PLochridge@MainStreetGardnerville.org



Main Street Gardnerville 1407 Main Street (Hwy 395 N) Gardnerville, NV 89410 Office: 775-782-8027
Email: info@mainstreetgardnerville.org

Website: www.mainstreetgardnerville.org



Experience the Past... Enrich the Present...

Embrace the Future.

Heritage Park Gardens



A place to learn, grow, share, and beautify... To cultivate and nurture our community.

Main Street Gardnerville is a 501 c 6 organization and an equal opportunity provider.

Phase I

Individual plots with irrigation
Shared compost area
Hoop House
Demonstration gardens:

Edible landscapingNative Plants

Square-foot gardening
 Teaching area
 Children's garden

Phase II

Children's area
Labyrinth (meditation walk)
Gazebo
Pond

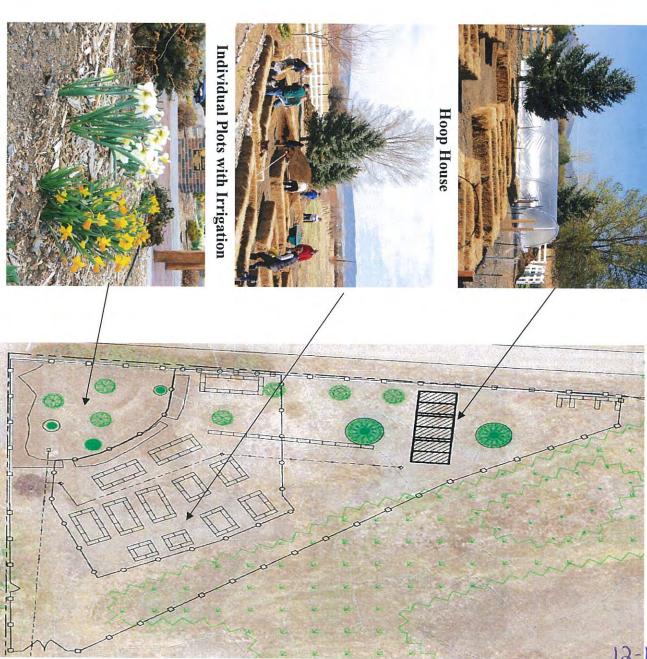
Living flag Special event location

Memorial Wall and Garden of Hope

And much, much more.....

Conveniently located next to Heritage Park, In the Heart of Gardnerville

HERITAGE PARK GARDENS



Daffodil Corner



AGENDA ACTION SHEET

1.	Not for Possible Action. Discussion on the Town Attorney's Monthly Report of activities for July 2012
2.	Recommended Motion: None
	Funds Available: ☐ Yes ☐ N/A
3.	Department: Administration
	Prepared by: Tom Dallaire
4.	Meeting Date: August 7, 2012 Time Requested: 10 minutes
5.	Agenda: Consent Z Administrative
6.	Background Information: Presented at meeting
7.	Other Agency Review of Action: ☐ Yes ☑ N/A
8.	Board Action:
	□Approved □Approved with Modifications □Continued



AGENDA ACTION SHEET

1.	Not for Possible Action. Discussion on the Town Manager/Engineer's
	Monthly Report of activities for July 2012.
2.	
3.	Recommended Motion: None
	Funds Available: Yes N/A
4.	Department: Administration
	Prepared by: Tom Dallaire
5.	Meeting Date: August 7, 2012 Time Requested: 20 minutes
6.	Agenda: □Consent □ Administrative
7	Dockground Information, Co. office I
1.	Background Information: See attached
Q	Other Agency Review of Action: Yes
0.	Other Agency Review of Action: = 1es = N/A
9	Board Action:
٠.	Dourd Action.
	□Approved □Approved with Modifications
	Denied — Continued
	— Continued



Paul Lindsay, Chairman Ken Miller, Vice Chairman Mike Philips, Board Member Linda Slater, Board Member Lloyd Higuera, Board Member

