



GARDNERVILLE TOWN BOARD

Meeting Minutes

Linda Slater, Chairman
Lloyd Higuera, Vice Chairman
Mary Wenner, Board Member
Mike Philips, Board Member
Ken Miller, Board Member

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Contact: Carol Louthan, Office Manager
Senior for any questions or additional
information. You may also view the
board packet online at the town's website.

Tuesday, September 2, 2014

4:30 p.m.

Gardnerville Town Hall



Chairman Slater called the meeting to order and made the determination a quorum is present.

PRESENT:

Linda Slater, Chairman
Lloyd Higuera, Vice-Chairman
Mary Wenner
Mike Philips
Ken Miller

Jennifer Yturbide, Town Counsel
Tom Dallaire, Town Manager/Engineer
Paula Lochridge, Main Street Program Manager
Carol Louthan, Office Manager Sr.



PLEDGE OF ALLEGIANCE - Vice-Chairman Higuera led the flag salute.



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 Higuera/Miller to approve the agenda.

No public comment.

Upon call for the vote, motion carried.



FOR POSSIBLE ACTION: APPROVAL OF PREVIOUS MINUTES:

July 1, 2014 Regular Board meeting, with public comment prior to Board action.

Motion Higuera/Wenner to approve the minutes of July 1, 2014.

No public comment.

Mr. Miller abstained since he did not attend the whole meeting.



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. **For Possible Action:** Correspondence
Read and noted.
2. **For Possible Action:** Health and Sanitation & Public Works Departments Monthly Report of activities
Accepted.

3. **For Possible Action:** Approve August 2014 claims
Approved.
4. **For Possible Action:** Approve a request by the Douglas County Republican Committee to hold a political barbeque fundraiser in Heritage Park October 11, 2014 from 9:00 a.m. to 5:00 p.m. designated a Class III use per park use and reservation policy.
Approved.

Motion Higuera/Miller to approve the consent calendar.

No public comment.

Upon call for the vote, motion carried.

ADMINISTRATIVE AGENDA

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

5.  **Not for Possible Action:** Discussion on the Main Street Program Manager's Monthly Report of activities for July 2014.

Ms. Lochridge reported the Nevada League of Cities will prepare the Main Street BDR and they want us to be involved when the bill is presented at the legislature. Minden is holding a community workshop next Wednesday to try to move the program further in their downtown. We will have a couple of our board members attend that meeting. Our Basque mural paperwork has been approved by the planning commission. Our artist hopes to have the mural done by November 1st. We will have it mounted soon after on the old Pyrenees building. We have a meeting planned for September 10 to gauge interest and further discuss a possible fronton court for the downtown area. We spoke with the president of the USA Pelota Federation. Depending on the type of court we might build, he could guarantee a national tournament once or twice a year and an international tournament once or twice every two to three years. It could probably be used as a prime training facility for the US team because of the altitude. We have several folks that are planning to attend this session. Shabi, who is president of the federation, will be attending via skype because he will be in Mexico at their tournament. We have a bench dedication tomorrow at the lawn of Ron Cauley's office in honor and memory of Ashley Browder. That will be around 3 or 4. We have a special board meeting next Thursday. We will hear a presentation from A.J. Frels with the Visitors Authority regarding the lamppost banners. I am working closely with the volunteers on a couple of our grant projects. We have a volunteer orientation coming up in October. We are always looking for more volunteers.

Mr. Philips asked how big the court is.

Ms. Lochridge doesn't have the specs at this time but there are different variations. It would be a multiuse project. It wouldn't be for that tournament only.

6.  **For Possible Action:** Discussion on July 4, 2014 Freedom 5K run/walk event and provide direction on continuing or discontinuing the event; with public comment prior to Board action.

Mr. Dallaire reported we had 81 runners/walkers this year. Last year we had 21. It was a huge increase over last year. The arts council didn't have anybody participate in the chalk artfest. So they want to discontinue that. We want to know if we should continue the run and extend the event and have an inflatable obstacle course for the kids to participate.

Ms. Lochridge added they have tried vendors. The vendors really didn't do well. Most of the people cleared out by 10 or 10:30. To continue this I think it's great to just do the breakfast, run/walk and possibly something for the kids.

Mr. Dallaire added the Lions Club did sell out of breakfasts.

Mr. Miller asked if we collected the money from Shop Small.

Ms. Lochridge stated no.

Mr. Miller noted our experience with Shop Small in the past has not been positive as far as I'm concerned. Taking that forward I would like to get all payments up front before they would be allowed to participate.

Mr. Higuera thought the event is still growing. I would like to see it continue. How did we do with our partner? Did they come through with everything they said they were going to do?

Ms. Lochridge answered no. It was a juggling act for the American Cancer Society. They had some issues that came up that kind of affected them coming through on what they said they would.

Mr. Higuera asked if they had considered changing partners?

