



GARDNERVILLE TOWN BOARD

Meeting Agenda

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

1407 Highway 395 N.
Gardnerville, Nevada 89410
(p)775-782-7134 (f): 775-782-7135
www.gardnerville-nv.gov

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

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 - Lloyd Higuera

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 1, 2014 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.

- For Possible Action: Correspondence**
- For Possible Action: Health and Sanitation & Public Works Departments Monthly Report of activities**
- For Possible Action: Approve August 2014 claims**
- 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.**



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. (approx. 10 minutes)
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. (approx. 10 minutes)
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. (approx. 20 minutes)
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. (approx. 20 minutes)
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. (approx. 15 minutes)
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. (approx. 15 minutes)
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. (approx. 10 minutes).
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. (approx. 10 minutes).
13. **Not For Possible Action:** Discussion on the Town Attorney's Monthly Report of activities for August 2014. (approx. 5 minutes)
14. **Not For Possible Action:** Discussion on the Town Manager/Engineer's Monthly Report of activities for August 2014. (approx. 20 minutes)

Bently Car Show & Battle of the Bands – September 6, 2014

Old Towne Days – September 13 & 14, 2014

Austin's House Poker Run – September 20, 2014

Oktoberfest – September 21, 2014

Next regular Town Board Meeting – October 7, 2014 - 4:30 PM Town Administrative Offices