



## GARDNERVILLE TOWN BOARD

### 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](http://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.

Wednesday, July 5, 2017

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 were posted on June 29, 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 8:28 A.M.

**Douglas County Historic Courthouse**, 1616 8<sup>th</sup> Street, Minden NV 89423, at 8:33 A.M.

**Gardnerville Post Office**, 1267 US HWY 395 #L, Gardnerville NV 89410 at 8:44 A.M.

**Gardnerville Town Offices**, 1407 HWY 395 N, Gardnerville NV 89410 at 8:55 A.M. and on the Internet at [www.gardnerville-nv.gov](http://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.

**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. All items shall include discussion and possible action to approve, modify, deny, or continue.

**Notice:** "Any invocation that may be offered before the official start of the Board meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Board. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Board and do not necessarily represent the religious beliefs or views of the Board in part or as a whole. No member of the community is required to attend or participate in the invocation and such decision will have no impact on their right to actively participate in the business of the Board. Copies of the policy governing invocations and setting forth the procedure to have a volunteer deliver an invocation are available upon written request submitted to the Town Board of Gardnerville"

#### INVOCATION – Pastor Baumann of Hilltop Community Church

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

#### PLEDGE OF ALLEGIANCE – Lloyd Higuera

#### 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.

#### **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:**

**June 6, 2017 Regular Board meeting, with public comment prior to Board action.**



## GARDNERVILLE TOWN BOARD MEETING AGENDA – CONT'D

### **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.
2. **For Possible Action:** Health and Sanitation & Public Works Departments Monthly Report of activities.
3. **For Possible Action:** Approve June 2017 claims.
4. **For Possible Action:** Approve budget transfers for fiscal year 2016/2017.

### **ADMINISTRATIVE AGENDA**

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

5. **For Possible Action:** Discussion on partnering with NDOT to replace the curb, gutter and sidewalk in front of the French Bar and close off the alley between the French and Buckaroo's and the driveway from Highway 395 to vacant parcel where the East Fork once stood, the town would pay to replace the storm drain and sidewalk at a cost of approximately \$50,000, diverting funds to the project from the proposed capital projects fiscal year 17/18 budget; with public comment prior to Board action. (approx. 30 minutes)
6. **For Possible Action:** Discussion to provide comments on the updated Gardnerville Community Plan Land Use Element of the 2016 Douglas County Master Plan Update and discuss the review process for the Master Plan update. Presentation by Mimi Moss, Candace Stowell or Heather Ferris; with public comment prior to board action. (approx. 45 minutes)
7. **For Possible Action:** Discussion to approve or approve with modifications or deny the proposed master plan amendment to be considered as part of the 20-year Master Plan Update for the requests submitted by property owners within the Gardnerville Community Plan (Minden/Gardnerville Community Plan) Peri Ranch requests to change 17.5 acre portion of 3 parcels of Commercial to Service Industrial for portion of APNs 1220-11-002-021, -022 and -023; with public comment prior to board action. (approx. 45 minutes)
8. **For Possible Action:** Discussion on the town donating \$150 to Project Santa Claus in memory of Stephanie Waggoner for her contributions to the town over the years; with public comment prior to board action, presentation, Ken Miller, Board Chairman (approx. 10 minutes)
9. **For Possible Action:** Discussion on town staff merit system for fiscal year 2017-2018 while using the existing evaluation software Performance Management Plus (PMP) system and revising the merit score scale in which merits are offered to town staff while under this review process; with public comment prior to board action. (approx. 10 minutes)
10. **Not For Possible Action:** Discussion on the Town Attorney's Monthly Report of activities for June 2017. (approx. 5 minutes)
11. **Not For Possible Action:** Discussion on the Town Manager's Monthly Report of activities for June 2017. (approx. 5 minutes)

2<sup>nd</sup> PUBLIC INTEREST COMMENTS period (No action will be taken)

Adjourn

Next monthly meeting August 1, 2017



## GARDNERVILLE TOWN BOARD

### Meeting Minutes

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

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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, June 6, 2017

4:30 p.m.

Gardnerville Town Hall

**INVOCATION – Carl Dahlen, Pastor, Christ Presbyterian Church, Gardnerville.**

**4:30 P.M. Chairman Miller called the meeting to order and made the determination a quorum is present.**

#### PRESENT:

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

Jennifer Yturbide, Town Attorney  
Tom Dallaire, Town Manager  
Geoff LaCost, Town Public Works Superintendent  
Carol Louthan, Administrative Services Manager

 **PLEDGE OF ALLEGIANCE – Mr. Dallaire led the flag salute.**

 **PUBLIC INTEREST COMMENTS (No Action)**

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Marilyn Noble from Douglas Search and Rescue wanted to make sure their project does not die on the vine. The dog park, which you still call the Virginia Creek detention pond, is something we would like to see visualized as a park. And the first item on the wish list is to have it named. The person we would like to name it in honor of is a canine handler that died last year. Since then we have lost two more search and rescue members. Naming the park would help our members towards feeling that we're being recognized as first responders, search and rescue volunteers. We have canine units. We have two more canines that are being trained. I know we're not on the agenda but we are on the list. We want to be recognized not be at the bottom. We will do whatever we can; if it's enlisting help or going out in the public and asking for help. We cannot provide funds, but we can make the public know what we plan to do. Please give us priority so we can see what we can publicize. We have to make sure we go through the right avenues.

Mrs. Yturbide explained this is just a time for public comment. There is no action that can be taken.


 **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/Wenner to approve the agenda.**

No public comment.

**Upon call for the vote, motion carried unanimously.**

 **FOR POSSIBLE ACTION: APPROVAL OF PREVIOUS MINUTES:  
May 2, 2017 Regular Board meeting, with public comment prior to Board action.**

**Motion Slater/Jones to approve the previous minutes of May 2<sup>nd</sup>, 2017.**

No public comment.

**Upon call for the vote, motion carried unanimously.**

## **CONSENT CALENDAR FOR POSSIBLE ACTION**

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1. **For Possible Action: Correspondence.**  
Read and noted.
2. **For Possible Action: Health and Sanitation & Public Works Departments Monthly Report of activities.**  
Approved.
3. **For Possible Action: Approve May 2017 claims.**  
Approved.
4. **For Possible Action: Approve Heritage Park Use application for High Sierra Fellowship on June 18, 2017 from 8:00 a.m. to 3:00 p.m.**  
Approved.
5. **For Possible Action: Approve Street Closure application for Eddy Street Vintage Market's Artisans & Antiques 2017 event scheduled for August 19, 2017, 7:00 a.m. – 7:00 p.m.**  
Approved.
6. **For Possible Action: Approve Heritage Park Use application for Heritage Park for the July 4<sup>th</sup> concert by the Carson Valley Pops Orchestra, town will provide the speakers for the use of the concert and provide the shade tent to be used for the fun run and the concert seating event.**  
Approved.


Motion Jones/Higuera to approve the consent calendar.

No public comment.

Upon call for the vote, motion carried unanimously.