Ms. Lochridge thought it was something they could discuss.

Ms. Wenner likes the idea of getting the kids involved.

Ms. Lochridge talked to people after the race and they enjoyed it. They look forward to it next year.

No public comment.

Motion Higuera/Wenner to approve continuing the July 4 Freedom 5k Run/Walk event into 2015. Motion carried.

7.  **For Possible Action: For Possible Action: Discussion on a request by Ken Hendrix, Jenuane Communities the Ranch, LLC, to modify an existing Planned Development PD 04-008 to:**
- a. **Increase the number of residential units from 41 to 42 in the multi-family zoning portion of the project;**
 - b. **Request for approval of private roads without sidewalk;**
 - c. **Request a variance of improvement standards to reduce the width of the right-of-way from 60 feet to 32 feet;**
 - d. **Request to allow tandem parking for unit 1 in each of the proposed 14 buildings and;**
 - e. **Request a waiver of the recreational vehicle storage requirement, totaling 5 spaces.**
- The subject property is located at Heybourne Road and Gilman Avenue within the SFR-8000 PD/MFR (Single Family Residential and Multi-family residential) Zoning District within the Minden-Gardnerville Community plan (APN:1320-33-210-069); with public comment prior to Board action.**

Chairman Slater would like to mention we do have a full house. If there is duplication of comments perhaps you can whisper and they can say it for you or if not try to limit your comments to three minutes to help expedite this.

Ms. Hicks, R.O. Anderson Engineering, passed out some information on the project. Mr. Hutchings is here, who is our director of engineering at R.O. Anderson. We are here on behalf of Jenuane Communities for the Esplanade at the Ranch project that's before you. Since we met with you we have worked extensively with county and town staff to resolve some of the issues that came up previously. Ms. Hicks will address each of those as she goes over the power point presentation. We request your approval of the project that is before you. We are available if you have any questions and would like an opportunity to respond to any of the public comment.

Mr. Miller asked if this is approved, when do they anticipate building.

Ms. Hicks answered as soon as possible. They would like to start right away.

Mr. Philips believed when this development came before the board, as I recall that particular area was zoned for more like apartment houses, which you could put in there.

Mr. Dallaire reviewed some of the background of the project and went over the town's concerns and staff conditions.

Ms. Wenner read the report and it didn't sound like the county wanted tandem parking at all.

Dirk Goering, Douglas County Planning, confirmed the code does prohibit tandem parking. One development in the Ranchos was approved with tandem parking.

Mr. Miller looked at the development he lives in and there are lengthy driveways. Many people crowd their garages with other items besides their cars and there is tandem parking in the driveways because of that. Some owners have three or four cars. If that doesn't work they park on the street. It may be against code but it is not something that is enforced. I have seen that the RV parking on this street is no longer there. The patrols have gone around and issued warnings and coming back two weeks later and giving them a ticket. This being up to the HOA, how would those fines be levied unless it would be a lien on the property?

Chairman Slater asked how you would have enforcement on a private road.

Ms. Yturbide does not know offhand. I don't know if it would have the same enforcement capabilities. They might have their own private remedies.

Mr. Dallaire has talked to Dirk and he will put a condition on this to make sure the HOA is governing that individual unit. That particular unit could not be filled. It has to be open for parking. It throws it back on the HOA to govern that. The trash can storage options are behind the fence, in their yard or in the garage. A lot of these issues will be worked out in the design review phase. On the RV parking there are some things that have to be required with the facility itself. This particular development requires 5.25 parking spaces for RV storage. Per code 20.622.010 there has to be a recreational vehicle storage area.

Chairman Slater believes if this zoning took place several years ago and this project is just now coming to us, would it not be subject to today's requirements.

Mr. Dallaire believed so.

Mr. Philips asked about the area to the west of building 14. Is that not big enough to put a couple of RV storage spaces?

Ms. Hicks has discussed it and we think it would be very difficult in that location because that is one of the main accesses into the development and there is no way to pull through. We think it would be difficult to make that work there.

Chairman Slater asked in today's standards and requirements, three items are not complying: sidewalks, RV spaces and tandem parking. Are there any additional ones with today's standards and zoning?

Mr. Dallaire added the road width. They are asking for a variance in road width and private roads. We got three letters via email that we want to address. One of the letters asked what is a private road and why is it being allowed in the future. If something happens to the HOA is the town going to end up maintaining it?

Ms. Hicks would like to comment about what items are not in compliance with county code today and that is why we are requesting the variances. County Code Section 20.676.070 for planned developments states that setbacks, building types, distances between buildings, lot coverage, building densities, parking requirements and landscaping requirements can be varied when the commission or the board finds that the variances in these standards compliment and assure the suitable integration of the Planned Unit Development in the neighborhood or area in which it is located. They may not be to the specific code but the code does allow for them to be different.

