



## 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

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Tuesday, September 4, 2012

4:30 p.m.

Gardnerville Town Hall

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### MISSION STATEMENT

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

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

**Notice to Persons with Disabilities:** Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Gardnerville Town Offices in writing at 1407 Highway 395, Gardnerville NV 89410, or by calling (775) 782-7134 at least 24 hours in advance.

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

**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- Mike Philips**

**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:**

**August 7, 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 August 2012 claims
4. Approve the revised 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



## GARDNERVILLE TOWN BOARD MEETING AGENDA – CONT'D

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

*End of Consent Calendar*

### **ADMINISTRATIVE AGENDA**

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

5. **Not for Possible Action:** Presentation from A.J. Frels, Executive Director for Carson Valley Visitor's Authority on "The Power of Tourism, Carson Valley's New Brand." (approx 20 minutes)
6. **For Possible Action:** Discussion on Planned Development Modification (PD) 09-001-1, for Sierra Nevada SW Enterprises, Ltd., requesting a modification to the Planned development boundary, incorporating areas of the approved 2011 development plan, and a request to amend areas of the A-19 zoning to General Commercial, within the A-19 (Agriculture 19 acre minimum parcel size) and GC (General Commercial) zoning districts. The subject property is part of the Virginia Ranch Specific Plan and is located north of Charlotte Way and east of US Hwy 395 in the Minden-Gardnerville and East Valley Community Plans, APNs: 1220-10-501-006, 122010-110-007, 1220-10-101-002, 1220-03-000-039, 1220-10-501-008 and 1220-10-510-009, with public comment prior to board action. (approx 20 minutes)
7. **For Possible action:** Discussion to award, deny or re bid, the Chichester Crack Fill project (project number 2012-11). The project consists of noticing adjacent residents and providing materials and labor to fill the remaining two (2) inch and smaller cracks and gutter pan cracks on Gilman Avenue, Chichester Drive, and sections of Marion Russell Drive, Lampe Road, and Harvest Avenue and additive alternate on Petar Lane. Awarding the project will include authorizing the town manager to sign the contract and authorize the billings in addition to 10% over the total contract amount, and to cover any change orders during construction, with public comment prior to board action. (approx 10 minutes)
8. **Not For Possible Action:** Discussion on the Main Street Program Manager's Monthly Report of activities for August 2012. (approx 10 minutes)
9. **Not For Possible Action:** Discussion on the Town Attorney's Monthly Report of activities for August 2012. (approx 10 minutes)
10. **Not For Possible Action:** Discussion on the Town Manager/Engineer's Monthly Report of activities for August 2012. (approx 20 minutes)

***Adjourn***

**Calendar:** Oktoberfest – September 23, 2012  
Regular Town Board Meeting – October 2, 2012