## **ADMINISTRATIVE AGENDA**

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

7.  **For Possible Action: Discussion on providing a letter of support for the conservation easement for the Dangberg Home Ranch a 1,373 acres, and for the conservation easement for the Van Sickle Station Ranch, 419 acres preserving the open ranch land and operations for 160 years, presentation by Jacques Etchegoyhen, Legacy Land and Water; with public comment prior to board action.**

Mr. Jacques Etchegoyhen is looking for support. The ranches don't necessarily touch the town but they are integral to the ground water recharge system, and flood plain function. They are the safety valves when floods occur. Were it not for the Dangberg Ranch remaining open, the Town of Minden could have had some issues. I am here hat in hand hoping for board support recognizing these don't necessarily touch Gardnerville. I will answer any questions you might have.

Chairman Miller asked if any of the owners interested in selling the ranch parcels.


Mr. Etchegoyhen answered they would prefer not to. I believe David Park has taken complete ownership and has bought out the rest of the family. They are descendants of Dangbergs. Over time I've seen a lot of ranches get broken up and sold. I think we have a few years to get this done and the great news is if we get it funded and completed we will have surpassed about 25,000 acres permanently protected in Douglas County. We are starting to approach half of Carson Valley permanently protected. I think placing conservation easements compliments what you are doing elsewhere. There are places for growth and places where we should never grow.

Vice-Chairwoman Jones' observation in reviewing the master plan documents is that it is consistent with one of the community goals, in the Gardnerville community, is to focus development here and keep the outer open space. I think noting this doesn't touch our boundaries we are conscious of the impact on the whole community and our constituents, as well.

Mr. Etchegoyhen thanked the board for their time and consideration of the matter.

No public comment.


**Motion Higuera/Wenner to approve the letter of support for conservation easements on the 1,373 acre Dangberg Home Ranch and 419 acre Van Sickle Station Ranch. Motion carried unanimously.**

8.  **For Possible Action: Approve the Town of Gardnerville's insurance renewal proposal from the Nevada Public Agency Insurance Pool (POOL) and payment of \$23,297.77 for fiscal year 2017-2018, with public comment prior to Board action. Presentation by Alan Reed.**

Mr. Alan Reed went over the renewal insurance packet information. There are currently 6 carriers that write this package for the town of Gardnerville. We have about 115 entities insured in the pool. About 96 percent of all the eligible entities in Nevada qualify for this pool. The only ones we don't have are Washoe and Clark County. The POOL also belongs to an organization called AGRIP (Association of Governmental Risk Insurance Pool). They monitor governmental insurance pools. In the packet is information on the grants program. The pool makes grants available to all members who are interested in improving the risk management capability and getting things they can't afford or can't get under ordinary circumstances. Recent grants included safety items like fire alarm equipment, video security, dispatch equipment and cost reimbursements for conferences and training. We have some new projects in place that will hopefully get some attention. We are looking at print publications, online communication methods, monitor electrical hazards in aging buildings and conduct liability workshops for elected officials. Page 5 in that booklet there is a new program called Resources For Living, which gives access to all types of counseling (financial stresses, workplace challenges, personal stresses. 300 people took advantage of that last year. That service is available. You can send out a memo to your employees. It is highly confidential. If someone wants to take advantage of it they have access to that program. Cyber liability is now included within the pool contract. If you transmit any type of information you are exposed to cyber liability. With respect to your policy it went up about 6 percent. Your exposures increased about 5 percent for insured values. You had a payroll increase of about 20 percent and your vehicles have remained constant at 22. We have reduced claims of 18 million to about 3 million. The overall loss control and practices followed by all the entities is really contributing to the organization.

No public comment.

**Motion Slater/Wenner to approve the Town of Gardnerville's insurance renewal proposal from the Nevada Public Agency insurance Pool, also known as POOL, and authorize the payment of \$23, 297.77 for fiscal year 2017/2018. Motion carried.**

9.  **Not For possible Action: Presentation of information gathered from National Main Street Conference, Pittsburgh, PA, Presentation by Meredith Fischer and Tom Dallaire.**

Ms. Fischer gave a power point presentation on the Main Street Conference and the items she felt were important at the conference.

Ms. Wenner asked about crowd funding.

Ms. Fischer explained crowd funding is where everybody contributes to a specific cause. Most of what I have seen for crowd funding is through online sources. The overall takeaway, with so many items and so little time, was what do we do. If we just start with what our story is, updating the web presence, and getting a little more social then we can use all those things. If you have any questions you can email me.

Mr. Dallaire gave a report on what he felt was important from the Main Street conference. I was interested in hearing how people are keeping track of data. Without a business license in Douglas County it's hard for the town to track that sales data and where and what kinds of businesses are operating. We can get all the businesses within our zip code with Silver Flume. Out of 100 Gardnerville's walk score is 60. How do we increase the walk score and have pedestrian paths be recognized?

Chairman Miller pointed out if you look at Stodick Estates there are walkways at the end of the streets where you can get to the main street, which make it more accessible for walking.

Mr. Dallaire thought adding solar lights on the walkway would encourage people to use it in the evening. The one on Penn that goes through to Windsor has a street light at the end. It's the only one that actually has a light. Shop Small has a program for façade improvements. We will be making some photo opportunity banners for events.

Mrs. Slater commented last year when we had our NLC meeting in Sparks there was a presentation by a gentleman talking about Main Street. He had three main things. One was create a theme; decorations, change them out throughout the season; create a common place where you can meet and have it open after 5:00. People want to walk but where do you walk.

Mr. Dallaire has gotten the new website townofgardnerville.com up but it still needs to be updated. We will have a link on our website to go to the mobile version.

Mrs. Slater asked what the business people think about having their businesses open after 5:00 or 6:00 on Friday and Saturday.

Ms. Fischer doesn't have a good feel on that. As small business owners they look at it as we're already here and it's more time out of the day. But I think if someone were to lead by example people would follow. Or create an event that highlights being open during that time, more focus on the shopping or exploring and less focus on the drinking. If we were to do some placemaking with parklets we could launch that and get buy-in as a temporary six month exercise. If we were to put a promotion behind it you can do so much with social media promotion for a really effective amount of money.

Chairman Miller believed it's hard to get businesses like JT and Overland because they're busy already, to buy into something to close down the street is difficult.

Mrs. Slater was thinking more of the shopping aspects.

Ms. Wenner asked if they talked to the arts council about bringing art down on certain days.


Mrs. Fischer hasn't yet. This is new for us to explore a little more. That is a great suggestion. If we could get the support it's a great way to have a different draw.

Vice-Chairwoman Jones suggested a coordinated effort. Instead of Thirsty Third Thursday maybe it's Thirsty Third Weekend. So the wine walk kicks it off and maybe the movies in the park on Friday, Saturday shopping enticements and pop up shops that could take advantage of a crowd at the park on Friday night.

Mr. Dallaire mentioned getting the businesses to be coordinated with the movies would be huge.

Ms. Fischer thought we have a lot of good momentum on Main Street. The next couple of years will be transformational as far as building our stories and doing some of the things we've been talking about.

Ms. Wenner mentioned the art council is talking about having a Saturday workshop for four or five hours and trying to figure out a new way of fundraising, a one time a year event. Maybe you could work together with them.

10.  **For Possible Action: Discussion to provide comments on the proposed Land Use Element of the 2016 Douglas County Master Plan Update and discuss the review process for the Master Plan update; with public comment prior to board action.**

Mr. Dallaire reviewed the Gardnerville Community Plan and master plan proposals. Page 43 through 53 is the actual community plan. They are going to ask for more input. You have a month to review that section. I went through and made comments. They created a land use table that will go in the master plan. Today they did a presentation on all of the applications and it was lacking a lot of data. I took my notes and made my own map. The town has the Hussman conservation easement so we can't go west. We have the flood plain and the Carson River. The only other place for development is east. I can email you these reports on all the proposals.