Mr. Miller clarified they are here before the board because we are an advisory board to the county commissioners on what they approve. It doesn't necessarily mean you will get your way with everything.

Mr. Dallaire received three letters. They are all similar in nature. The items they were asking for was; they don't desire to see any variance to the original approval. With that the proposed development wasn't really addressed under the first planning development. What we received was a floor plan and building elevations that looked like a large structure.

Mr. Philips mentioned the changes have been going on all along. The development looks nothing like it did when it came to the board to start with.

Mr. Dallaire continued reading the complaints from the letters received.
(Letters in board packet)

Chairman Slater expressed the board's appreciation for the public's comments. I want to make it clear that no matter what this board decides this will also go to the Board of County Commissioners. I would encourage each and every one of you to be there, voice your opinion and state your concerns so the Board of County Commissioners knows exactly what they are facing.

Chairman Slater opened public comment.

Mr. Franklin Harry Ernst prepared a written statement he read into the recording of the meeting.

Mr. Jon Keller loves the neighborhood. I am very disappointed with this. My concern is the amount of traffic that will come. There is only one way into the Ranch and that is Gilman. What's great about this neighborhood is that you can walk down Gilman to Heritage Park for the events and to the duck ponds. In the three years three of the neighbors have had kids. 150 more cars is just too much too soon. Great neighborhood. We need a stop sign at Chichester and Gilman.

Mr. Philips asked if he looked into that development when he bought his house?

Mr. Keller did look into it. The economy was still in the tank. We drove all over. At the time the sales rep did inform us there will be 600 homes gradually going up. Not once did that come up. We were never told. We were told at one time there was going to be a park there. 600 homes there has got to be a park. This is high desert. A lot of us have trucks. Where are they going to park if they can't fit?

Ms. Wenner lives on a cul-de-sac and the same thing happens in Chichester. Because people have trucks they don't have enough room at the end of the cul-de-sac so they park in front of my house. It is a never ending situation.

Mr. Keller's concern is the traffic and kids going up and down Gilman to go play with the ducks or walk to Heritage Park. Movies are a great idea. You've seen the amount of people at the park. Can you imagine 150 additional vehicles going up and down this street. There is one way into this location.

Mr. Dallaire mentioned there is a traffic study associated with this. We have that if you want to see it. They are going up through Phase 3c before they will connect to the Minden side. The truck traffic is waiting on Douglas County to take the portion away from Testa Motorsports so they can get the turning radius out of Zerolene onto northbound 395.

Mr. Keller still believes it is too much too soon. This gentleman says he wants to start it now. Get Heybourne connected to 395 then do something. That's all I am asking.

Mr. Mike Dang asked if the 150 trips, that's not daily trips. Is that a different type of count?

Jeremy Hutchings stated just because you have 150 parking spaces doesn't mean trips. You'd have to look at the traffic study.

Mr. Mike Dang is used to six to eight trips per day per home. So it would be much higher. My biggest concern is regarding waiving the sidewalk requirements and reducing the street width. Circulation through the sidewalk is critical. Please keep sidewalks in there. We will definitely have kids going through there and they need to be able to walk on the sidewalk. I would request the street widths be no lower than a foot over the minimum that the town would be willing to take over if they ended up having to take it over. I understand lowering the street widths, but I request keep it at a minimum in case they do have to take over the streets. If you are not going to do that, if you have private roads and a community public road, I would request you have a condition to have a sub association for the high density product and a separate sub HOA because the residents in the single family detached product don't want to have the pay the burden of what's going to be happening in the high density. Thank you.

Ms. Cassandra Jones believes there is one assumption that everyone assumes this is a multifamily zoning. It is not. The first thing that has to be approved is the zoning map amendment. Why can't it go the other way. Why can't the zoning map amendment be for single family residents. The assumption has been high density as a buffer zone. Yet there has been discussion of the town purchasing the land on the other side of the gardens and extending Heritage Park. The whole design of this is 10 to 12 years old and the thoughts we have had on the Plan For Prosperity, economic vitality, even the town's own management of its own resources have radically changed. The assumption this has to be multifamily zoning is inaccurate. We could extend the park and maintain the single family community.

Mr. Robert Simpson has three main concerns: 1. The increase in crime in that area; 2. Snow removal; and 3. The variances are pushing the town into the possibility of accepting a load we don't want to carry.

Mr. John Hoglund's concern is the private roads. If you put speed bumps in there so people can't come off of Heybourne and blast through that would be nice.