Town Manager/Engineer's Monthly Report August 7, 2012 Board Meeting

- A. Toler Lane Improvement Plan: Staff has installed drip, moved in the rocks at the Lampe section, cut down 5 more trees, which caused some issues with the neighbors. We told them the plan and showed them the actual plan we prepared and they understand. We are going to work on sections of this one time.
- B. Chichester Crack Repair bid is out: We split up the project for Crack repair and crack sealing. The contract price for the crack sealing was significantly higher than staff estimated. Having one contract did not make sense with the fast track nature this project needs to be completed with. We will do a formal bid for the crack sealing. He guys were able to only get out one time this month to fill cracks. The Flow mix product is gone.
- C. The Ranch at Gardnerville: Josh and I attended a meeting with rob about this project. They were not excited about many of our comments. The plan was revised and revised again to what you have in from of you tonight for your review. Please look at the parcel size and pedestrian access to the future trail. See the extencive report under the specific item.
- D. Sharkey's Parking Lot: I attended a meeting with Brian where we did discuss him asking the holders group to deed over the parking and the town partnering with them on getting a phase I complete and improved which would be the corner parking lot and the house, along with highway frontages. Josh has revised a proposed plan. We are meeting with Candice about the funding in two weeks. The meeting we had set up for this month fell through from other meetings taking too much time. We are waiting to hear back from brain on if the owners will consider the partnership with the town.
- E. Heritage Park Gardens: The volunteers are working diligently on the area. The Drip system is in.
- F. Encroachment permit review: Gardnerville Water was in and submitted a permit to cut Lampe and White ash. The line is being upsized between waterloo and Lampe in the apartment complex. A new fire hydrant is going to be installed on White Ash.
- G. Minden Gardnerville Trail Plan: we are revising the grant application to submit to State lands in a couple of weeks.
- H. Parking District: Nothing new with this item this month.
- I. Eddy Street Lighting: We placed the light pole order and ordered the meter service box. The contract docs are in draft form now and this will go out to bid this month for a September approval at the board.
- J. Kingslane Sidewalk: I did a presentation to the homeowner's association this month. They are excited about the projects and the revised flood mapping.
- K. NDOT Crosswalks: Have not heard from NDOT on this application.
- L. Toiyabe Sidewalk: We have a permit on the project from the county. I want to notify the property owners of the approved plans and get this out to bid.
- M. Office Items:
- Douglas County Standard Details: Barbra has been sick and all the meetings were canceld this month.



Paul Lindsay, Chairman Ken Miller, Vice Chairman Mike Philips, Board Member Linda Slater, Board Member Lloyd Higuera, Board Member

- Wal-Mart: Josh has been onsite at Wal-Mart a few times this past month. They are still working
 on the building and storm drain system. The ground water issue ais still a problem. They are
 installing the arch pipe for the company ditch now.
- I attended the Leadership Douglas County Local Government day and did a presentation to the group on behalf of the town.
- Gardnerville Old Town Days. We had some developments out of the town staff control, and
 we will be discussing these issues at the meeting. Flyers and banners are done and ready to
 advertise the event.
- Speed Check on Douglas: A resident called wanting speed bumps installed on Douglas. I
 told him we would do a traffic county and sped test and let the sheriff office know the times to
 patrol. People in town are really having issues controlling their speed. I also received a similar
 complaint on Toler down east of the school.
- Met With Scott Morgan about the Community Center: Douglas County plans on going out
 to bid to get the fill dirt imported and pad constructed soon. They will need to annex into the
 town of Gardnerville. Historically we have not supplied trash service to the county. They will
 build a pad and offsite improvements to the site, then do a design build contract to construct
 the center and site improvements. We should be seeing something coming up on the coming
 months re: that project.
- SHPO Hellwinkel Barn. Paula, Carol Sandmeier and I met with SHPO, they were very excited about the barn and was going to get back with me about the towns requirements on use of the barn by the public as it relates to the agreement that was approved. Funding is available for the use of design and construction of the fixes to the barn. We will work on those this winter for next years application round. We also, talked about the GES heritage building and funds are available to fix it and design documents for that building as well. There are only tax benefits available for the private property owners of the East Fork Property. There is not much we can do as a town or main street to get that project moving forward.
- Letter to Minden Residents: Staff sent a letter to the Minden residents backing the alley
 adjacent to frontier from Church Street to county road. Staff cleaned the alley of all the yard
 waste and we wrote them a letter asking them to fix the fences or get the braces out of the
 towns alley right of way by September 3rd.
- Movies: Staff is having a difficult time with the parking along the parks side gutter. People who show up late to the movie think they can just park there. We are going to get no parking signs tape them to delineators for during the event. There is not enough room to park on both sides of the road and still have an emergency lane. Also, we are moving the TNT cheese steak guy to across the street.
- · Just a reminder of the following dates that I will be out of the office:
 - August 17 Best in the Desert Race Vegas to Reno Race