Mrs. Jones asked if the conservation easements are permanent or if they expire after a period of time.

Mr. Dallaire thought they were permanent. Please read through the Gardnerville community plan and make notes or comments. Then you have the community plan goals, policies and actions that we need to clarify some of the verbiage. I still have red lines on a lot of these issues. Next month Mimi or Heather will be here. Our comments are due June 30th. That's why the item is on here today. I wish I had some more information on the Corley Ranch. The Washoe Tribe has talked about adding an RV park to the casino. Hopefully this helps to get the bigger picture.

Mr. Godecke commented the planning commission stopped at the growth portion and then they will hear the remaining elements of the master plan tomorrow starting at 9:00 o'clock. That will also include the land use element. In July they will be hearing all of the amendments as well as all of the elements of the master plan and trying to decide those at that point in time. I suspect public comment is going to be a lot more voluminous than what it was today.

Mr. Dallaire asked board members to go through the plan and send your comments back so they can be incorporated into the redlines. You will have that to review next month.

11.  **For Possible Action: Approval of Resolution No. 2017R-035 - augmenting the Town of Gardnerville budget for fiscal year 2016-2017; with public comment prior to board action.**

Mr. Dallaire received the \$107,000 from the petroleum fund for the gas station. This is just augmenting it so we can use it in this year's budget.

No public comment.

**Motion Jones/Wenner to approve Resolution 2017R-035 augmenting the Town of Gardnerville budget for the fiscal year 2016-17. Motion carried unanimously.**

12. **Not For Possible Action: Discussion on the Town Attorney's Monthly Report of activities for May 2017.**

Attorney Yturbide reported for the month of May essentially a lot of the same ordinary things in terms of reviewing the agenda, packets, attending the meeting. I also reviewed the Notice of Possible Quorum that went out on some of the events that are coming up. We researched a number of items including the fees that we can charge customers for credit cards. I talked with the county on how they are doing it. I think we have to look at who the vendor is and structure something similar to what our actual cost is based on the vendor we are using for our credit card. I know earlier we were talking about some of the problems it creates for staff. So one of the things you might want to think about is what the administrative costs are and whether it would be worthwhile. If staff puts together some numbers on what the actual use is, it might be more valuable when you are making a determination. There is also some work going on regarding right-of-way deeds. I am working on one for Tom on the ADA compliance at Douglas and Mill. There was some preliminary work done related to Heritage Park. We researched issues related to publication of images for events, in particular children. Went and found the history related to the Tognetti Alley abandonment. It happened some time ago. The town didn't submit an application with the county to actually move forward with it. I recently reviewed some materials related to the sink hole in front of the French and some bonding issues.

13.  **Not For Possible Action: Discussion on the Town Manager's Monthly Report of activities for May 2017.**

Mr. Dallaire talked to Farr West to look at the Heritage Park property. I approached Anderson and they quoted \$15,000. I thought that was high so I contacted Far West and they quoted \$7,500 for the work needed on the abandonment and right-of-way at Heritage Park. They will get a contract over. I had Jennifer review the standard contract. They will do the work and we will take the application to the county. It is both an abandonment of right-of-way and then there is no right of way on Ezell. Tognetti Alley, south of High School Street just passed the little yellow house, there is a garage that comes out on High School Street and right next to the garage is where the alley is supposed to be. The alley is technically back another 20 or 30 feet. But the alley should only extend, according to all documents, into four parcels. The fifth parcel is that two-story duplex or four-plex next to Mike Philips. They are using that as an access to the back of the lot. A lady on Douglas wants to build a garage back there and wanted to know if she had access or if that was her property. We had an item in 2007. It went to staff level and basically wasn't going to be supported at Douglas County staff to go forward to the county commissioners, so it was dropped. We might need to look at that if the garage is built. Right before I published this I got an email from Tanya on the crosswalks, which was promising. We might actually get it done before the end of school next year. NDOT, out of the blue, is going to put in \$200,000 to fix the dip in the failing pavement in front of the French. They gave us a plan. They are

showing only 44 feet of fixing the curb, gutter and sidewalk. We told them this is important. Why can't we fix it from the curb return at Gilman down to the Historian Inn? We can bring this item back to discuss next month. I will need to change some of the budget numbers if this is something we want to fund. So they want us to pay for the sidewalk or at least help them. \$50,000 is what he was thinking to get that done. The other item that comes up is the alley issue. It's a great time to change the curb, gutter and sidewalk in front and block the alley all together. I talked to Steve from Buckaroos. He is excited to be on a committee to design that area. We can do a lot of different things in between the two bars. So hopefully this goes somewhere. This just happened this afternoon. We could actually pave the jail lot, if Douglas County will help pay for the alley portion. I think it's doable and a huge improvement. We would pave that and maybe there is an option to dedicate property to the French and Buckaroo's parcels so everything from the jail piece west towards 395 is owned privately and there wouldn't be an alley, just a parking lot. We are using the Water Company's portable water barriers on Friday for Carson Valley Days. We are also getting lights from Ahern again that the bars will be paying for. We will shut down Courthouse Alley.


**14.  Not For Possible Action: Discussion on the Board members activities and liaison committee reports including but not limited to; Carson Valley Arts Council, Nevada League of Cities, and Main Street Gardnerville.**

Ms. Wenner reported Brian has a new member on the board who is very active in the community. He wants to have a workshop on a Saturday to get ideas on fundraising and how to have a large event of some type to raise money for the Carson Valley Arts Council. I thought it would be a good idea if he got together with Main Street.

Mrs. Slater reported everybody knows the legislature wound up last night at midnight. Several of the bills are on the governor's desk. It's been a very tumultuous session. I think in the end the level heads prevailed. I think Sandoval is taking each bill and reading it with a clear mind and will make a good decision as to whether to sign it or not. Our meeting for Nevada League of Cities is on the 13<sup>th</sup> next week. It will be a teleconference in Las Vegas. The Main Street bill moved forward. The money is in the budget.

Mr. Higuera reported Debi has been updating the website and she has more that she wants to do. She wants input. If you see anything you would like to include or change let her know. Also Linda Dibble was excited. She is head of the flower committee. She said this was the best year ever for the flower sales. They sold the quickest and sold out. It is becoming a tradition. Thirsty Third Thursday, they're talking about some changes because 10 years is coming up. They want to do some new things. One of the things is to change the name, maybe Sip and Shop. That didn't go over too well. Debi had a great idea of taking the sip concept and maybe going with sip and shine. Have a car show integrated in the district. So it would be continuous throughout the wine walk. Sip and Show, have musicians playing. Sip and Swap. I think they want to jazz up the wine walk. If you have any input she would love to hear it. It is in the discussion stage. She is more than willing to listen. She has all of the hard core statistics and revolving loan balance.

Mr. Dallaire reported the county hasn't finished closing out the 811 fund yet. It's been three months and no communication. Finally we just printed out the report and put it in a claim, reprocessed the claim and put down we need to get this closed out. Here is what we think is there. We are waiting on Vicki to get this done per the email last week. I did finally get a response after putting the three stickeys on the claim. I think they will end up processing \$75,000 and then close it out.