Ms. Lori Simpson is so proud of my neighbors to be here. We are planning to be very involved. We are watching. We are paying attention and we vote. We hope you realize we are the people and we take note of the decisions made here today. I agree with my neighbor who said he bought his house for certain reasons. The website provided Plan for Prosperity and Valley Vision, which is something I have researched extensively. I don't know how you can support this. It doesn't make sense. What was in the past if it hasn't worked out well why wouldn't we do something better. You vote and the people that you trust to run the government don't listen. We're paying attention to that now. Moving to Nevada I have never been so proud of the people I live next door to. Those people are actively involved in the community. In speaking with the sheriff's department he assured me Douglas County would never agree to squeezing in additional units. Why not go with the original plan. Why not do what we planned to do in the first place or do it better. The sheriff's department has all kinds of data that shows with HOA's the builder leaves and the association goes down. So addressing the taxes, the burden to the police department when they have to hire more policemen is not cost effective. I would really hope you would look at that. Family Support Council, whenever there are congested masses of people it cause problems and unrest. So I hope you listen to us today.

Christy Norberg mentioned an HOA keeps being addressed. Is it an HOA strictly for this area? In the Ranch we don't have an HOA.

Mr. Dallaire answered yes, it would be just for this particular development.

(Voice from the audience) What kind of price range are these units being sold for?

Ms. Hicks responded the units will start out in the \$200,000 price range. The intent is to bring a higher caliber upscale project to the area and not go with apartments.

Mr. Jonathan Bacon recently moved here from California. I am a law enforcement official in South Lake Tahoe. I previously worked in Oakland, California. I've worked both metro and rural. I've been shot at and seen my friend shot. That normally doesn't happen in small communities. When you put a lot of people in a small area people get mad. My first condo was a home turned into four units. The economy tanked and I had to police my own neighborhood because the HOA wouldn't back the residents up. The good thing was we had public roads so we had the police department there continuously. It also helped that I am a law enforcement official. When you start making this a private road you are walking into the responsibility issue. We keep talking about upscale. We're trying to sell Gardnerville. You start taking away sidewalks and making smaller roads, the first thing you are going to do is get people who are disinterested in being part of a community. No one is looking at the potential crime aspects. It takes a long time to train drivers to do anything. If you put a new stop sign in it takes two months for drivers to get it. We're asking to stay a community. Provide a sense of community. I want my son to grow up and have a sense of community. As far as these variances, my opinion, if you want to throw one other home in there, great. But put the community first. If you grow too fast, too quick, you will run into problems. I agree with getting proposed figures for what these units will sell for. This is the first time we've been able to see this. I moved in because I didn't want to live next to an apartment complex. No one told me. Enforce the roads. I would highly suggest doing some type of enforcement to stop people from parking on Heybourne. Keep that clear if we can.

Mr. Nick Brooks commented it is nice to see something proposed other than rumors. First letter you read you had no comments on peace and prosperity.

Mr. Dallaire is looking for input on the streets and design.

Mr. Brooks suggested coming down to the area, hang out and you'll find there is peace and prosperity. There's no worries. We can leave our doors unlocked. Where is the guarantee that it is going to be something better than low income family housing. Keep it as single not multi, or at least give us some more information on it being upscale.

Ms. Hicks would like to address some of the comments. The site itself, while there is a zoning issue that needs to be resolved, has been previously approved for 41 multi-family units. That's the direction the project is going. Assurances that it won't become a low income project are based on the fact that this project coming before you is

showing townhome units that allow for individual single ownership in a price range that will be higher than \$200,000 for the lowest model, instead of what could be an apartment complex or Section 8 housing apartment complex. That's what the approval of this project will prevent. There were some comments about we should include sidewalk. There have been a lot of revisions made to include sidewalk to all but one unit. Although we have to ask for the variance to sidewalks, it's not that we aren't putting any in. The other thing is discussions about crime and those sorts of things. I come from a law enforcement background. My degree is in criminal justice. There is a much higher rate of crime in apartment complex units than when you have individual single family owned units where they are vested in their property. It's not a rental or a transient type of project. That's what approval of this project will prevent. You can tell by the architectural features they are trying to put something in that is very nice. If we go back to some of the previous slides that show the different approved multi-family projects in the area, a lot of those have 25 foot drive aisles because they don't have roads. They have drive aisles like commercial parking lots with parking spaces and that's how they are trying to make this project different.

Ms. Wenner asked if it too late to decrease the density?

Ms. Hicks answered these are the numbers that worked for the developer. There is ultimately a cost to go forward with the project. They are asking for the additional unit because they are triplex units.

Mr. Bacon commented there are a lot of deer back in there. What will happen to them?

Ms. Hicks responded the ditch itself will stay and anything that is on the Town of Gardnerville property will remain.

Mr. Dallaire explained the ditch was supposed to be built in Phase 1. It's currently bonded. It is a requirement they finish that ditch and drainage channel. The willows on the Park property need to be cleaned out and this area will be improved to a 12 foot wide maintenance path along there.

Judy Link asked if it would it be possible for a party to come in and buy these condo units and rent them out?

Mr. Ken Hendrix answered yes.

