



GARDNERVILLE TOWN BOARD

Special Meeting Agenda

Ken Miller, Chairman
Cassandra Jones, Vice Chairwoman
Lloyd Higuera, Board Member
Linda Slater, Board Member
Mary Wenner, Board Member

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

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

Tuesday, August 29, 2017

5:15 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 were posted on August 24, 2017, on or before the third day prior to the meeting date, by Paula Lochridge, Office Assistant, Signed: Paula Lochridge in accordance with NRS Chapter 241 at following locations;

Carson Valley Chamber of Commerce, 1477 Hwy 395 N, Gardnerville NV 89410 at 8:25 A.M.

Douglas County Historic Courthouse, 1616 8th Street, Minden NV 89423, at 8:34 A.M.

Gardnerville Post Office, 1267 US Hwy 395 #L, Gardnerville NV 89410 at 8:46 A.M.

Gardnerville Town Offices, 1407 Hwy 395 N, Gardnerville NV 89410 at 8:50 A.M. and on the Internet at www.gardnerville-nv.gov.

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 (BIS). 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.

5:15 P.M. Call to Order and Determination of a Quorum

PLEDGE OF ALLEGIANCE –

1st PUBLIC INTEREST COMMENTS period (No Action will be taken)

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.

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

ADMINISTRATIVE AGENDA

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

1. **For Discussion and Possible Action:** to make a formal recommendation to Douglas County Board of County Commissioners regarding the modification of the southeasterly portion of the Minden Gardnerville Urban Service Boundary or Gardnerville Area Plan. The boundary would be revised to include approximately 408 acres located east of Orchard Road, and south of Toler Road, north of Pinenut Road extended to the east side of the Allerman Canal and remove approximately 319 acres between Highway 395 and the Carson River, known as the Hussman Ranch conservation area or modified per the public input and board discussion on the vision of the extent of the town boundaries over the next 30 to 40 years. The urban service boundary is the limit of the future town boundary as shown in the current master plan. This item is not annexing any parcels into the Town of Gardnerville boundary, only expanding the Town's Urban Service Boundary for future limits of the town. Possible action may include;
 - a. recommend to Board of County Commissioners that language be added to the Master Plan update requiring that county staff work with the towns to update each Plan for Prosperity to reflect desired changes to the Urban Service Boundary for each of the towns, prior to the next master plan update;



GARDNERVILLE TOWN BOARD MEETING AGENDA – CONT'D

- b. recommend to Board of County Commissioners to change the boundary at the current Master Plan update and direct staff to work with the county on updating the towns' Plan for Prosperity to reflect a sustainable plan ensuring the town prosperity upon the buildout of the town;**
 - c. no action at this time and wait 5 years for the next opportunity to update the urban service boundary;**
 - d. or other options as discussed during the meeting;**
- with public comment prior to Board action. (approx. 90 minutes)**

2nd PUBLIC INTEREST COMMENTS period (No action will be taken)

Adjourn

Next monthly meeting September 5, 2017

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Discussion and Possible Action:** Make a formal recommendation to Douglas County Board of County Commissioners regarding the modification of the southeasterly portion of the Minden Gardnerville Urban Service Boundary or Gardnerville Area Plan, the boundary would be revised to include approximately 408 acres located east of Orchard Road, and south of Toler Road, North of Pinenut Road extended to the east side of the Allerman Canal and remove approximately 319 acres between Highway 395 and the Carson River, known as the Hussman Ranch conservation area or modified per the public input and board discussion on the vision of the extent of the town boundaries over the next 30 to 40 years. The urban service boundary is the limit of the future town boundary as shown in the current master plan. This item is not annexing any parcels into the Town of Gardnerville boundary, only expanding the Towns Urban Service Boundary for future limits of the town.
2. **Recommended Motion: Based on board discussion.**
 1. Recommend to Board of County Commissioners that language be added to the Master Plan update requiring that County Staff work with the Towns to update each Plan for Prosperity to reflect desired changes to the Urban Service Boundary for each of the Towns, prior to the next master plan update;
 2. Recommend to Board of County Commissioners to change the boundary at the current Master Plan update and direct staff to work with the county on updating the town's Plan for Prosperity to reflect a sustainable plan ensuring the town prosperity upon the buildout of the town;
 3. No action at this time and wait 5 years for the next opportunity to update the Urban Service Boundary;
 4. Other options as discussed during the meeting.

Funds Available: Yes N/A (requires staff time)

5. **Department:** Administration

6. **Prepared by:** Tom Dallaire

7. **Meeting Date:** August 1, 2017 **Time Requested:** 30 minutes

8. **Agenda:** Consent Administrative

Background Information: See next page:

Other Agency Review of Action: Douglas County N/A

9. **Board Action:**

- | | |
|-----------------------------------|--|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Approved with Modifications |
| <input type="checkbox"/> Denied | <input type="checkbox"/> Continued |

BACKGROUND CONTINUED;

There are three current applications moving through the Master Plan process attempting to add receiving area to the county master plan (approximately 490 acres (actually 487 acres as 3.5 acres is owned by Sierra Nevada SW located in the middle of all this). Applications by Peri, Curtis and Godecke, who are the current land owners, for the most part, are not being supported by County Staff and the planning commission because of all the vacant receiving area currently identified in the County Master Plan. For example; 1,500 acres of receiving located in the agricultural land (south of SR 208) in topaz is not the ideal location for another community or new urban service boundary located within Douglas County. (my opinion)

I am proposing to revise the current Urban Service Boundary out to the east bank Allerman Canal to the current Service Boundary for MGSD and the Gardnerville Water Company.

This will allow the town to update the plan for prosperity, provide some planning for transportation needs and regional drainage issue, and needed zoning that could provide some guidance to the land owners in the direction the town needs to grow in order to be sustainable once the development boundary limits are met. There will be another 1,000 homes in the Town of Gardnerville, with the proposed 8 acres of industrial RV parking, a 10 ac plan for a school. Residential developments costs way more than commercial areas to maintain in that there are more roads, more drainage issues and most likely parks and open space we will inherit and have to maintain.

Per the masterplan and the current percentage of residents within Gardnerville, the 2040 population for the town could range from 6,000 to 10,000 people (increase of 500 to 4,500). The proposal of the Virginia Ranch Specific Plan could produce up to 1,020 more residential units or, approximately add 2,500 more people. Where will they get their cars repaired? We could reduce the number of homes constructed in Johnson Lane, and topaz, and the public services of fire police, medical, water and sewer not adequate or even existent in those areas. The County does not have a plan for these utilities and public service. The developer in turn only plans for his development not the development after him. Therefore cutting off the development in the future. The Ranch is a prime example of this. there are only a couple local roads planned for connection to the neighboring property.

Luckily, Zerolene could be connected too as there is no proposed development at that location of the intersection. There is also a small drainage connection in the Ranch that can be connect to and conveyed through Gardnerville side of the Ranch. This type of planning is not helping up be prosperous in the future, and is causing more maintenance to be performed by the town on an annual basis.

I recommend to the town board to take action to move the boundary, or at least provide a loophole in the Master Plan so we can provide adequate planning and input for the future of the town's; road connections, drainage, Pinenut wash basin and flooding potential and regional drainage in the town and locations of parks, open space and pedestrian connections. This effort will ensure we have a divers property tax base so if and when the state finally agrees the formula is flawed, the town will have done is part in ensuring it will prosper into the future when the growth stops.

Facts for your consideration of the southern urban service boundary;

- The update to the plan for prosperity was not a budgeted item this fiscal year and would be planned to pursue in winter of 2018 – The master plan verbiage now would provide a loophole in the Master Plan Document that would allow the Urban Service Boundary to be updated based on the public input and consideration during the exercise of the Plan For Prosperity update for Minden and Gardnerville.
- Changing the urban service boundary now – Defines the max town boundary having a defined area to be considered where services can be provided by both a water and sewer utility.
- Provides the boundary we can plan to within a county approved document, and the boundary will not change .
- Could define the town's future of growth and expansion to the maximum the growth potential, in a way that will allow the town to be prosperous in the future with diverse zoning maximizing the tax base and provide adequate service to the new homes that are being proposed within Douglas County. The Prosperity Plan update would allow time to work with Minden, the Chamber, the Visitors Authority, the community business, Business Council and community business leaders, and residents to plan the best urban core possible that will provide a guiding document to refer to as future growth in Gardnerville Area Plan is proposed.

- More residential requires more maintenance of roads, storm drain, detention facilities, parks, pathways and community events. Look of the road density of all the recent developments compared to the road network within the commercial areas.
- Do we need to spend the money on a plan for prosperity update if the town is at its maximum buildout? If the Town will grow to the current boundary, the town could reach max capacity within the next 10 years (estimated). There is currently no study on file that shows the needed zoning to sustain the town after full buildout. The last couple parcels (206 acres behind Walmart) have been planned in the Virginia Ranch Specific Plan which was approved in 2004. Phase one was proposed in 2006, with a project buildout by 2012. The project was a similar design to the Arbor Gardens development. The new owner is bringing forward a revised proposed plan reducing the number of residential sites from 1,020 to the mid 800's, and I understand that they are keeping the intent of the original approved Specific Plan. See the next couple pages to see the information in the specific plan. The proposed Virginia Ranch tentative map;

The concept of planning for the town future could provide solutions to;

Master Drainage Plan for the new development area and the Pinenut drainage – Allowing us to reduce the flooding potential, and provide a reduced flow from the drainage basin that is capable of conveying the flood flows around Chichester and through the Ranch eliminating the need for the homes of Chichester, Stockick Estates, Carson Valley Estates and Arbor Gardens to be in the flood zone.

Future Transportation needs by planning the extension of collector roads and arterial roads, now that would benefit the use of existing signals on 395 and allowing for alternative routes to access downtown, the roads would last longer, there would be a plan in place to provide adequate connectivity to the downtown core, and we could plan for the pedestrian access to eliminate the dependence of the automobile and providing for an alternative mode of transportation

Plan for and adequate diverse zoning to keep the town sustainable after full buildout of the town limits is reached. We can partner with the Town of Minden and update the town's Plan for Prosperity to expand the appropriate zoning into the new service boundary. A Model would have to be complete for detaining the pine nut wash to reduce the flood flows downstream.