**15.  For Possible Action: Discussion on the annual performance evaluation of Town Manager, Thomas Dallaire, the determination of any adjustments to pay, and such other compensation and benefits as the Board may determine is appropriate; with public comment prior to Board action.**

Chairman Miller went through the summary this afternoon. There are some really good comments from everybody.

Vice-Chairwoman Jones has heard more than one commissioner say they want to steal you.

Mr. Dallaire thought the comments are good and productive. I printed up the last two or three evaluations just to see where the comments have changed. I am a lot more comfortable with board meetings. I still hate the board packet. There were some comments about the proposed goals. I revised them and had Carol put that in the packet as well. It is the last sheet in the item.



Mrs. Slater appreciates what you do.

Chairman Miller shared any time you work with a lot of government entities you have to have patience because you are always waiting on someone else to do their task before you can do the next step. And you have that patience.

Mr. Dallaire pointed out you can get mad at people but they can't do anything either because they are waiting on other people. Just like the project in front of the French. That was over a year ago we sent that email. Out of the blue we are looking at this. NDOT contacted Mark (Gardnerville Water Company) and he went down there. If it's their problem they will help with the funding as well. Just working together is the easiest way to get things done. Kingslane plans have been done for two months and we are waiting on NDOT to comment.

Mrs. Slater hopes Mr. Dallaire takes the comments made as constructive and not any other way. You have to take the person out of it and put the situation on the table and take care of business. Not an easy thing to do.

Chairman Miller asked board members how we should reward this man. If we go by the guidelines that we're looking at adopting, it is a two percent increase across the board

Mr. Dallaire clarified that is next budget cycle. The COLA, the county has a five-year agreement with the employee association and the sheriff's office. They were planning on doing two percent per year on COLA starting fiscal year 2017. It sounds to me that 2 percent will happen to all the employees in Douglas County July 1. Then they have come up with a horrible scale 0 to 3 percent on the PMP program.

Vice-Chairwoman Jones believed he's earned the four percent under the standard this year and the three days paid leave.

Mr. Dallaire mentioned he has scout camp coming up and a family reunion. So the three days would be fine.

Vice-Chairwoman Jones asked if he is at the top of the pay range.

Mr. Dallaire answered no.

**Motion Jones/Wenner to approve a four percent merit plus three additional admin days.**

No public comment.

**Upon call for the vote, motion carried unanimously.**

**2<sup>nd</sup> PUBLIC INTEREST COMMENTS period (No action will be taken)**

No public comment.

**Meeting adjourned at 6:58 p.m.**

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Ken Miller, Chairman

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Tom Dallaire, Town Manager

**Gardnerville Town Board**  
**AGENDA ACTION SHEET**



1. **For Possible Action:** Correspondence

2. **Recommended Motion:** Receive and file  
**Funds Available:**  Yes  N/A

3. **Department:** Administration

**Prepared by:** Tom Dallaire

4. **Meeting Date:** July 5, 2017 **Time Requested:** N/A

5. **Agenda:**  Consent  Administrative

6. **Background Information:** See attached.

7. **Other Agency Review of Action:**  Douglas County  N/A

8. **Board Action:**

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



Nevada League of Cities & Municipalities  
310 S. Curry Street  
Carson City, NV 89703  
775-882-2121

ENTERED  
JUN 23 2017

June 19, 2017

Mr. Tom Dallaire  
Town Manager  
Town of Gardnerville  
1407 Hwy. 395 N  
Gardnerville, NV 89410

Dear Mr. Dallaire:

I would like to thank you for your continued participation in, and support of, the League. We derive our strength as an organization from our members and appreciate the contributions of the Town of Gardnerville. As you know, we have recently completed the 2017 Legislative session. I believe that we had a successful session. We were able to get Assembly Bill 8 passed and signed by the Governor. This bill authorizes an incorporated city to place delinquent water and storm drainage bills on the property tax roll for collection. Previously cities could only place delinquent sewer bills on the tax roll. We were also actively involved in marijuana legislation and maintained the rights of cities to license and regulate marijuana businesses. We look forward to continuing to work on municipal priorities in future sessions.

We are a state sponsor of the U.S. Communities national government purchasing program. Our members can take advantage of the program's nationwide purchasing power and realize reduced costs by purchasing necessary products and services through U.S. Communities. We have also become a sponsor of Utility Services Partners. This company offers insurance for homeowners for leaks on the property owner's side of the water meters and sewer mains. As you know, many property owners are unaware that they are responsible for those leaks. We are also a sponsor of BoardDocs which is an electronic document service for meeting agenda packets.

We are busy planning our annual conference. Please plan on joining us October 10 – 12, in beautiful Mesquite. Let us know if there are any topics that you would like to see featured in one of our educational sessions. We will have dynamic speakers, topical educational sessions and social events where you can interact with your colleagues from across the state.

Attached please find our invoice for your FY 2017 – 2018 League dues. We value the membership of the Town of Gardnerville and strive to ensure that you receive value in return. Please contact me with any suggestions you may have on how we can improve our assistance to you. Thank you again for your continued membership in the League.

Sincerely,

A handwritten signature in blue ink that reads "Wes Henderson". The signature is fluid and cursive.

Wes Henderson  
Executive Director

# Gardnerville Town Board

## AGENDA ACTION SHEET



1. **For Possible Action:** Approve Health and Sanitation & Public Works Departments Monthly Report of activities
2. **Recommended Motion:** Approve as submitted  
**Funds Available:**  Yes  N/A
3. **Department:** Administration  
**Prepared by:** Carol Louthan
4. **Meeting Date:** July 5, 2017
5. **Time Requested:** N/A
6. **Agenda:**  Consent  Administrative
7. **Background Information:**  
**Trash** (May landfill figures) **Credit Cards** (May figures)

Residential Accounts	1787
Commercial Accounts	225
Green Waste Accounts	1365
Recycling Accounts	163
Cleanup Dumpsters	7
X cans	357
# of new residential accounts	19 accts transferred to new owners
# of new commercial accounts	0
Minimum User Accounts	32
Total tons of trash	383.18
Total tons of Greenwaste	81.92
Total tons of Recycling	2.23

Total Amount	\$6,503.59	
Total Transactions		
Visa	64	\$4,491.76
Mastercard	5	\$ 578.90
American Express	1	\$ 156.85
Terminal	2	\$ 120.19
E checks	3	\$1,155.90

8. **Other Agency Review of Action:**  Douglas County  N/A
9. **Board Action:**  
 Approved  Approved with Modifications

# Superintendent Town Public Works Monthly Report

## Public Works & Parks – 6/2017

- Finished painting white regulatory markings and red curbs around town.
- Movies in the Park “Monster Trucks” completed. Nice turnout for a small town event.
- Yearly service on the crack sealer. We will be crack filling some areas around town soon.
- Wood Chipper sent in for repairs. Alternator Issues.
- The flower baskets are up. 1 staff member is dedicated to watering 6.5 hours a day, 7 days a week.
- Carson Valley Days barricades were setup in front of French, Buckaroos, and NV Ugly. Setup and tear down. 5 staff came in on Saturday morning at 5am to cleanup down town area just before parade. May not set up barricades next year as it appears the center of the festivities has shifted to Lampe Park.
- Mowed open space lineals with the bobcat to reduce the risk of fire.
- Planted annuals in the Waterloo Islands to bring some color to a heavy traffic area.
- 1 staff member on light duty for the month.
- Superintendent was off a week this month.