Ms. Lori Simpson asked a question on the variances that have already been granted in our development. I invite you to go back and look at those variances and document whether or not the promises that were made were kept. Knock on any door in our neighborhood and see if promises were kept. It has been my experience that nobody knows what is going on. They squeezed in another house and forgot to connect the sewer line to the main sewer in the street. When you try to find out anything there is no accountability. We would all be supportive of a nice development as long it is done well. Squeezing as many people as you can does not represent the lifestyle that people want. I would like an answer to the previous variances.

Mr. Philips asked what we're looking at here is an upgrade compared to what possibly could go in there. Would you rather see one huge building with renters or something like this?

Ms. Simpson would like to see accountability. I think there are communities in Douglas County that are low income. There is senior housing, but they are done in good taste by accountable respectable builders that have integrity. I have yet to see that.

Mr. Philips has been here for 50 years and I've seen some poor ones. I can see where something really poor could go in there if we don't do something a little bit nicer.

Ms. Simpson felt what was done in the past isn't good enough today. We want something better. But this doesn't go in line with what the vision is. I'm asking you to be open minded.

Mr. Philips was here when this originally came in. Where you live looks nothing like the plan that came in then. What you have now is what we changed to.

Ms. Simpson noted when you go back to the future valley vision, it is a new day, we want something better. We want the developer to be happy. But have that enhance the vision that the town has put forward for us to believe is the longer term vision. You are not going to get tourists here by showing them an inner city building. That's my perspective, respectfully.

Chairman Slater stated the development that was proposed originally is a lot less than what this new proposal is. We hope everybody will keep an open mind and look at it that way. If this is not passed they could logically and most likely revert back to what their original plans were which wouldn't be what anybody would like. The whole thing comes down to what can and cannot be accepted. What is the basic standard?

Ms. Simpson asked if there isn't a way to marry it so everybody can be happy?

Chairman Slater thought sometimes it takes give and take on both sides. I have a list of things I don't like, but at the same time I have to say to myself what is the alternative? The developer has a right to put in what he wants as long as it meets the county standard.

Ms. Simpson stated you can't have something on your website saying this is what you're buying into and giving us something else. It's not ethical.

Chairman Slater asked to look at it from both sides.

Mr. Philips stated at the last meeting he didn't like the project at all. But in all fairness it is better than what could go in there.

Ms. Simpson asked if that isn't the state of America right now, we're willing to settle for less because we're so used to getting nothing.

Chairman Slater asked the audience to consider we are the advisory board to the Board of County Commissioners. So whatever decision we make tonight they will take that only into consideration. We may say absolutely not. They may turn right around at their next meeting and say absolutely we will.

Mr. Dallaire advised on the variances in the subdivision, that sewer line was most likely because of a change. The utilities were in after 2007 when the development was put in. All the utilities were built to the previous plan. They came back in and changed the plan from the back loaded alleys. The Ranch at Gardnerville Is not actually located in the Plan for Prosperity. It does address all that. You could get a similar development to Crestmore Village Apartments where they drive into a parking lot and park with large structures around the outside. If they do come forward with that and drop this plan that's what we will be asking for is that they hide the parking.

Ms. Simpson's objection is not to the project itself. My objection is why squeeze so much into one. Is there another way to do it?

Mr. Dallaire tried to explain it is because of the variances that were made with the original development in 2010-2011.

Ms. Simpson thought if you want to be actively involved in the community you have to be able to get an answer when you talk to somebody in the county or the town. What happens here is nobody knows. There's no answers. There's no accountability. Once the green light is given there is no accountability. Nobody can tell you what changes were made. When there is something that goes wrong nobody can tell you who will fix it or when.

Mr. Dallaire has a list in the office I'm preparing. I have stacks of project approvals that have come to the town on this project so I can answer those questions.

Ms. Simpson stated when you ask somebody what's happened with the sewer on the new house and there are five houses where there were going to be four, and those houses have port-a-potties sitting in front of them and the sewer was never connected according to the engineer. Have they been connected to those houses yet or are they waiting? If they are waiting when are they going to do it? That's been our experience as a resident in the neighborhood.

Mr. Dallaire felt that should be answered by the sewer department.

Ms. Simpson was told by the sewer department that the town manager would have that information.

Mr. Dallaire doesn't control the sewer.

Ms. Simpson can't get a clear history. When someone says they're going to do something I expect them to do it. You represent us, the town. I expect you to do it to the best of your ability. I want answers to the questions when I call and say I want to know. Just like we didn't get the special meeting. We were told there would be a special meeting. Then when you call to get confirmation of that it was cancelled. So then we have very little notice. There's no notice to even go over the information. I feel like you should be working for we the people.

Mr. Dallaire asked if this is a better layout and design than the previous application.

Ms. Simpson did not think so, no. I don't know what the answer is. I know there has got to be a better answer than cramming more stuff into a small space, whatever that may be. It's hard to say yes we're on board with this when we never get a definitive answer to past questions. It's what's going on in Washington. People have given up on Washington and now they're focusing on local government and in small town America we're experiencing the same thing. It's not good enough anymore.