Where were we at in 1996?

1996 master plan created community plan areas. These have not changed in 20 years.

In 1996; Smith's was under construction, Chichester was under construction, Virginia Ranch road was recently constructed, Southgate Service Park was built. There was vacant land in Industrial Way, we maintained Gardner Park, maintained roads for Carson valley estates, old town, hussman

The county population was 35,880, with a projected county population between 48,568 and 62,227.

Town had 5 employees. 2 Admin staff and 3 field staff.

Town Budget: 610 - \$365,287 – \$153,662 Ptax, SCCRT \$134,064, motor vehicle privilege tax, & \$24,000 gaming tax
611 - \$304,951 – \$279,400 trash & \$167,400 landfill fee
614 - \$18,944

The area defined as the town urban service boundary surrounded the urban infrastructure by farm land and working ranches.

Fast forward 20 years: 2016

County Population 48,223 - Population of the town is 5,780

Town has 14 employees. 4 Admin staff (3 full time one part time) and 6 field staff (5 full time and 1 part time), and 4 H&S staff.

Town Budget: 610 - \$1,454,199 - \$1,145,091 Ptax, \$278,108 SCCRT & \$29,000 gaming tax + misc
611 - \$1,035,000 - \$605,000 Trash & \$425,000 Landfill fees + misc
614 - \$47,359

The Ranch is planned and 23.3 ac remaining within the town boundary – Virginia Ranch specific plan – proposed currently for 1020 new homes, which will increase the town's population by approximately 2,500 people and increase industrial zone by 8 acres for an RV storage facility for the development, 10 acres for school, and 4 additional parks and a number of regional detention ponds, and pedestrian path at the back side of the existing industrial park linking to the Virginia ranch detention pond pedestrian path.

There are 19+59+32 (110) acres of Receiving Area, 13 acres of commercial inside the Urban service boundary, 319+69+12 (400) acres of agriculture of which 308 are within a conservation easement, 11 acres is not accessible from town side of the river and 69 acres is home to 3 residence and is located in the flood plain, and 12 acres in town boundary but outside the urban service boundary.

So bottom line is with the plans in place today the next 20 years may bring that development to fruition, and the town would be at capacity with a few infill parcel remaining.

Where are we going?

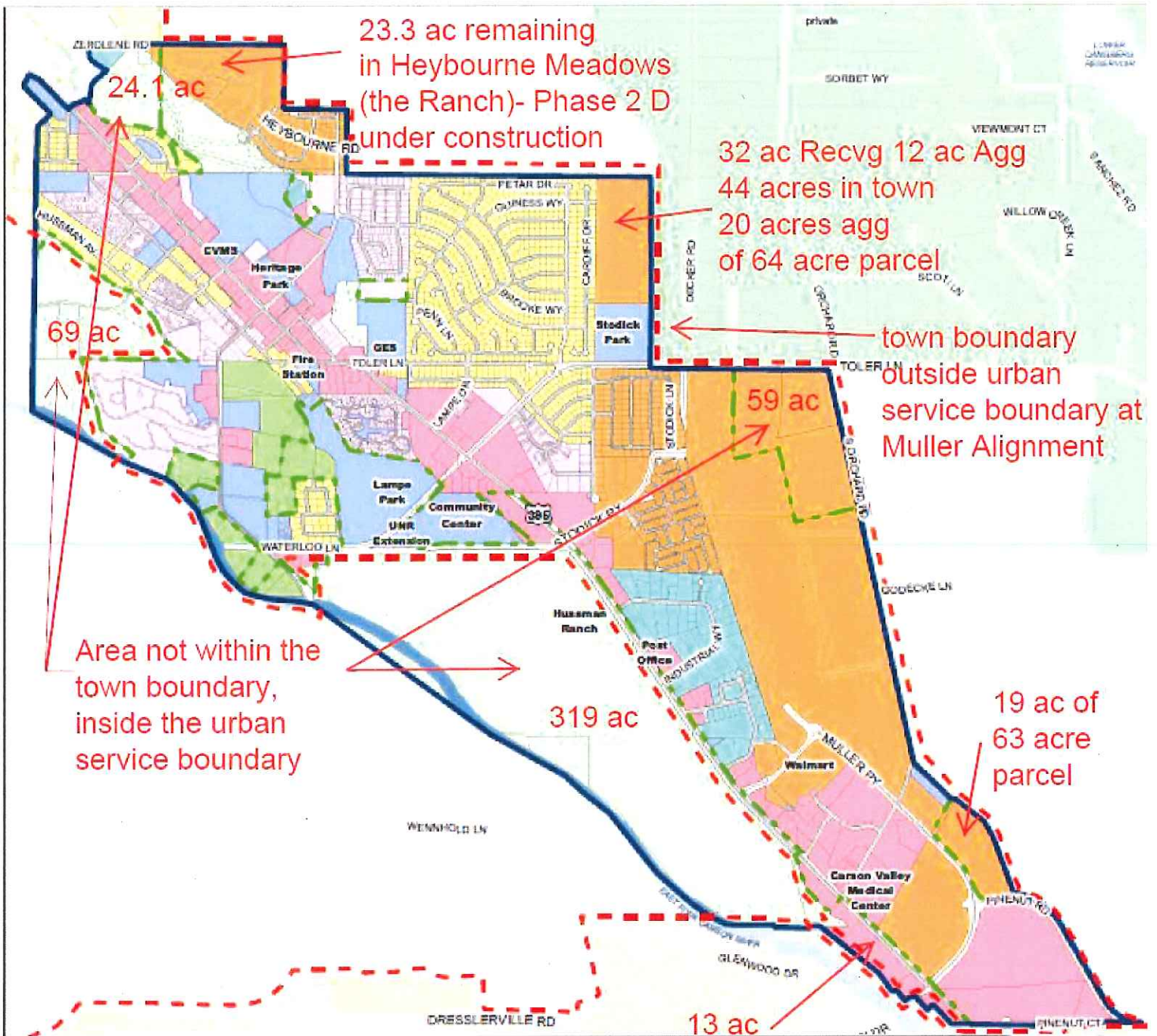
2016 Transportation plan draft update lists the 2040 county population between

50,161 and 82,747, and historic growth at 70,376. The town is currently 12% of the county population. Assuming that as the county grows, the town population (12% of the county) in 2040 could be in the range of 6,000 to 10,000. 500 to 5,500 increase in population over the next 25 years.

See the next sheet for the remaining parcels outside of the existing town boundary.

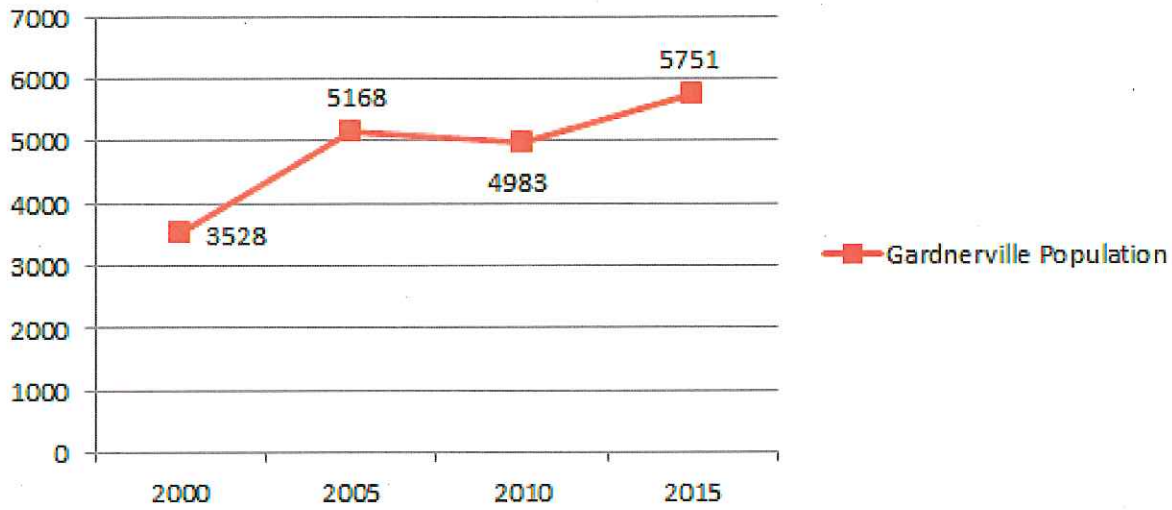
Current Urban Service Boundary – Town of Gardnerville

171.1 acres outside the town boundary but within the Urban Service Boundary

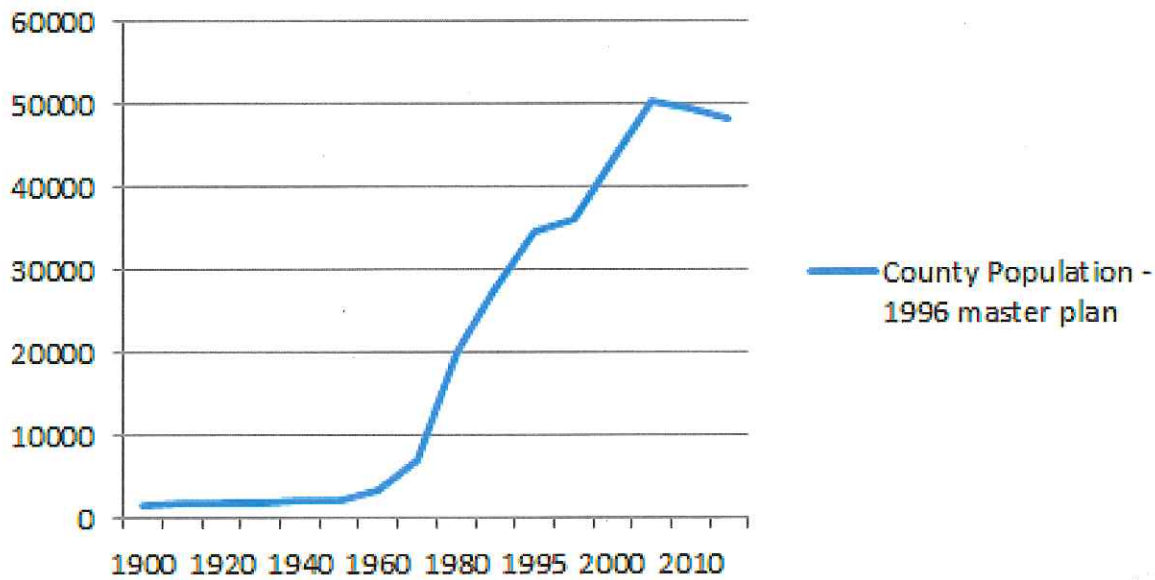


Not counting the Hussman Ranch – Conservation Area

Gardnerville Population



County Population



Assessed Value by Major Category
7/1/17

FY 17/18

East Side
PROPOSED acres

		Parcels	% of Value	490
Vacant Land	7,021,106	69	3.89%	
Residential	118,390,418	1910	65.52%	334
Multi-Family	13,282,790	103	7.35%	40
Tourist Commercial (42,43,44,66)	1,628,219	5	0.90%	4
Commercial	29,398,988	148	16.27%	82
Industrial	7,352,676	63	4.07%	20
Agricultural	0	1	0.00%	0
Utilities	151,358	12	0.08%	0
Mining	0	0	0.00%	0
Public Use	3,479,166	13	1.93%	9
Total	180,704,721	2,324	100.00%	490
Percent of Valley (Douglas County (Valley only))	11%	10%		
	1,572,265,696	22,157		
	11% of the Value	10% of the parcels		