## Health and Sanitation (H&S) – 6/2017

- One staff member is still out due to a job related injury.
  - We have 1 temporary laborer to help with coverage due to long term absence.
    - H&S scope of work is limited to moving bins on commercial trash routes.
    - When the H&S route is complete they are helping pull weeds.
- Temporarily promoted one staff member to Interim Senior Sanitation Specialist.
- The recycling pilot program is getting close to being complete (end of July). A joint meeting with DDI and Minden was held concerning pricing, scheduling, and logistics. We will be sending out a survey to participating customers and finalize the pilot program till long term direction is provided.
- Truck 609 sent for repairs under warranty. Loss of power.

## Engineering and Contracted Work – 6/2017

- ADA training in Reno for both the Superintendent and Town Manager. This training was very beneficial in designing the scope of upcoming projects.
- Workers Compensation Training. The County is moving to self-insured and we are required to follow suite.
- Cherwell training for new Douglas County help ticket system.
- Inspected site work for “The Ranch” Phase IIC at the end of Snaffle Bit. Some issues.
- Review Town Maintenance Facilities improvement plans.

**Gardnerville Town Board**  
**AGENDA ACTION SHEET**



1. **For Possible Action: Approve June 2017 claims.**
2. **Recommended Motion: Approve as submitted**  
**Funds Available:  Yes  N/A**
3. **Department: Administration**  
  
**Prepared by: Carol Louthan**
4. **Meeting Date: July 5, 2017**                      **Time Requested: N/A**
5. **Agenda:  Consent  Administrative**
6. **Background Information:** See attached.
7. **Other Agency Review of Action:  Douglas County  N/A**
8. **Board Action:**  
 **Approved**                       **Approved with Modifications**  
 **Denied**                          **Continued**



# Accounts Payable by G/L Distribution Report

G/L Date Range 05/26/17 - 06/29/17

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 921 - Gardnerville Admin										
Account 510.150 - Board Compensation										
4288 - Higuera Lloyd W	6/17 BOARD	G'VILLE	Paid by Check # 664047		06/01/2017	06/09/2017	06/09/2017		06/09/2017	250.00
24008 - Jones Cassandra Esq	6/17 BOARD	G'VILLE	Paid by Check # 664058		06/01/2017	06/09/2017	06/09/2017		06/09/2017	250.00
28960 - Miller Kenneth	6/17 BOARD	G'VILLE	Paid by Check # 664079		06/01/2017	06/09/2017	06/09/2017		06/09/2017	275.00
2969 - Slater Linda	6-17 BOARD	G'VILLE	Paid by Check # 664149		06/01/2017	06/09/2017	06/09/2017		06/09/2017	250.00
8364 - Wenner Mary	6-17 BOARD	G'VILLE	Paid by Check # 664182		06/01/2017	06/09/2017	06/09/2017		06/09/2017	250.00
Account 510.150 - Board Compensation Totals										
										Invoice Transactions 5
										\$1,275.00
20219 - NV ST Public Employees	6-17 PREMIUMS	731	Paid by Check # 664724		06/01/2017	06/23/2017	06/23/2017		06/23/2017	9.68
Account 511.201 - PEBS-Ret.Medical Totals										
										Invoice Transactions 1
										\$9.68
29103 - Frontier	782-7134 5/17	77578271340502795	Paid by Check # 663773		05/16/2017	06/02/2017	06/02/2017		06/02/2017	107.99
29103 - Frontier	782-3856 5/17	77578238560808025	Paid by Check # 663773		05/16/2017	06/02/2017	06/02/2017		06/02/2017	54.01
13097 - Verizon Wireless	9786750562	842011146-00001	Paid by Check # 664827		06/01/2017	06/23/2017	06/23/2017		06/23/2017	285.69
Account 520.055 - Telephone Expense Totals										
										Invoice Transactions 3
										\$447.69
25294 - F P Mailing Solutions	Account 520.060 - Postage/Po Box Rent RI103267841	600003046	Paid by Check # 664645		06/07/2017	06/23/2017	06/23/2017		06/23/2017	288.09
Account 520.060 - Postage/Po Box Rent Totals										
										Invoice Transactions 1
										\$288.09
12997 - Do Co Procurement Program	5-17 DALLAIRE	G'VILLE	Paid by Check # 664632		05/27/2017	06/23/2017	06/23/2017		06/23/2017	950.00
Account 520.064 - Travel Totals										
										Invoice Transactions 1
										\$950.00
11985 - Ace Hardware	Account 520.084 - Replacement & Repair 116095/1	1236	Paid by Check # 664571		05/10/2017	06/23/2017	06/23/2017		06/23/2017	10.49
Account 520.084 - Replacement & Repair Totals										
										Invoice Transactions 1
										\$10.49
2924 - NV Energy	Account 520.089 - Power 2856009 5-17	2856009	Paid by Check # 664349		05/26/2017	06/16/2017	06/16/2017		06/16/2017	188.66
Account 520.089 - Power Totals										
										Invoice Transactions 1
										\$188.66
3021 - Southwest Gas-Las Vegas	Account 520.092 - Heating 0015779022 5-17	2410015779022	Paid by Check # 663888		05/16/2017	06/02/2017	06/02/2017		06/02/2017	32.18
Account 520.092 - Heating Totals										
										Invoice Transactions 1
										\$32.18