No further public comment.

Mr. Dirk Goering, Douglas County Planning, is here to listen to the town board and citizens. We will relay that information to the Planning Commission on Sept 9. The meeting starts at 1:00. You can submit comments to county staff, as well as show up at the planning commission meeting. As for the comment on the sewer and water, we went back to the building official and there are some issues with water and Town of Minden has provided comments to the developer trying to address some of the water issues that have come up. It is in the process of being resolved. The District Attorney's office is in discussions with the developer. I believe a lot of it has to do with the Town of Minden since they are the water provider for this development. I am available for any questions. October it will go to the commissioners. You can attend and speak or provide written comments. If you have any questions, this project is public information. There are plans at the county.

(Voice from the audience) You talk about Minden Water. Does it have anything to do with smell in the water?

Mr. Goering agreed the issue is the smell. And the way to resolve the smell is to have a loop system. The Town of Minden has provided comments to staff. If you want you can call the Town of Minden or call me. Town of Gardnerville has the contact information. They are aware of the problem.

No further public comment.

Mr. Miller commented our town staff has worked very hard on this project. They are very well qualified to do so. When you have zoning already present for multi-family dwellings you have to make compromises to get a better project. I came here 31 years ago and have lived in the same home. Behind me is Mill Creek subdivision. The original project planned for that land was multi-family housing. It wasn't zoned properly to do that. Fourteen of us went to the county commissioners, protested and it was not passed. But we have the zoning already. When you have 634 homes you are bound to see some multifamily within that project. So I'm trying to say we are trying to get the best out of this multifamily housing. That's why the compromises were made by town staff. It wasn't because they were working with RO Anderson. Our town staff does their job on these projects and they spend hours to do so. Some of the things about no sidewalks I do not like. I've seen what happens. I compared the last meeting to Raley's parking lot. Rob Anderson agreed with me that it would be like Raley's parking lot when cars are backing out. Those are my comments.

Mr. Higuera isn't a fan of this project. It may not be in the Plan for Prosperity, but it doesn't meet the spirit. There are too many variances from standard roadway improvements, limited sidewalks, the tandem parking the RV storage, increased density, the setbacks and added to that is the public comment. There is definitely a lack of support for this project from the public whom we represent. The increase in traffic will be horrendous. The ideal project would be for more single family homes. But they have this zoning in place and the alternative very well could be a big block of apartment buildings. We want to do the best we can do. Even though I'm not a fan of the project and it flies in the face of the Plan for Prosperity it may be the best thing we can get right now.

Ms. Wenner suggested getting rid of the two buildings in the middle, expand the roads and the sidewalks and put common area. I would think that would make it better. Less people, maybe get rid of the tandem parking too.

Chairman Slater is not a fan of this either. The private roads raise a lot of red flags to me. I'm like Lloyd, I worry about what would go in there if this is not approved. The Plan for Prosperity has sidewalks on both sides of the road. Streets are not wide enough. I find it difficult to support this project in its current state. If there was flexibility to lower

the density and spread it out it would be a cleaner, more acceptable project. In its current stage I don't feel I could support it.

Mr. Philips would support it even though I don't care much for it, because I'm worried about what could go in. They don't even have to ask if they want to build an apartment. We need to get our input in and get the best we can get out of it. We'd be doing everybody a disservice just to say no and have them do what they want to do.

Chairman Slater asked no matter what we decide tonight, do not forget September 9th at 1:00 p.m. the planning commission will review the project again. After that it will go before the board of county commissioners. You have two more opportunities to voice your opinion. I would strongly recommend it. We are only the advisory board. I agree with Mike. I worry about what could go in. I've seen what was proposed originally and I've been here for 46, 47 years. I know some of the areas that the outcome has not been very well.

Ms. Wenner agreed with Lori, we are supposed to be expecting more from our community.

Mr. Dallaire mentioned we did make variances to the Ranch at Gardnerville, the subdivision itself. It would be similar to Arbor Gardens if we hadn't. There was a lot of variances provided in order to keep development moving. This one is way ahead of schedule.

Ms. Simpson believed Arbor Gardens is beautiful. They do have the compromises that you mentioned but they provided a beautiful park. That would make the difference.

Mr. Dallaire stated the Ranch gave up 27 acres of open space which is where the trail system is going that will allow us to build a trail from the Martin Slough ponds clear to Minden's Jake's Wetlands. That's the area behind this phase that is being built now. That was all donated to the town as open space in lieu of a developed park because of the relationship to Heritage Park.

Chairman Slater asked what is the pleasure of the board.

Vice-Chairman Higuera thought a motion to deny would send a message.

Mr. Miller believed it would be hard to tell where it would go if it was denied as far as multifamily dwellings.

Chairman Slater wouldn't want to compromise what our gut feeling is for something that may or may not occur. We're supposed to be taking steps forward not sideways or backward.