New Use Codes starting 1/2015	Net Assessed Value	Acres	Average Assessed Value	
Vacant Land <200	\$ 7,021,106	514	\$ 13,650	
Highest return	\$ 863,450	13.63	\$ 63,349	Vacant - Multi-Residential
Residential 200-299	\$ 118,390,418	384.436	\$ 307,959	
Highest return	\$ 111,947,373	328.944	\$ 340,323	Single Family Residence
Multi-Family 300-399	\$ 13,282,790	96.95	\$ 137,007	
Highest return	\$ 1,033,402	2.41	\$ 428,798	Duplex
Commercial 400-499	\$ 31,027,207	206.08	\$ 150,557	
Highest return	770,756	3	242,376	Commercial Living Accommodations Casino is highest use. No more room for a new casino
Industrial 500-599	\$ 7,352,676	50.01	\$ 147,039	
	0 6,046,326	40	152,727	General Industrial - light industry, trucking and warehousing,
Agricultural 600-699	\$ -			
Utilities 700-799	\$ -			
Mining 800-899	\$ -			
Public Use 900-999	\$ 3,479,166	78.37	\$ 44,394	Average using all the open space
Highest return	\$ 3,479,166	9.41	\$ 369,731	Skilled Nursing Homes

Upcoming Douglas County Planning Commission Meetings

Tuesday, September 12, 2017 9:00 a.m. to 5:00 p.m. Master Plan Workshop on Draft Master Plan Elements

Tuesday, October 10, 2017 9:00 a.m. to 5:00 p.m. Final action on the Master Plan Update

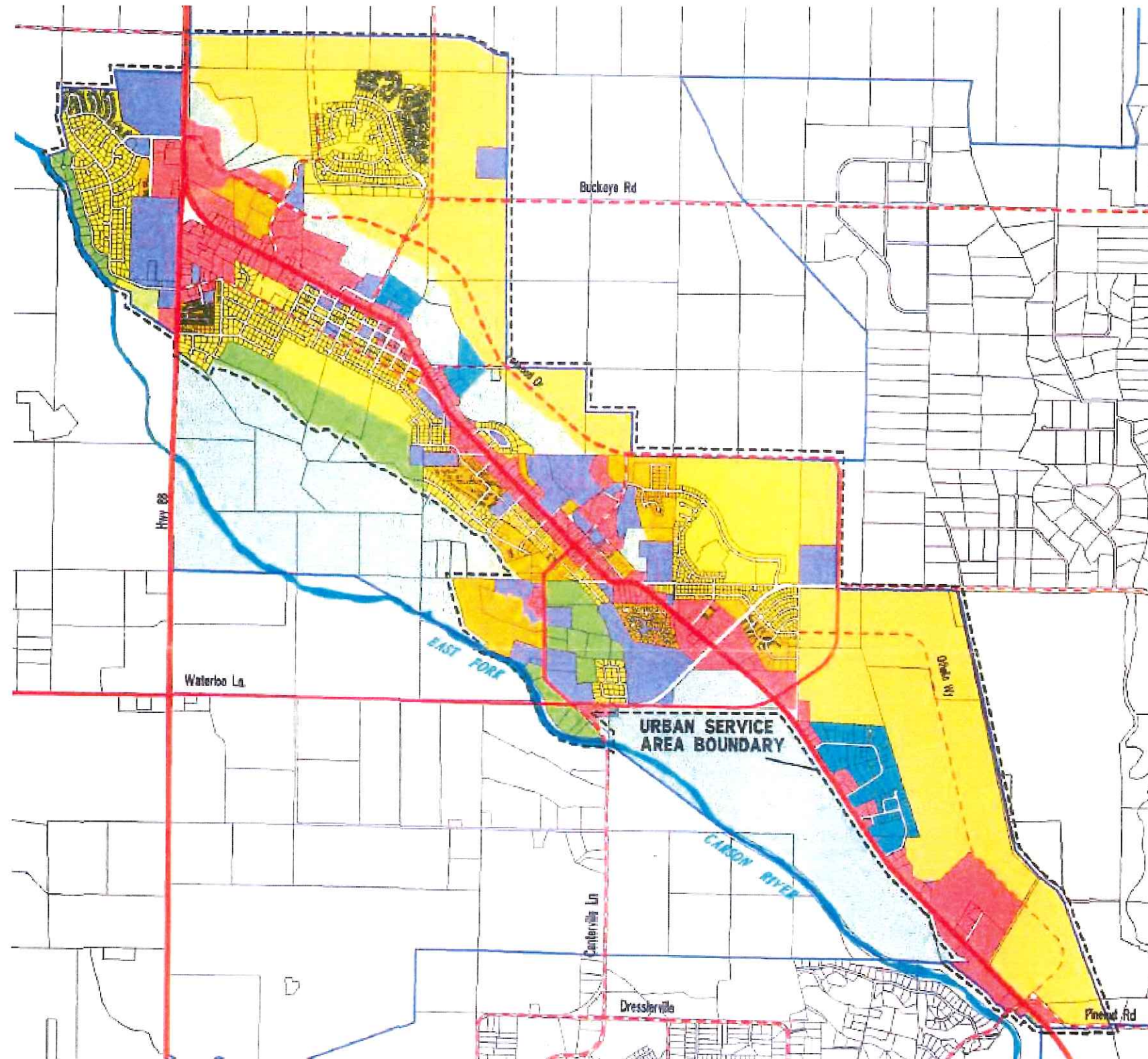
Upcoming Board of Commissioners Meetings

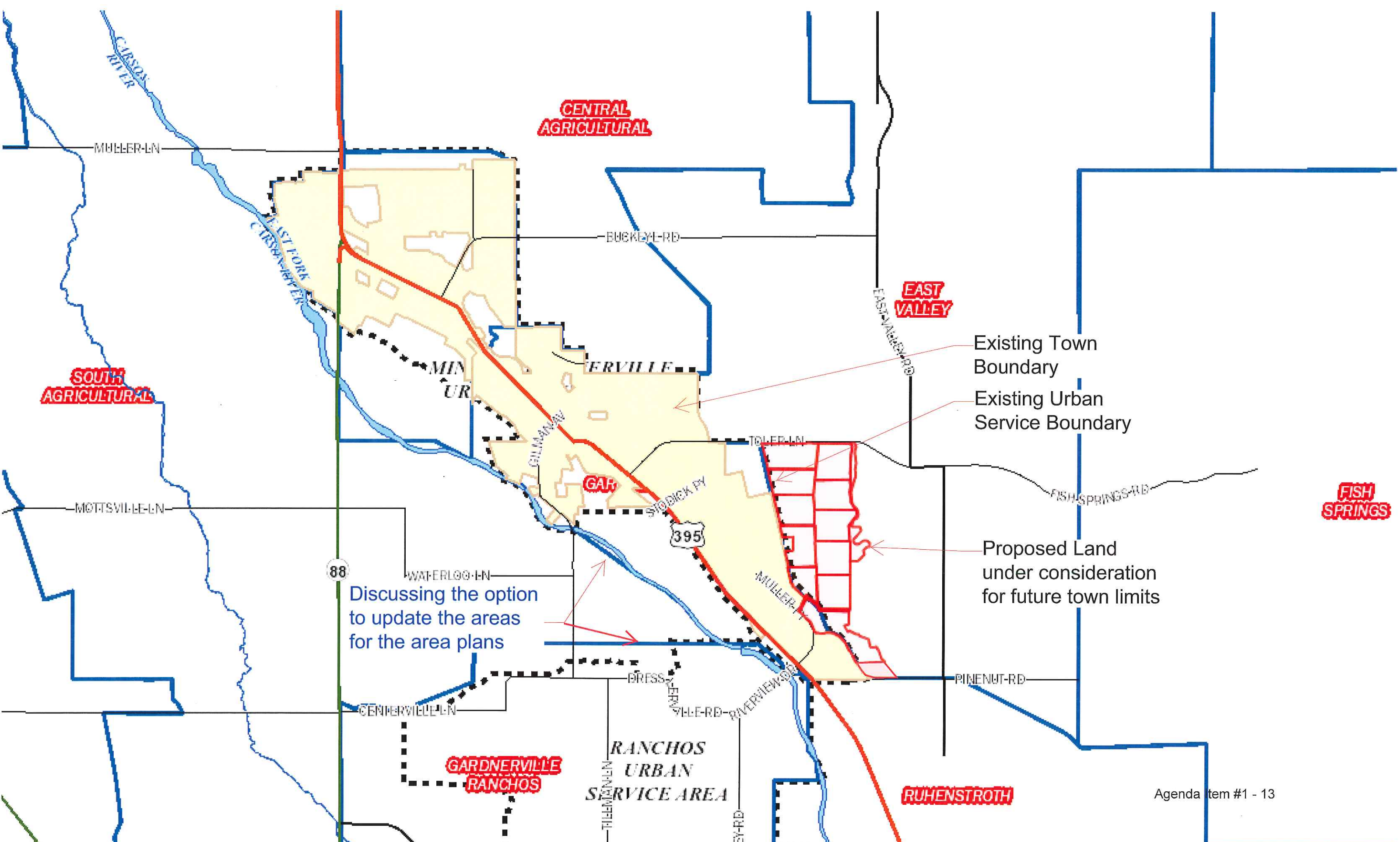
Monday, September 18, 2017 9:00 a.m. to 5:00 p.m. Special Meeting for final action on Master Plan Amendments only.