# Accounts Payable by G/L Distribution Report

G/L Date Range 05/26/17 - 06/29/17

Vendor	Invoice No.	Invoice Description	Status	Hold Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town Department 921 - Gardnerville Admin Account 520.092 - Heating										
3021 - Southwest Gas-Las Vegas	1072224004 5- 17	2411072224004	Paid by Check # 663888		05/16/2017	06/02/2017	06/02/2017		06/02/2017	34.15
3021 - Southwest Gas-Las Vegas	1188600002 5- 17	2411188600002	Paid by Check # 663888		05/16/2017	06/02/2017	06/02/2017		06/02/2017	28.48
				Account 520.092 - Heating Totals				Invoice Transactions 3		\$94.81
27347 - A+ Janitorial Service	Account 520.098 - Janitorial Services TOG0517	G'VILLE	Paid by Check # 663960		06/01/2017	06/09/2017	06/09/2017		06/09/2017	100.00
				Account 520.098 - Janitorial Services Totals				Invoice Transactions 1		\$100.00
4753 - Ricoh USA Inc	Account 520.136 - Rents & Leases Equipment 98803149	1481234-3433221	Paid by Check # 663866		05/12/2017	06/02/2017	06/02/2017		06/02/2017	330.82
4753 - Ricoh USA Inc	5048720324	16769392	Paid by Check # 664756		06/01/2017	06/23/2017	06/23/2017		06/23/2017	74.73
				Account 520.136 - Rents & Leases Equipment Totals				Invoice Transactions 2		\$405.55
2040 - ICMA Membership Renewal	Account 520.170 - Memberships 583683 17/18	DALLAIRE	Paid by Check # 664051		06/01/2017	06/09/2017	06/09/2017		06/09/2017	754.62
				Account 520.170 - Memberships Totals				Invoice Transactions 1		\$754.62
32036 - Spectrum Business	Account 520.187 - Internet Expense 0012509 6/17	8354110060012509	Paid by Check # 664793		06/02/2017	06/23/2017	06/23/2017		06/23/2017	64.99
32036 - Spectrum Business	0598044 6/17	8354110060598044	Paid by Check # 664794		05/28/2017	06/23/2017	06/23/2017		06/23/2017	34.99
				Account 520.187 - Internet Expense Totals				Invoice Transactions 2		\$99.98
12997 - Do Co Procurement Program	Account 520.200 - Training & Education 5-17 LOUTHAN	G'VILLE	Paid by Check # 664632		05/27/2017	06/23/2017	06/23/2017		06/23/2017	30.00
				Account 520.200 - Training & Education Totals				Invoice Transactions 1		\$30.00
12997 - Do Co Procurement Program	Account 532.056 - Subscriptions 5-17 DALLAIRE	G'VILLE	Paid by Check # 664632		05/27/2017	06/23/2017	06/23/2017		06/23/2017	123.50
				Account 532.056 - Subscriptions Totals				Invoice Transactions 1		\$123.50
12997 - Do Co Procurement Program	Account 533.800 - Office Supplies 5-17 LOUTHAN	G'VILLE	Paid by Check # 664632		05/27/2017	06/23/2017	06/23/2017		06/23/2017	84.80
18821 - Fastenal Industrial/Cons Suppl	NVMING63226	NVMIN0011	Paid by Check # 664647		05/26/2017	06/23/2017	06/23/2017		06/23/2017	26.69
				Account 533.800 - Office Supplies Totals				Invoice Transactions 2		\$111.49





# Accounts Payable by G/L Distribution Report

G/L Date Range 05/26/17 - 06/29/17

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town Department 921 - Gardnerville Admin Account 533.806 - Software	44089	G'VILLE	Paid by Check # 664259		06/01/2017	06/16/2017	06/16/2017		06/16/2017	37.50
				Account 533.806 - Software Totals				Invoice Transactions 1		\$37.50
Account 550.001 - Miscellaneous Expenses	43287	G'VILLE 880005	Paid by Check # 663841		05/01/2017	06/02/2017	06/02/2017		06/02/2017	36.25
4337 - NV ST Dept of Public Safety	43578	G'VILLE 880005	Paid by Check # 664722		06/01/2017	06/23/2017	06/23/2017		06/23/2017	36.25
				Account 550.001 - Miscellaneous Expenses Totals				Invoice Transactions 2		\$72.50
				Department 921 - Gardnerville Admin Totals				Invoice Transactions 29		\$4,999.56



# Accounts Payable by G/L Distribution Report

G/L Date Range 05/26/17 - 06/29/17

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 923 - Parks & Recreation										
Account 520.037 - Weed Spraying										
12198 - O'Reilly Auto Parts	3530-116076	1075650	Paid by Check # 663581		04/14/2017	05/26/2017	05/26/2017		05/26/2017	6.49
12198 - O'Reilly Auto Parts	3530-118519	1075650	Paid by Check # 663581		04/28/2017	05/26/2017	05/26/2017		05/26/2017	9.88
12997 - Do Co Procurement Program	5-17 LACOST	GVILLE	Paid by Check # 664632		05/27/2017	06/23/2017	06/23/2017		06/23/2017	149.60
Account 520.037 - Weed Spraying Totals Invoice Transactions 3										\$165.97
Account 520.084 - Replacement & Repair										
2297 - ASJ Small Engines Inc	2569344	GVILLE	Paid by Check # 663437		05/03/2017	05/26/2017	05/26/2017		05/26/2017	98.37
2297 - ASJ Small Engines Inc	19457	GVILLE	Paid by Check # 663437		05/10/2017	05/26/2017	05/26/2017		05/26/2017	53.97
1268 - Ewing Irrigation Products	3262403	30447	Paid by Check # 663763		05/05/2017	06/02/2017	06/02/2017		06/02/2017	56.95
18821 - Fastenal Industrial/Cons Suppl	NVMIN62700	NVMIN0011	Paid by Check # 663766		05/03/2017	06/02/2017	06/02/2017		06/02/2017	8.82
9081 - Genoa Trees & Landscape Inc	6020	GVILLE	Paid by Check # 663776		05/03/2017	06/02/2017	06/02/2017		06/02/2017	575.00
2121 - Meeks Lumber	1022169	06G1570	Paid by Check # 664327		05/11/2017	06/16/2017	06/16/2017		06/16/2017	7.40
11985 - Ace Hardware	116322/1	1236	Paid by Check # 664571		05/18/2017	06/23/2017	06/23/2017		06/23/2017	1.99
11985 - Ace Hardware	116324/1	1236	Paid by Check # 664571		05/18/2017	06/23/2017	06/23/2017		06/23/2017	10.77
11985 - Ace Hardware	116447/1	1236	Paid by Check # 664571		05/23/2017	06/23/2017	06/23/2017		06/23/2017	5.59
13485 - Ahern Rentals Inc	17497905-1	205304	Paid by Check # 664574		05/02/2017	06/23/2017	06/23/2017		06/23/2017	16.75
13485 - Ahern Rentals Inc	17498845-1	205304	Paid by Check # 664574		05/02/2017	06/23/2017	06/23/2017		06/23/2017	12.98
13485 - Ahern Rentals Inc	17598058-1	205304	Paid by Check # 664574		05/24/2017	06/23/2017	06/23/2017		06/23/2017	154.90
12997 - Do Co Procurement Program	5-17 LACOST	GVILLE	Paid by Check # 664632		05/27/2017	06/23/2017	06/23/2017		06/23/2017	243.15
Account 520.084 - Replacement & Repair Totals Invoice Transactions 13										\$1,246.64
Account 520.089 - Power										
2924 - NV Energy	791804 5-17	791804	Paid by Check # 664347		05/27/2017	06/16/2017	06/16/2017		06/16/2017	461.47
Account 520.089 - Power Totals Invoice Transactions 1										\$461.47
Account 520.090 - Water										
2153 - Minden Town of	1862.01 5/17	1862.01	Paid by Check # 664330		05/26/2017	06/16/2017	06/16/2017		06/16/2017	27.05
Account 520.090 - Water Totals Invoice Transactions 1										\$27.05