Motion Miller/Higuera to deny this application as presented to the Town Board. Motion carried.

8.  **For Possible Action:** Discussion on a request by Ken Hendrix, Jenuane Communities, the Ranch LLC, for a major design review for a 42 unit multi-family townhouse project. The subject property is located at Heybourne Road and Gilman Avenue in the MFR (Multi-family residential and SFR-8000/PD (Single Family residential – one-half acre minimum net parcel size) zoning district and within the Minden Gardnerville Community Plan (APN #1320-33-210-069; with public comment prior to Board action.

Ms. Hicks would let the record stand with the previous presentation and the comments that we have already made.

Chairman Slater called for public comment.

Mr. Franklin Harry Ernst spoke on the issue of variances a while ago. This time I will speak on the issue of design review. Would you repeat your decision on the prior agenda item? Did you deny the request for variances?

Chairman Slater repeated item #7 was denied.

Mr. Ernst thanked the board for the decision on item 7. Mr. Ernst talked about the design guidelines for the Plan for Prosperity. The engineers and town board are in way over your head on this one. It is my opinion they need to consult or a referral be made to an architectural firm that deals with these kinds of developments. You somehow make a requirement that if and when a referral is made, the architectural firm that specializes in these kinds of development

come back to you to review it. When you go to see your intern and you have a problem with your heart you wouldn't want your intern to do the open heart surgery. The same applies here. That's my comment.

No action taken due to the denial of Item 7.

9.  **For Possible Action:** Discussion on a request by Charles & Janice Kriss, Trustees Kriss Family Trust for a Special Use Permit for parking and access improvements, as well as the addition of two RV wash bays and a dog wash bay, APN 1220-03-310-001 & 1220-03-301-001; with public comment prior to Board action.

(Continued to October by applicant.)

10.  **For Possible Action:** Discussion on a request by Charles & Janice Kriss, Trustees Kriss Family Trust, for a design review for parking and access improvements, as well as the addition of two RV wash bays and a dog wash bay, APN 1220-03-310-001 & 1220-03-301-001; with public comment prior to Board action.

(Continued to October by applicant.)

11.  **For Possible Action:** Discussion on DRAFT Resolution 2014R-02 for the Gardnerville Health & Sanitation's proposed trash rate increase; with public comment prior to Board action.

Mr. Dallaire has a draft resolution prepared by town counsel. You heard from Geoff last month. I just wanted to make sure we are all on the same page on what we are changing. It shows in the new rate schedule we have here today. Tom went over the proposed rates, options and changes from last month. We are trying to come up with a five year plan. We need to analyze and keep records of how this business operates. The greenwaste is still free. We have to pay for staff time to go around.

Mr. Higuera asked if every one of our trash trucks has some kind of issue.

Mr. Dallaire reviewed the trucks, their problems and the replacement schedule. Sometime it will be required to do some sort of recycling program. Douglas County is meeting and exceeding the requirement in California for recycling. We are the highest recycler in the state of Nevada. People want recycling. Our citizen survey, the number one response was recycling. We have been talking with Douglas Disposal and the Town of Minden. The county has to take on the remodels out at the dump to facilitate the recycling demand. There has to be a sorting station. We need to have the dump expanded in order to do the recycling. We have been working with DDI and working through the issues with the county. I created a spreadsheet and I can load that up, but it is a future plan up to 2020 on what kinds of expenses we will have: increase in salaries, board compensation, employee benefits based on if we hire a new employee in 2016. Depends on what you want to cover and in February we will have a strategic planning session to update our goals. If recycling gets put on there we need to make it a priority and fund it. I know it's always been there. It will not take a lot of effort if it is single stream recycling.

Chairman Slater felt the service needs to pay for itself. We do need to plan for future replacements so the increases are going to be there.

Mr. Philips asked if we have customers that call when they want dumped?

Mr. Dallaire advised we do. We would replace the bin rental with a mandatory dump. My point is we are changing a lot of the processes in the office internally and out in the field with tracking each individual dumpster. Do you have any comments on the resolution?

Chairman Slater called for public comment.

Ms. Cassandra Jones understands the resolution would adopt only the option 4 column. You are not proposing that we actually adopt the cumulative increases for the next three years at this time?

Mr. Dallaire needed to know if they wanted to do that. It is an option. We can do that.

Ms. Jones asked if you look at the columns across the line through 2018, that one percent increase, is misleading because if it a 5.27 now, 2 ½, 2 ½, and 1%, it is not a 10 percent increase, it's closer to a 12 percent cumulative impact. .97 cents per month to the average family probably isn't going to make a big impact, but if we're projecting our three or four years, we could be looking at an impact that means a gallon of milk to a family. For some families that's a big leap if you go all the way out to 2018. Or you could just shove it down the line, just do one and come back next year.