The date for final action on the Master Plan Update has not been scheduled yet. All meetings will be held in the Board Chambers, 1616 Eighth Street, Minden.

COMMENTS:

1996 Master Plan Minden / Gardnerville Community Plan





CENTRAL AGRICULTURAL

SOUTH AGRICULTURAL

EAST VALLEY

FISH SPRINGS

GARDNERVILLE RANCHOS

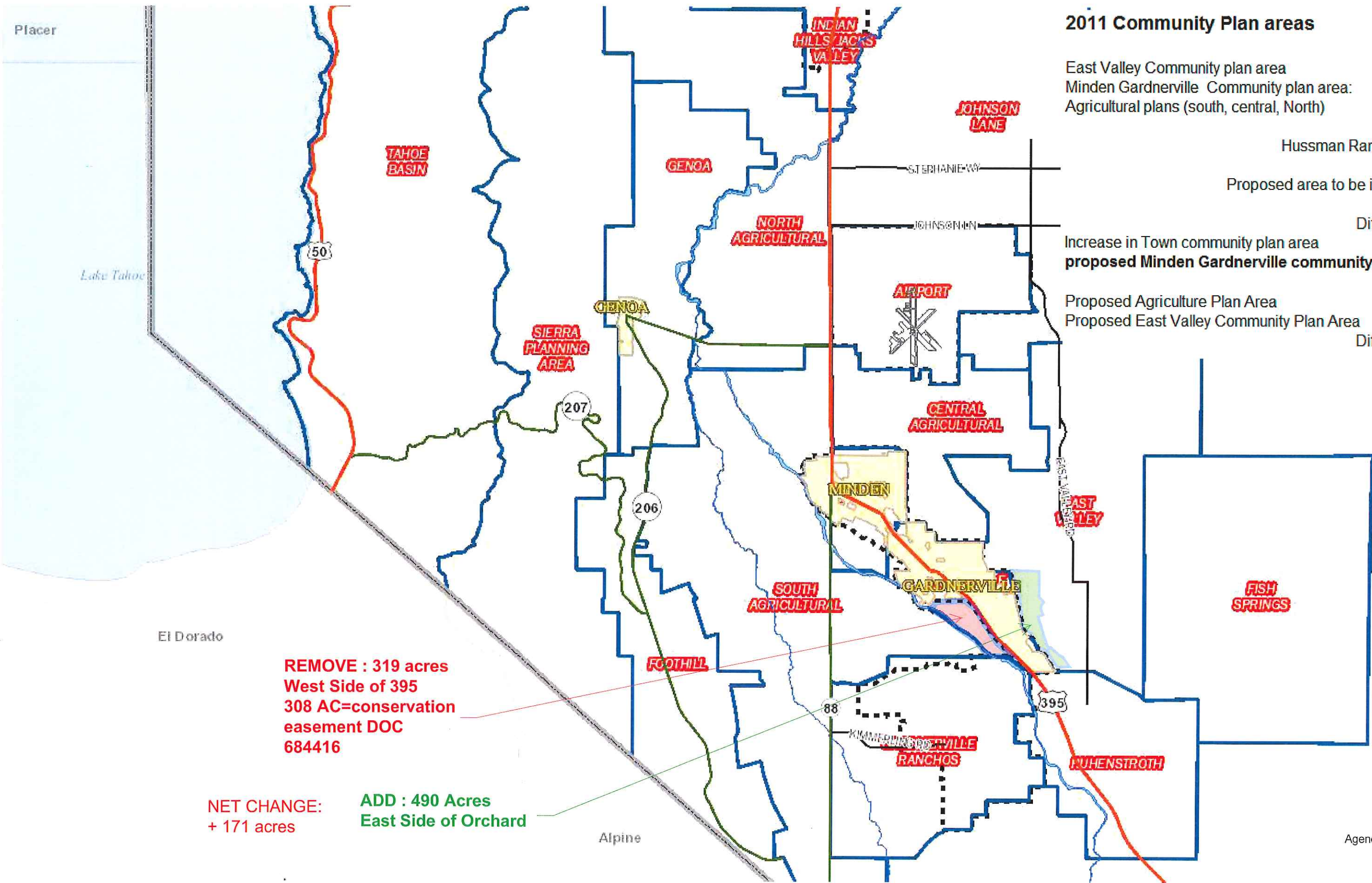
RANCHOS URBAN SERVICE AREA

RUHENSTROTH

Existing Town Boundary
Existing Urban Service Boundary

Proposed Land under consideration for future town limits

Discussing the option to update the areas for the area plans



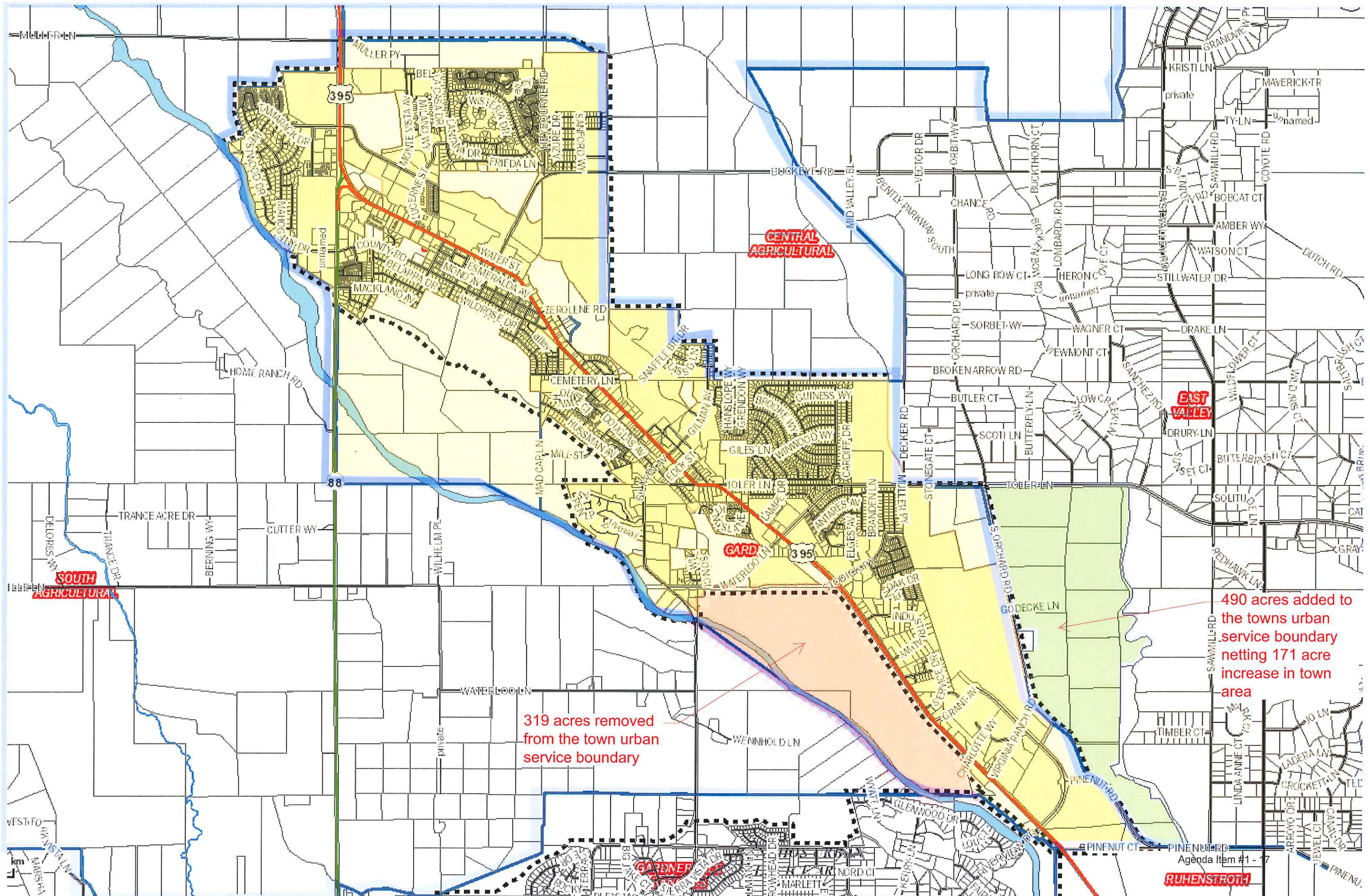
2011 Community Plan areas

East Valley Community plan area	9,922 acres
Minden Gardnerville Community plan area:	4,052 acres
Agricultural plans (south, central, North)	33,272 acres
Hussman Ranch area	319 acres
Proposed area to be included	490 acres
Difference	171 acres
Increase in Town community plan area	4.22%
proposed Minden Gardnerville community plan	4,223
Proposed Agriculture Plan Area	33,591 acres
Proposed East Valley Community Plan Area	9,432 acres
Difference	-4.94%