# Accounts Payable by G/L Distribution Report

G/L Date Range 05/26/17 - 06/29/17

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardinerville Town										
Department 923 - Parks & Recreation										
Account 532.003 - Gas & Oil										
3814 - Flyers Energy LLC	CFS1421971	8308	Paid by Check # 663770		05/15/2017	06/02/2017	06/02/2017	06/02/2017	06/02/2017	119.14
3814 - Flyers Energy LLC	CFS1430718	8308	Paid by Check # 664651		05/31/2017	06/23/2017	06/23/2017	06/23/2017	06/23/2017	109.84
Account 532.003 - Gas & Oil Totals Invoice Transactions 2										
1268 - Ewing Irrigation Products	3244854	30447	Paid by Check # 663763		05/03/2017	06/02/2017	06/02/2017	06/02/2017	06/02/2017	764.44
1268 - Ewing Irrigation Products	3371290	30447	Paid by Check # 663763		05/20/2017	06/02/2017	06/02/2017	06/02/2017	06/02/2017	151.22
20482 - Brick Markers Inc	44636	G'VILLE	Paid by Check # 663979		05/26/2017	06/09/2017	06/09/2017	06/09/2017	06/09/2017	50.00
27147 - Impact Construction Inc	1042	G'VILLE	Paid by Check # 664052		05/23/2017	06/09/2017	06/09/2017	06/09/2017	06/09/2017	1,232.00
668 - Valley Garden Center LLC	109703	G'VILLE	Paid by Check # 664175		05/08/2017	06/09/2017	06/09/2017	06/09/2017	06/09/2017	470.00
13485 - Ahern Rentals Inc	17497905-1	205304	Paid by Check # 664574		05/02/2017	06/23/2017	06/23/2017	06/23/2017	06/23/2017	13.99
13485 - Ahern Rentals Inc	17563330-1	205304	Paid by Check # 664574		05/17/2017	06/23/2017	06/23/2017	06/23/2017	06/23/2017	120.24
18821 - Fastenal Industrial/Cons Suppl	NVMIN63594	NVMIN0011	Paid by Check # 664647		06/13/2017	06/23/2017	06/23/2017	06/23/2017	06/23/2017	21.78
14747 - Home Depot (Gville)	2011222	6035322502697513	Paid by Check # 664675		06/10/2017	06/23/2017	06/23/2017	06/23/2017	06/23/2017	55.11
Account 533.817 - Small Projects Totals Invoice Transactions 9										
6347 - Dube Group Architecture Inc	509	G'VILLE	Paid by Check # 664637		05/23/2017	06/23/2017	06/23/2017	06/23/2017	06/23/2017	2,200.00
Account 562.000 - Capital Projects										
Department 923 - Parks & Recreation Totals Invoice Transactions 1										
Department 923 - Parks & Recreation Totals Invoice Transactions 30										
										\$228.98
										\$2,878.78
										\$2,200.00
										\$7,208.89



# Accounts Payable by G/L Distribution Report

G/L Date Range 05/26/17 - 06/29/17

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town Department 926 - Other Public Works Account 520.037 - Weed Spraying										
12198 - O'Reilly Auto Parts	3530-116076	1075650	Paid by Check # 663581		04/14/2017	05/26/2017	05/26/2017		05/26/2017	6.49
12198 - O'Reilly Auto Parts	3530-118519	1075650	Paid by Check # 663581		04/28/2017	05/26/2017	05/26/2017		05/26/2017	9.87
1268 - Ewing Irrigation Products	3371291	30447	Paid by Check # 663763		05/20/2017	06/02/2017	06/02/2017		06/02/2017	1,092.26
12997 - Do Co Procurement Program	5-17 LACOST	G'VILLE	Paid by Check # 664632		05/27/2017	06/23/2017	06/23/2017		06/23/2017	149.59
Account 520.037 - Weed Spraying Totals Invoice Transactions 4										
4276 - Carson Small Engines Inc	151444	G'VILLE	Paid by Check # 663461		04/27/2017	05/26/2017	05/26/2017		05/26/2017	6.67
12198 - O'Reilly Auto Parts	3530-118522	1075650	Paid by Check # 663581		04/02/2017	05/26/2017	05/26/2017		05/26/2017	19.27
12198 - O'Reilly Auto Parts	3530-118580	1075650	Paid by Check # 663581		04/28/2017	05/26/2017	05/26/2017		05/26/2017	4.07
18821 - Fastenal Industrial/Cons Suppl	NVMIN62968	NVMIN0011	Paid by Check # 663766		05/16/2017	06/02/2017	06/02/2017		06/02/2017	16.99
18821 - Fastenal Industrial/Cons Suppl	NVMIN63148	NVMIN0011	Paid by Check # 663766		05/23/2017	06/02/2017	06/02/2017		06/02/2017	81.06
28602 - Owen Equipment Sales	00039086	C10112	Paid by Check # 664113		05/15/2017	06/09/2017	06/09/2017		06/09/2017	2,695.68
28602 - Owen Equipment Sales	00039098	C10112	Paid by Check # 664113		05/16/2017	06/09/2017	06/09/2017		06/09/2017	356.36
28602 - Owen Equipment Sales	00039131	C10112	Paid by Check # 664113		05/22/2017	06/09/2017	06/09/2017		06/09/2017	548.81
28602 - Owen Equipment Sales	00039151	C10112	Paid by Check # 664113		05/23/2017	06/09/2017	06/09/2017		06/09/2017	99.14
28602 - Owen Equipment Sales	00039171	C10112	Paid by Check # 664113		05/24/2017	06/09/2017	06/09/2017		06/09/2017	645.92
28602 - Owen Equipment Sales	00039173	C10112	Paid by Check # 664113		05/24/2017	06/09/2017	06/09/2017		06/09/2017	240.11
11985 - Ace Hardware	116308/1	1236	Paid by Check # 664571		05/18/2017	06/23/2017	06/23/2017		06/23/2017	4.98
11985 - Ace Hardware	116562/1	1236	Paid by Check # 664571		05/26/2017	06/23/2017	06/23/2017		06/23/2017	14.99
13485 - Ahern Rentals Inc	17525071-1	205304	Paid by Check # 664574		05/08/2017	06/23/2017	06/23/2017		06/23/2017	8.99
13485 - Ahern Rentals Inc	17535724-1	205304	Paid by Check # 664574		05/10/2017	06/23/2017	06/23/2017		06/23/2017	5.99
13485 - Ahern Rentals Inc	17555326-1	205304	Paid by Check # 664574		05/15/2017	06/23/2017	06/23/2017		06/23/2017	6.98