Mr. Dallaire doesn't have any history on how this is going to work. It could bite us and the commercial customers say we're only going to go once a month. Six months of history would be nice to be able to budget from in the future. I am hoping to do this annually. We can change it.

Ms. Jones' biggest concern last month was it's nice to build a reserve but why build an \$80,000 reserve when we could build a 60 if we don't know what we're going to be using it on. Breaking it down in this way you see the proposed rate hike doesn't produce as large a reserve as we originally thought. But also, Tom did an excellent job of explaining our ten year goals, how they might be better suited to the need to build a reserve. Having a piggy bank just to have a piggy bank is dangerous. The state can come in and take it at any time. Knowing we have a specific goal and if we need to spend down the piggy bank we could do it. I'm an anti-debt, all cash kind of person. I love the idea if we needed to buy a new facility out by Wal Mart if we could do that in cash it would be fantastic.

Mr. Dallaire would love to have a new facility our there for health and sanitation. We have plans if development changes they could donate it. I don't foresee having to buy it but we do need to start looking at recycling.

No further public comment.

Motion Higuera/Wenner to approve the draft resolution 2014R-02 for the Gardnerville Health and Sanitation's proposed trash rate increase. Motion carried.

12.  **For Possible Action: Discussion on a DRAFT Business Impact Statement for the Gardnerville Health & Sanitation's proposed trash rate increase; with public comment prior to Board action.**

Mr. Dallaire stated this is the business impact statement we put together. It is similar to the ones we have used in the past. I have made the corrections through the entire document. I will make sure it is finalized. It was just making sure we wanted to do the 5.27% quarterly increase.

No public comment.

Motion Miller/Philips to approve the proposed business impact statement for the Gardnerville Health & Sanitation proposed trash rate increase. Motion carried.

13.  **Not For Possible Action: Discussion on the Town Attorney's Monthly Report of activities for August 2014.**

Ms. Jennifer Yturbide reported they have spent quite a bit of time working on the resolution in the packet, responding to correspondence and attending the board meeting.

14.  **Not For Possible Action: Discussion on the Town Manager/Engineer's Monthly Report of activities for August 2014.**

Mr. Dallaire reported the first two weeks I was gone. The last two I worked on the Ranch at Gardnerville. We're moving forward on the projects. We need to get those out to bid and reviewed. We are working towards that. I do have a busy September. Everybody should have a calendar that shows when I will be gone. We do have a CDBG conference at the same time as the planning commission. That is the funding we would utilize for the Gardnerville Station. In order for Douglas County to qualify for next year's applications, we have to make this mandatory meeting. County staff is here so if we want to apply to continue the work we need to go to the conference to represent the county in some regard. CDBG is also having a Main Street presenter at this meeting from Wyoming. She will give a presentation about Main Street. It's in the afternoon on Tuesday and in the morning on Wednesday. The ICMA conference was one of my goals. This one is the 100th anniversary of ICMA. The conference technically starts on Sunday. They have some classes Saturday that would be worthwhile to attend. I am leaving Friday the 12th and I'll be back on Thursday. Then coming back I won't be here on the 19th unless there are some issues. Then we leave

the following Tuesday for Nevada League of Cities Conference. I'm just confirming it's Linda and Mary that are going. Nobody else is attending. We will be back Thursday afternoon. Carol did postpone her vacation until October so I could be gone.

Chairman Slater commented on item F in the report; the presentation to the Chichester HOA on Saturday August 23rd. It went very well. There were a lot of people in attendance. Tom gave a very good presentation. I think we probably resolved a lot of issues they weren't aware of. We did extend the invitation to join our meetings. It was a very good presentation. Mary was in attendance also.

Chairman Slater asked about the terms of agreement in the packet.

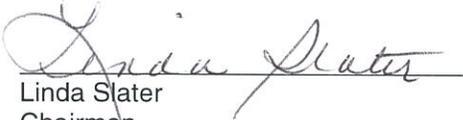
Mr. Dallaire responded the pictures we voted on last month we had to get some copies from the Historical Society. They are doing special scans for us to blow up. This is their standard agreement.

Chairman Slater mentioned in the agreement it says they are providing the pictures free of charge in recognition of the assistance the town provides to the Douglas County Historical Society in maintenance of the outside of the Carson Valley Museum and Cultural Center.

Mr. Dallaire went through their pictures for hours. They are agreeable to place them in the senior center/community center and the Gardnerville office. We will get high resolution scans of the postcards and then blow them up to 2 feet by 3 feet. I did find four postcards online that I bought.

Mr. Miller mentioned in the packet you saw a directory for churches in the area. That was taken out of the phone book. That can be added to anytime. That is what I will use to start the process of asking for invocations. I did not look at the internet. Carol has been directed if she gets phone calls to get the information to me. I will start the process of calling people this week.

Meeting adjourned at 7:45 p.m.


Linda Slater
Chairman


Tom Dallaire
Town Manager