REMOVE : 319 acres
West Side of 395
308 AC=conservation
easement DOC
684416

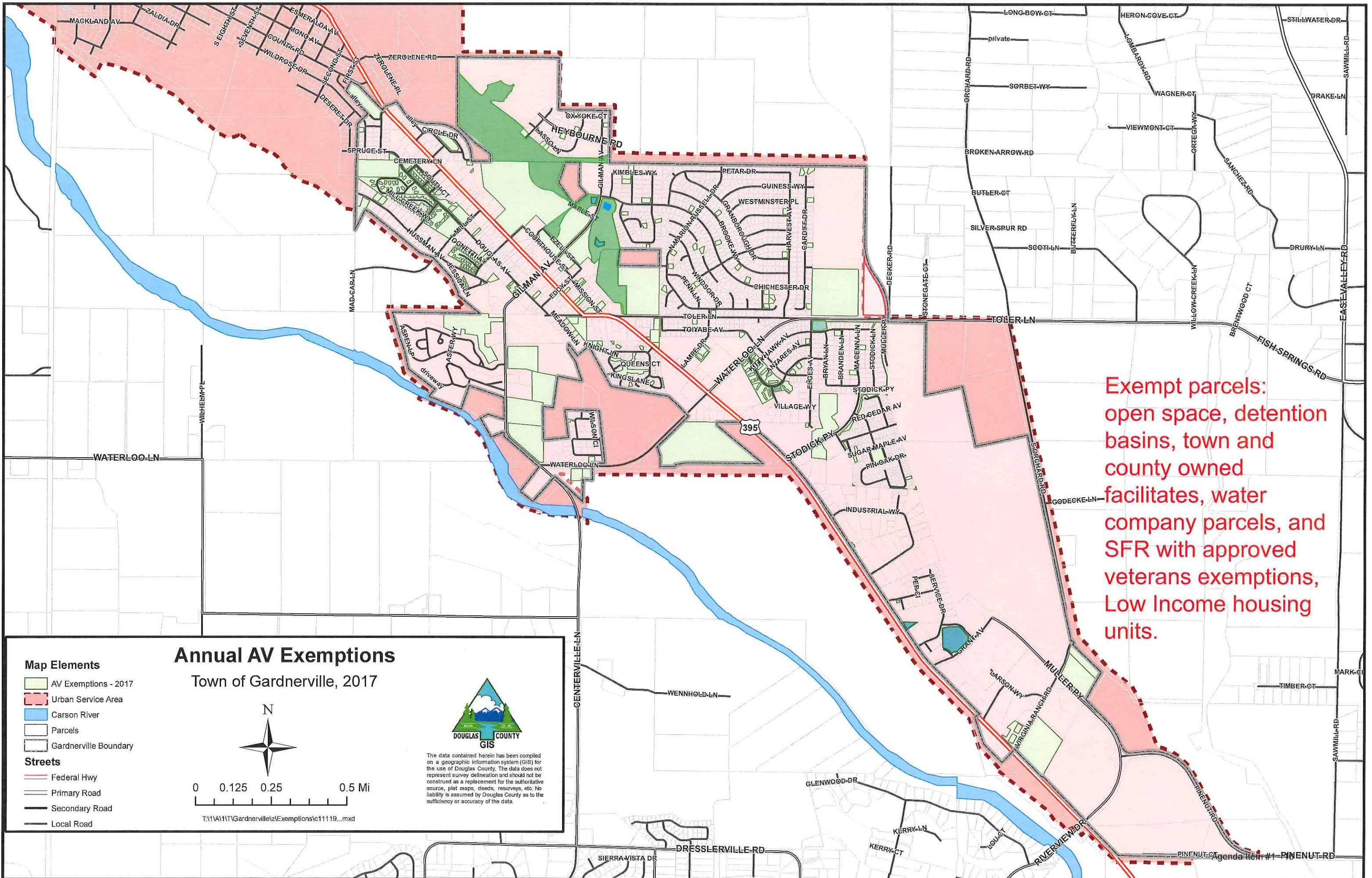
NET CHANGE:
+ 171 acres

ADD : 490 Acres
East Side of Orchard



319 acres removed from the town urban service boundary

490 acres added to the towns urban service boundary netting 171 acre increase in town area

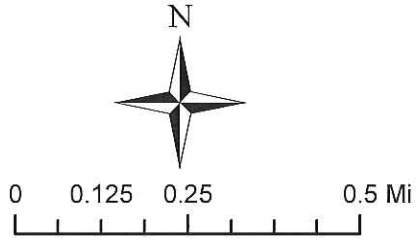


Exempt parcels:
 open space, detention
 basins, town and
 county owned
 facilitates, water
 company parcels, and
 SFR with approved
 veterans exemptions,
 Low Income housing
 units.

Annual AV Exemptions

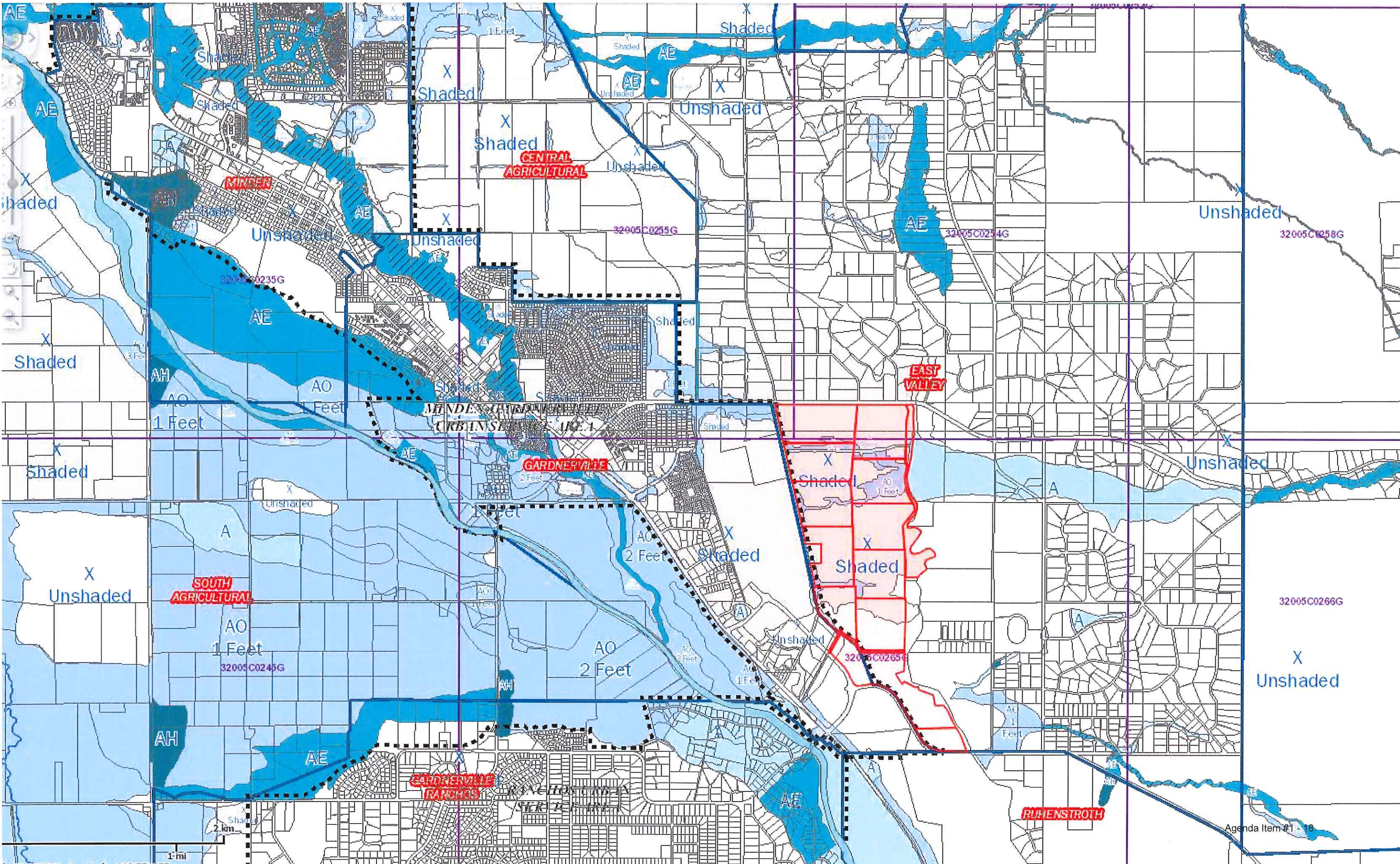
Town of Gardnerville, 2017

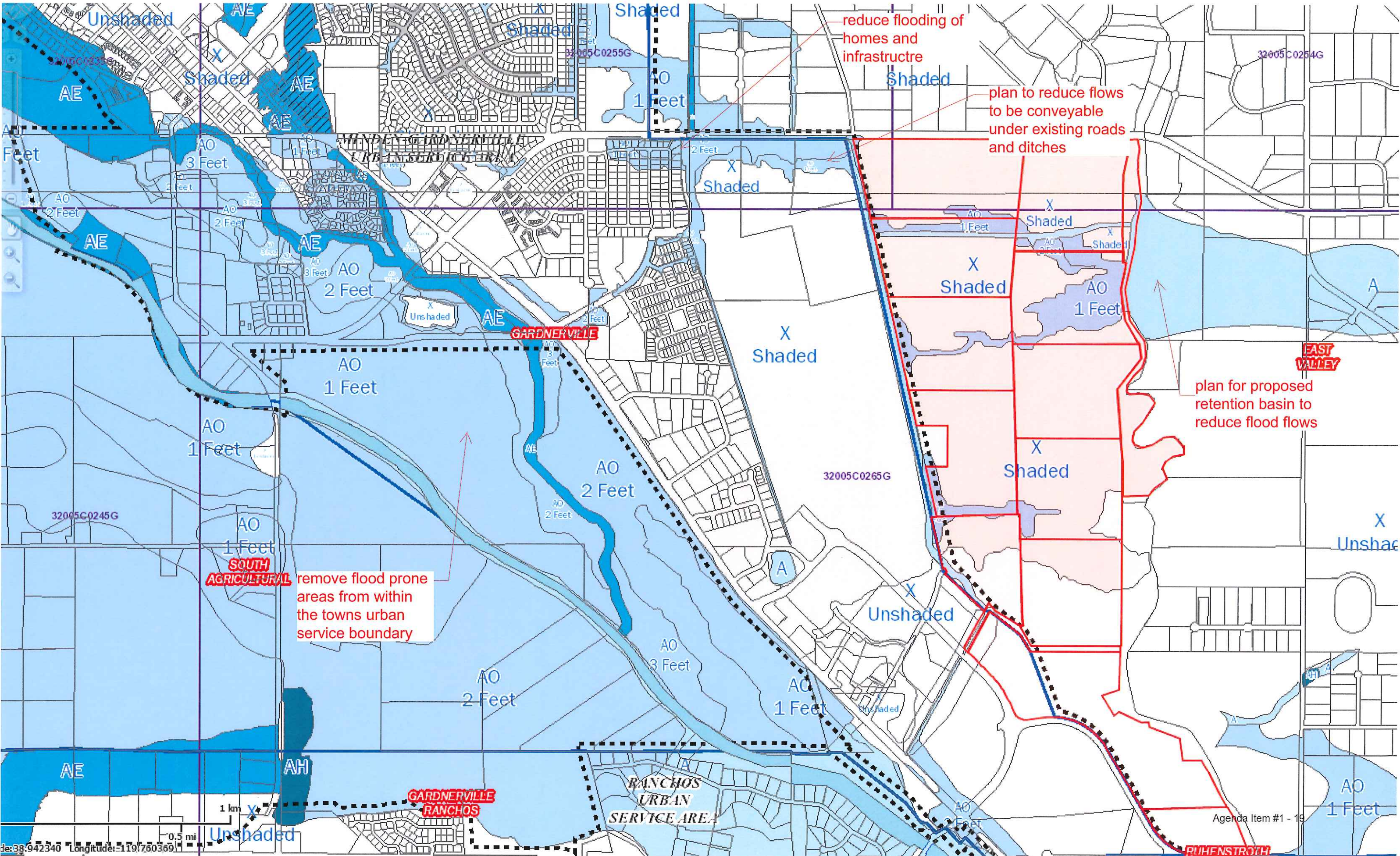
- Map Elements**
- AV Exemptions - 2017
 - Urban Service Area
 - Carson River
 - Parcels
 - Gardnerville Boundary
- Streets**
- Federal Hwy
 - Primary Road
 - Secondary Road
 - Local Road



The data contained herein has been compiled on a geographic information system (GIS) for the use of Douglas County. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Douglas County as to the sufficiency or accuracy of the data.

T:\11\11\Gardnerville\Exemptions\c11119...mxd



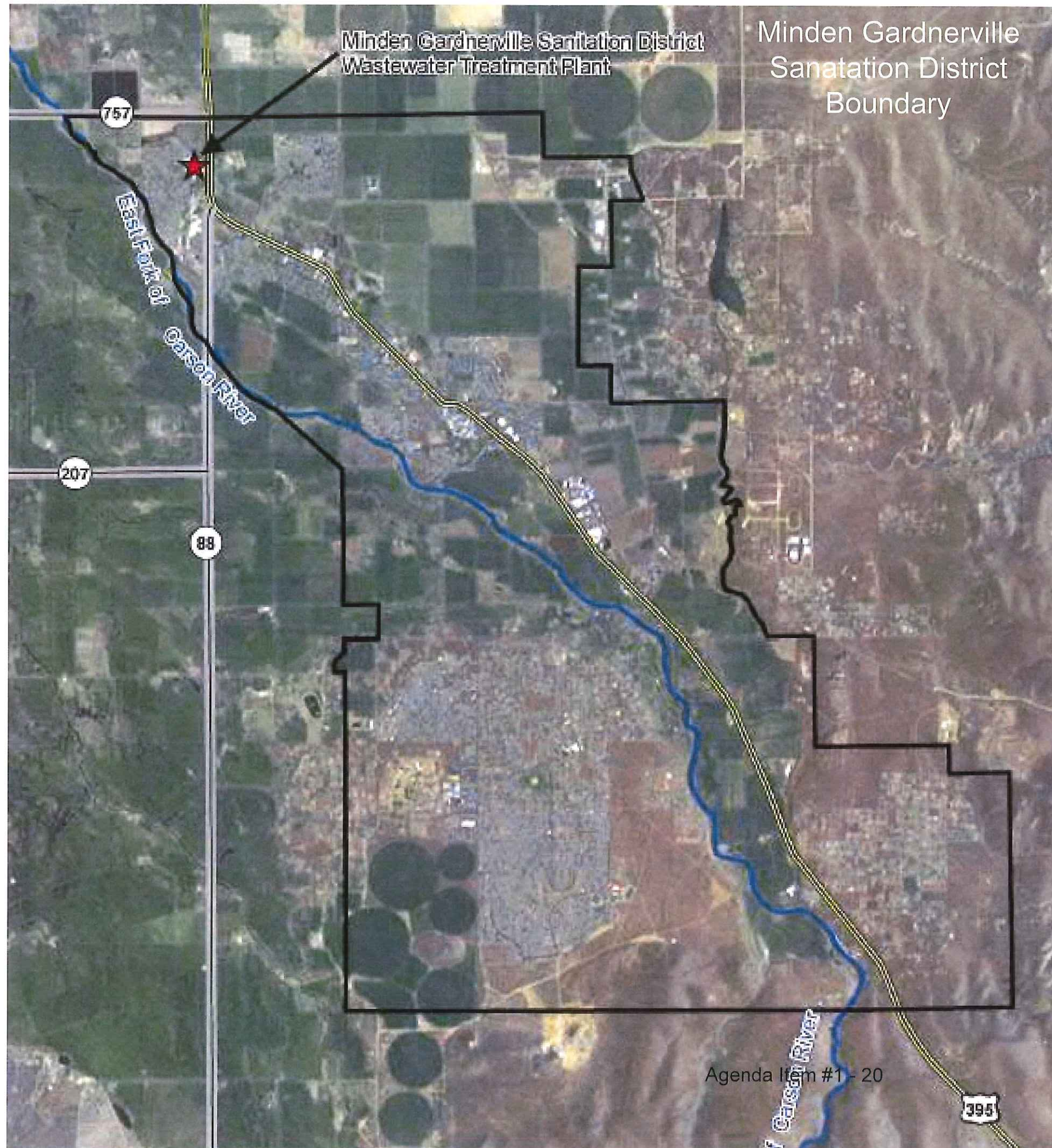


reduce flooding of homes and infrastructure

plan to reduce flows to be conveyable under existing roads and ditches

plan for proposed retention basin to reduce flood flows

remove flood prone areas from within the towns urban service boundary



Minden Gardnerville Sanitation District
Wastewater Treatment Plant

Minden Gardnerville
Sanitation District
Boundary

757

207

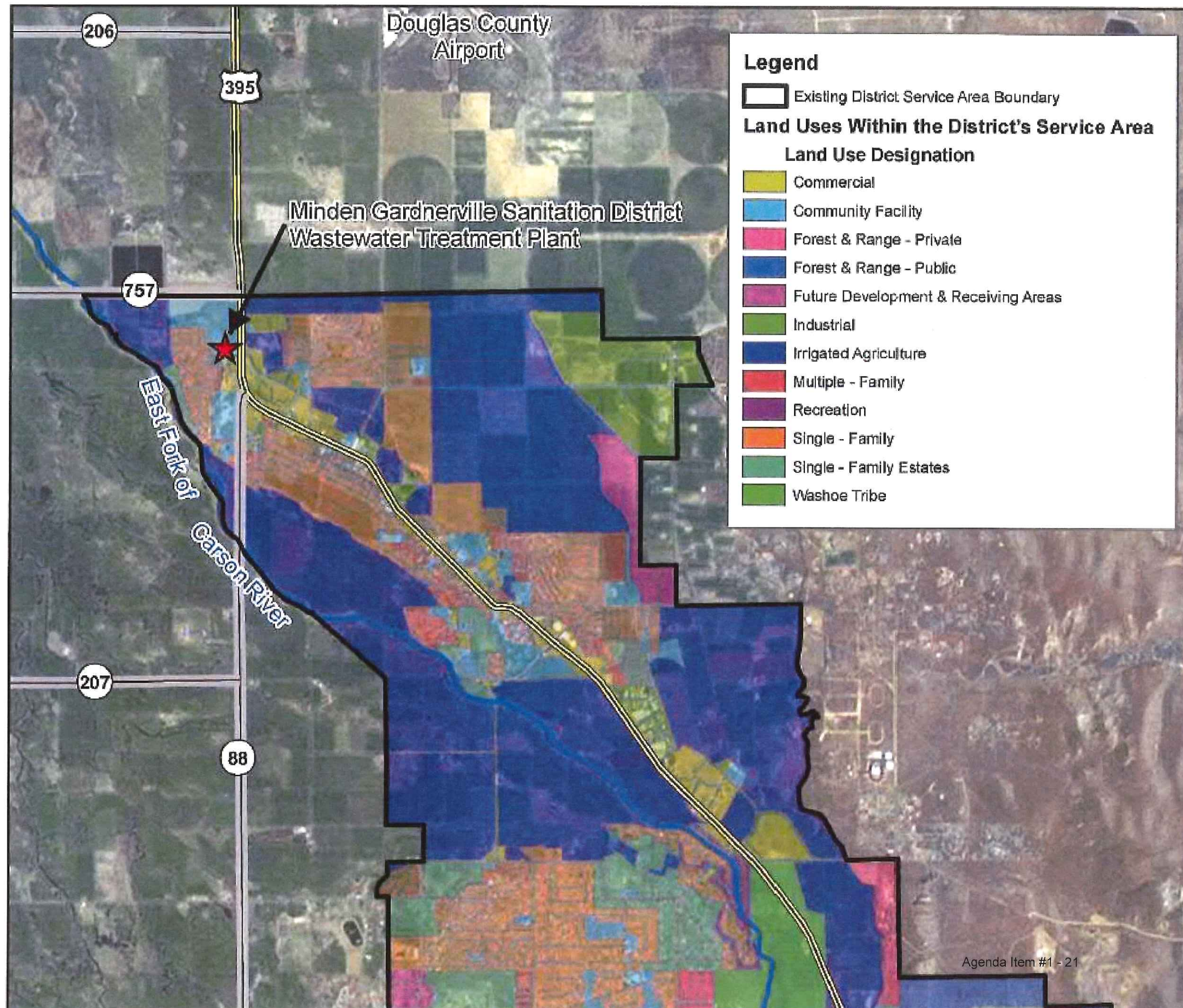
88

East Fork of
Carson River

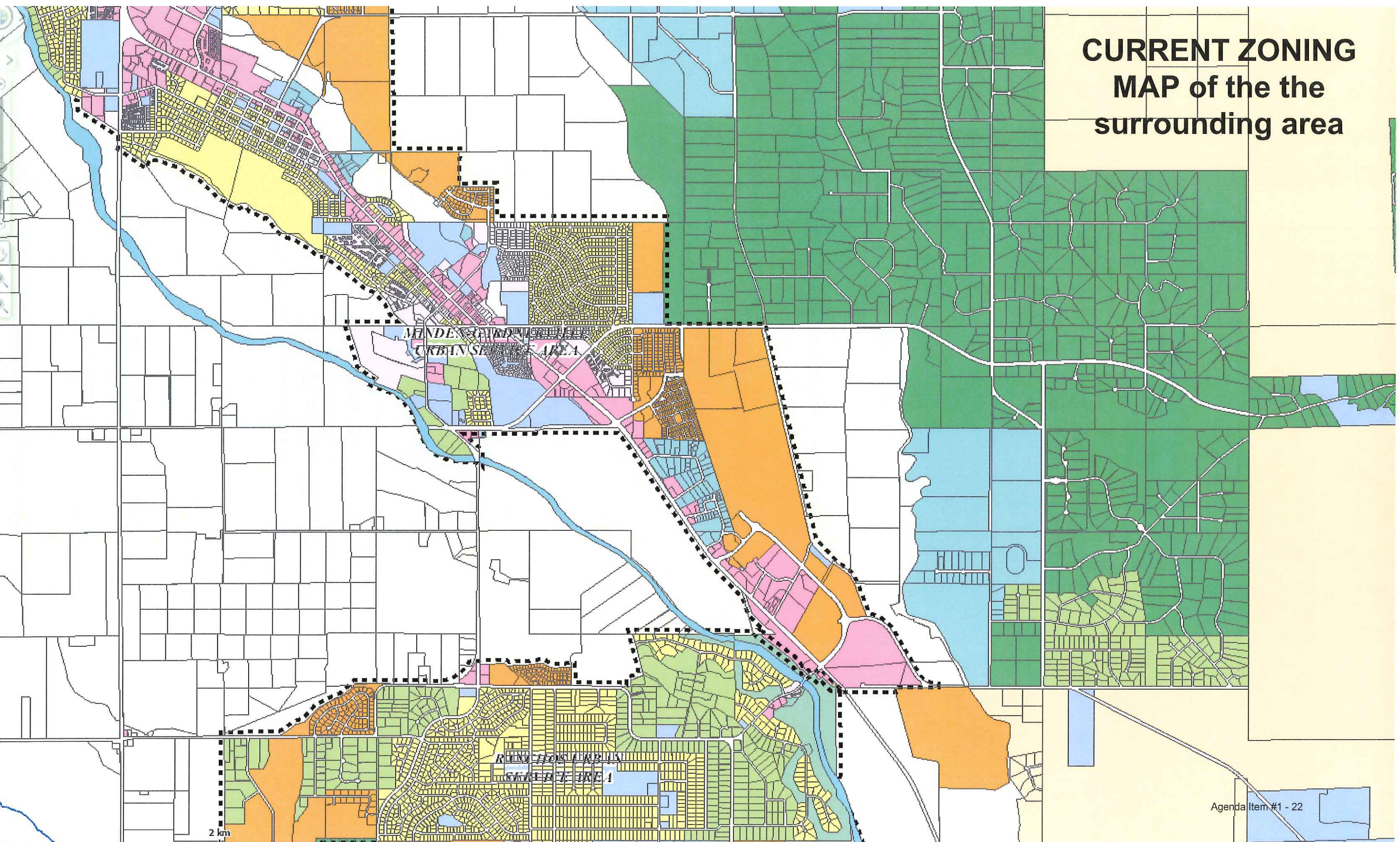
Carson River

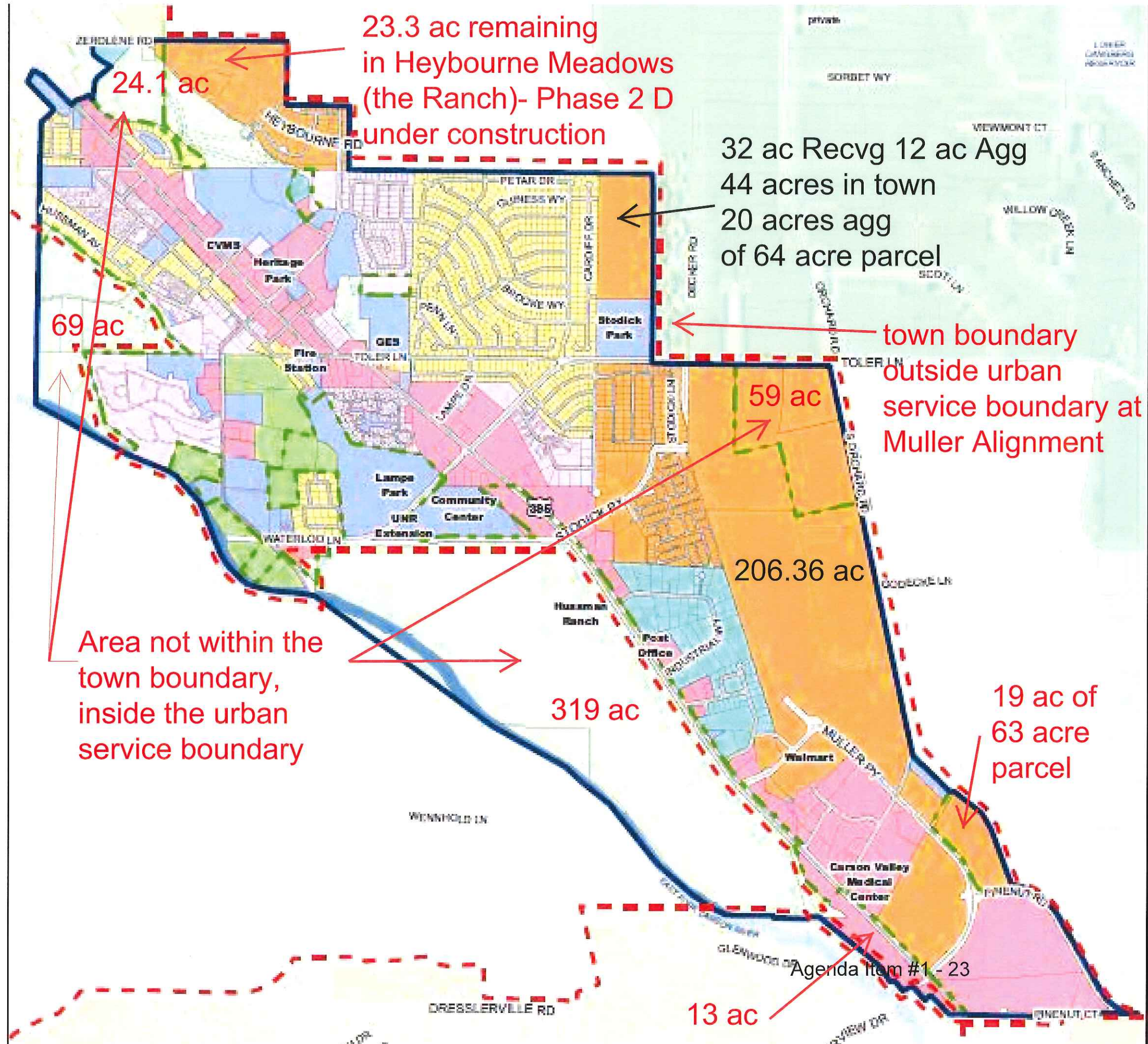
Carson River

395



CURRENT ZONING MAP of the the surrounding area





23.3 ac remaining
in Heybourne Meadows
(the Ranch)- Phase 2 D
under construction

24.1 ac

32 ac Recvg 12 ac Agg
44 acres in town
20 acres agg
of 64 acre parcel

69 ac

town boundary
outside urban
service boundary at
Muller Alignment

59 ac

Area not within the
town boundary,
inside the urban
service boundary

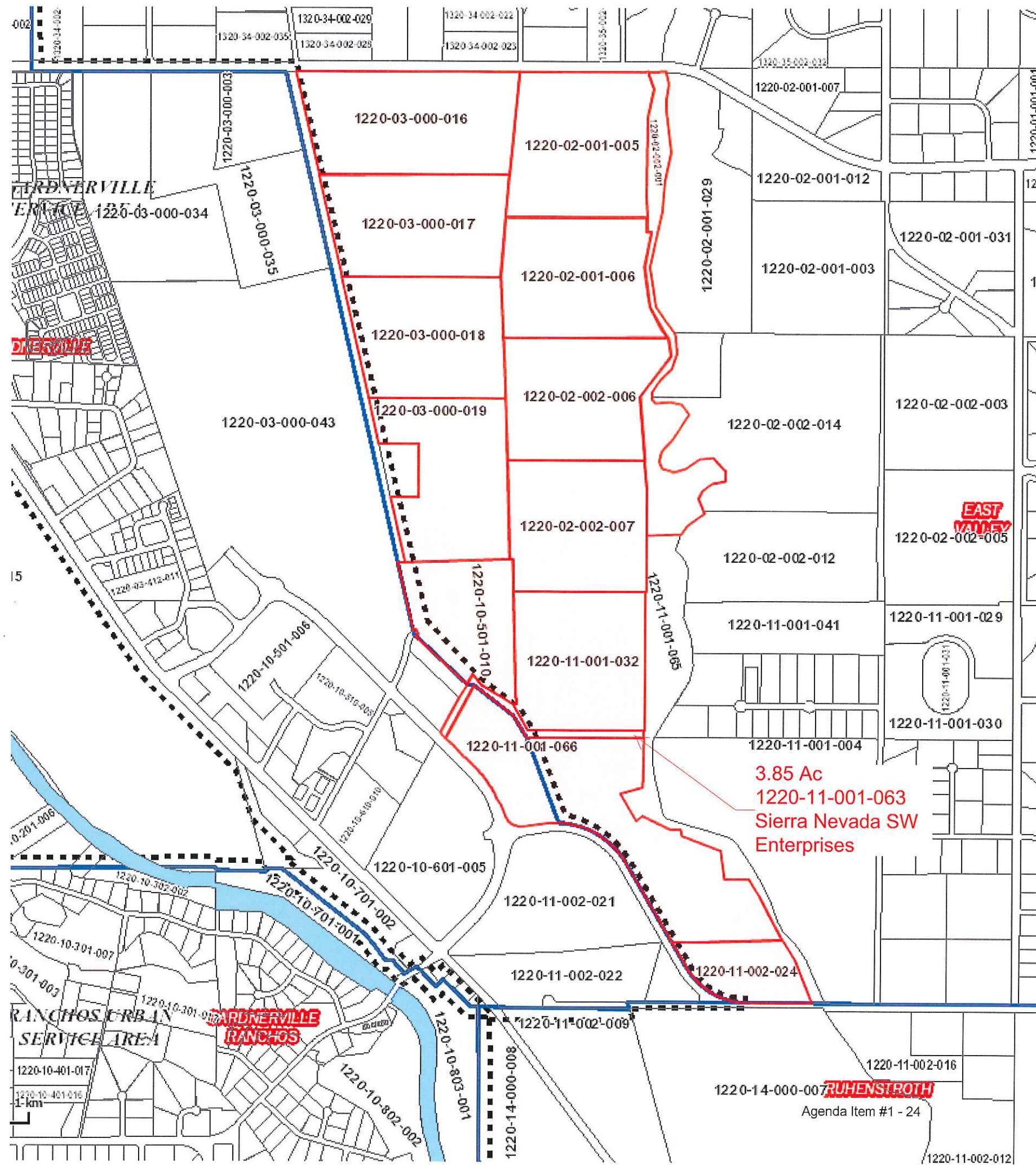
206.36 ac

319 ac

19 ac of
63 acre
parcel

Agenda Item #1 - 23

13 ac



3.85 Ac
1220-11-001-063
Sierra Nevada SW
Enterprises

CARDNERVILLE
RANCHOS

CARDNERVILLE
RANCHOS

EAST
VALLEY

RANCHOS URBAN
SERVICE AREA

RUHENSTROTH

1994

N



Image U.S. Geological Survey

Google earth

1998



Image © U.S. Geological Survey

Google earth



2006



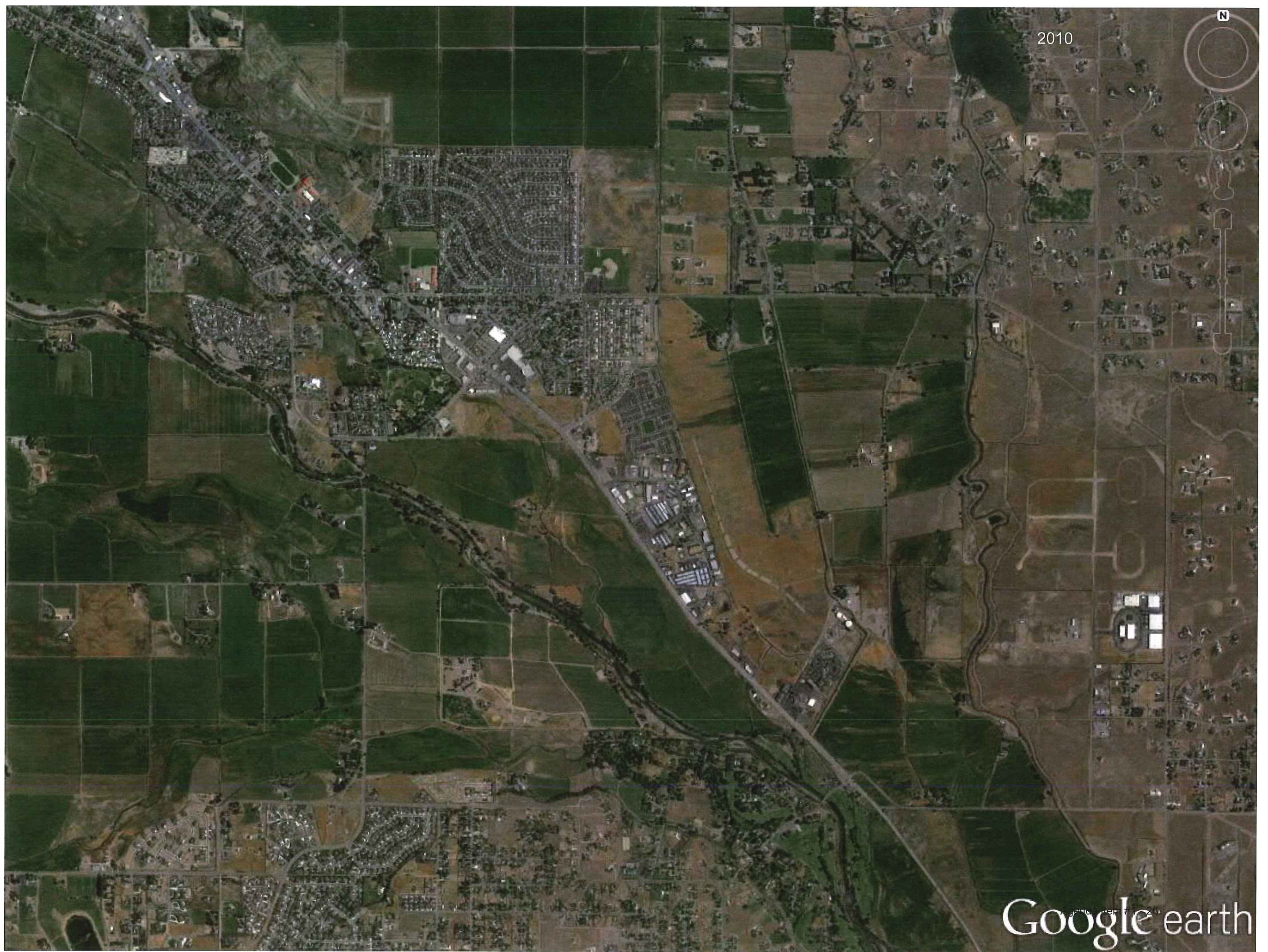
Image USDA Farm Service Agency

Agenda Item #127
Google earth

2010



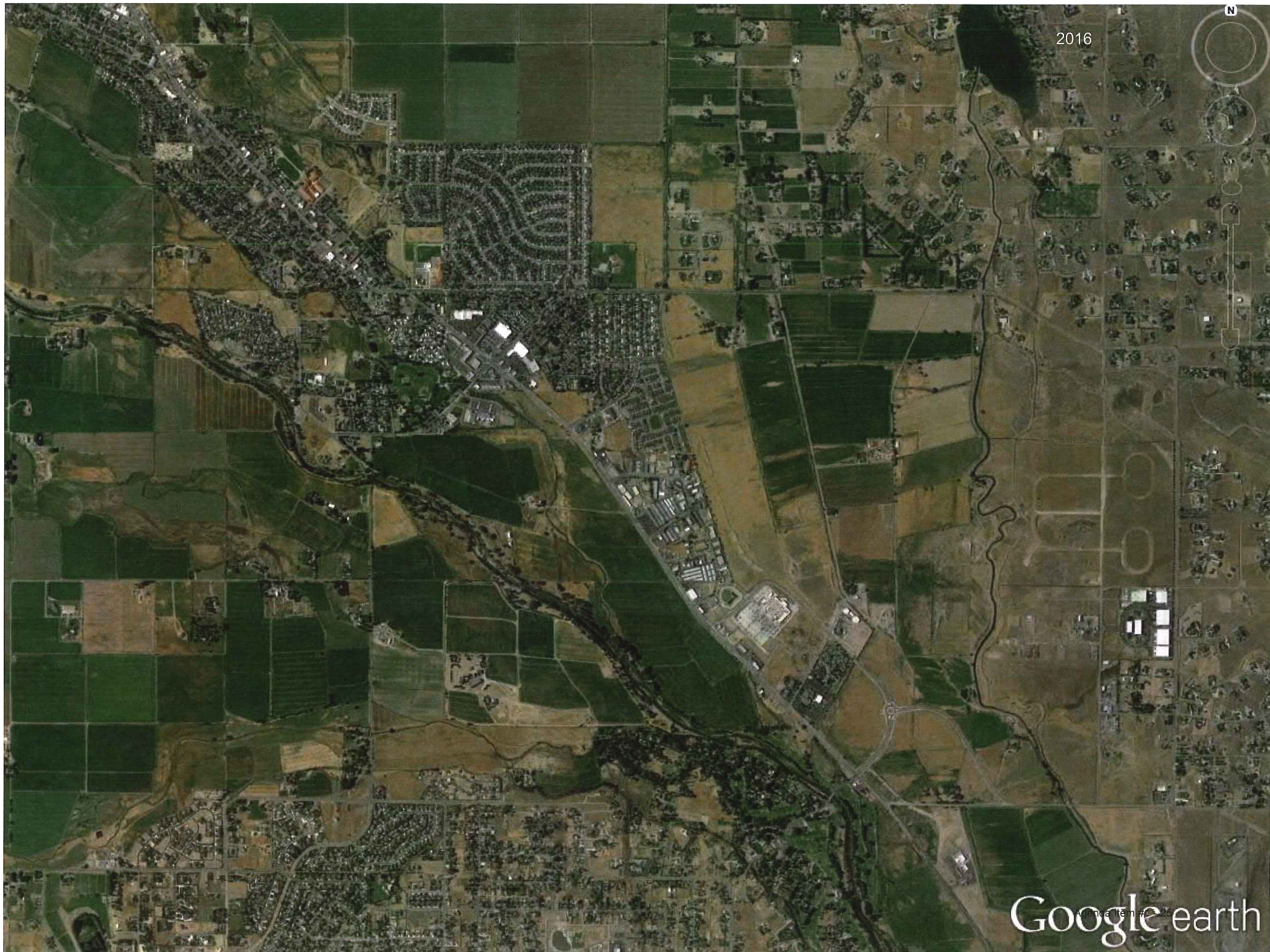
Google earth



2016



Google earth



clean areial view of
the area at the end
of last year