# Accounts Payable by G/L Distribution Report

G/L Date Range 05/26/17 - 06/29/17

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 926 - Other Public Works										
Account 520.084 - Replacement & Repair										
12997 - Do Co Procurement Program	5-17 DALLAIRE	GVILLE	Paid by Check # 664632		05/27/2017	06/23/2017	06/23/2017		06/23/2017	73.96
12997 - Do Co Procurement Program	5-17 LACOST	GVILLE	Paid by Check # 664632		05/27/2017	06/23/2017	06/23/2017		06/23/2017	213.93
12198 - O'Reilly Auto Parts	3530-119155	1075650	Paid by Check # 664726		05/01/2017	06/23/2017	06/23/2017		06/23/2017	18.99
12198 - O'Reilly Auto Parts	3530-119749	1075650	Paid by Check # 664726		05/04/2017	06/23/2017	06/23/2017		06/23/2017	99.71
12198 - O'Reilly Auto Parts	3530-121652	1075650	Paid by Check # 664726		05/15/2017	06/23/2017	06/23/2017		06/23/2017	225.99
12198 - O'Reilly Auto Parts	3530-123050	1075650	Paid by Check # 664726		05/22/2017	06/23/2017	06/23/2017		06/23/2017	180.00
2510 - Parts House	738219	4170	Paid by Check # 664734		05/05/2017	06/23/2017	06/23/2017		06/23/2017	18.99
2510 - Parts House	739721	4170	Paid by Check # 664734		05/15/2017	06/23/2017	06/23/2017		06/23/2017	17.43
2510 - Parts House	741123	4170	Paid by Check # 664734		05/23/2017	06/23/2017	06/23/2017		06/23/2017	.88
Account 520.084 - Replacement & Repair Totals										Invoice Transactions 25
2924 - NV Energy	2856036 5-17	2856036	Paid by Check # 664348		05/26/2017	06/16/2017	06/16/2017		06/16/2017	6,145.75
Account 520.095 - Street Lights										Invoice Transactions 1
Account 520.095 - Street Lights Totals										\$6,145.75
Account 520.103 - Maint Road										Invoice Transactions 7
24165 - Great Basin Organics LLC	11709	GVILLE	Paid by Check # 663784		05/12/2017	06/02/2017	06/02/2017		06/02/2017	60.00
10308 - Interstate Sales	15507	017	Paid by Check # 663797		05/17/2017	06/02/2017	06/02/2017		06/02/2017	789.25
5273 - Minden Electric	2245	GVILLE	Paid by Check # 663824		05/08/2017	06/02/2017	06/02/2017		06/02/2017	468.74
17054 - JRB Machine LLC	11965	GVILLE	Paid by Check # 664060		05/24/2017	06/09/2017	06/09/2017		06/09/2017	112.00
11985 - Ace Hardware	116675/1	1236	Paid by Check # 664571		05/31/2017	06/23/2017	06/23/2017		06/23/2017	13.98
13485 - Aherm Rentals Inc	17574651-1	205304	Paid by Check # 664574		05/19/2017	06/23/2017	06/23/2017		06/23/2017	34.99
12997 - Do Co Procurement Program	5-17 LACOST	GVILLE	Paid by Check # 664632		05/27/2017	06/23/2017	06/23/2017		06/23/2017	127.43
Account 520.103 - Maint Road Totals										Invoice Transactions 7
6347 - Dube Group Architecture Inc	506	GVILLE	Paid by Check # 663495		05/16/2017	05/26/2017	05/26/2017		05/26/2017	650.00
Account 521.200 - Engineering Totals										Invoice Transactions 1
Account 521.200 - Engineering Totals										\$650.00



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G/L Date Range 05/26/17 - 06/29/17

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town Department 926 - Other Public Works Account 532.003 - Gas & Oil										
3814 - Flyers Energy LLC	CFS1421971	8308	Paid by Check # 663770		05/15/2017	06/02/2017	06/02/2017	06/02/2017	06/02/2017	547.57
3814 - Flyers Energy LLC	CFS1430718	8308	Paid by Check # 664651		05/31/2017	06/23/2017	06/23/2017	06/23/2017	06/23/2017	438.47
				Account 532.003 - Gas & Oil Totals				Invoice Transactions 2		\$986.04
5785 - Alisco Inc	LRN1250935	000330	Paid by Check # 664578		05/02/2017	06/23/2017	06/23/2017	06/23/2017	06/23/2017	4.39
5785 - Alisco Inc	LRN1252921	000330	Paid by Check # 664578		05/09/2017	06/23/2017	06/23/2017	06/23/2017	06/23/2017	4.39
5785 - Alisco Inc	LRN1254885	000330	Paid by Check # 664578		05/16/2017	06/23/2017	06/23/2017	06/23/2017	06/23/2017	4.39
5785 - Alisco Inc	LRN1256897	000330	Paid by Check # 664578		05/23/2017	06/23/2017	06/23/2017	06/23/2017	06/23/2017	4.39
5785 - Alisco Inc	LRN1258832	000330	Paid by Check # 664578		05/30/2017	06/23/2017	06/23/2017	06/23/2017	06/23/2017	4.39
				Account 532.028 - Uniforms Totals				Invoice Transactions 5		\$21.95
5189 - R O Anderson Engineering Inc	39308	GARDNERVILLE	Paid by Check # 664123		05/15/2017	06/09/2017	06/09/2017	06/09/2017	06/09/2017	4,860.00
5189 - R O Anderson Engineering Inc	39270	GARDNERVILLE	Paid by Check # 664123		04/24/2017	06/09/2017	06/09/2017	06/09/2017	06/09/2017	3,267.00
12997 - Do Co Procurement Program	5-17 DALLAIRE	GVILLE	Paid by Check # 664632		05/27/2017	06/23/2017	06/23/2017	06/23/2017	06/23/2017	121.02
				Account 562.000 - Capital Projects Totals				Invoice Transactions 3		\$8,248.02
				Department 926 - Other Public Works Totals				Invoice Transactions 48		\$24,522.25
				Fund 610 - Gardnerville Town Totals				Invoice Transactions 107		\$36,730.70



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G/L Date Range 05/26/17 - 06/29/17

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardiner Health & San										
Department 925 - Health & Sanitation										
Account 510.150 - Board Compensation										
4288 - Higuera Lloyd W	6/17 BOARD	GVILLE	Paid by Check # 664047		06/01/2017	06/09/2017	06/09/2017		06/09/2017	250.00
24008 - Jones Cassandra Esq	6/17 BOARD	GVILLE	Paid by Check # 664058		06/01/2017	06/09/2017	06/09/2017		06/09/2017	250.00
28960 - Miller Kenneth	6/17 BOARD	GVILLE	Paid by Check # 664079		06/01/2017	06/09/2017	06/09/2017		06/09/2017	275.00
2969 - Slater Linda	6-17 BOARD	GVILLE	Paid by Check # 664149		06/01/2017	06/09/2017	06/09/2017		06/09/2017	250.00
8364 - Wemner Mary	6-17 BOARD	GVILLE	Paid by Check # 664182		06/01/2017	06/09/2017	06/09/2017		06/09/2017	250.00
Account 510.150 - Board Compensation Totals										Invoice Transactions 5
										\$1,275.00
Account 516.120 - Contract Salaries										
21697 - Blue Ribbon Personnel Services	43851	653202	Paid by Check # 664221		05/05/2017	06/16/2017	06/16/2017		06/16/2017	485.63
Account 516.120 - Contract Salaries Totals										Invoice Transactions 1
										\$485.63
Account 520.055 - Telephone Expense										
29103 - Frontier	782-7134 5/17	77578271340502795	Paid by Check # 663773		05/16/2017	06/02/2017	06/02/2017		06/02/2017	107.98
29103 - Frontier	782-3856 5/17	77578238560808025	Paid by Check # 663773		05/16/2017	06/02/2017	06/02/2017		06/02/2017	54.02
13097 - Verizon Wireless	9786750562	842011146-00001	Paid by Check # 664827		06/01/2017	06/23/2017	06/23/2017		06/23/2017	285.70
Account 520.055 - Telephone Expense Totals										Invoice Transactions 3
										\$447.70
Account 520.084 - Replacement & Repair										
1137 - Douglas Radiator And Auto Air	33273	GVILLE	Paid by Check # 663494		05/01/2017	05/26/2017	05/26/2017		05/26/2017	106.00
1957 - Lawson Products Inc	9304931645	10228446	Paid by Check # 663541		05/10/2017	05/26/2017	05/26/2017		05/26/2017	98.88
12198 - O'Reilly Auto Parts	3530-113221	1075650	Paid by Check # 663581		03/30/2017	05/26/2017	05/26/2017		05/26/2017	53.78
12198 - O'Reilly Auto Parts	3530-113325	1075650	Paid by Check # 663581		03/30/2017	05/26/2017	05/26/2017		05/26/2017	71.40
12198 - O'Reilly Auto Parts	3530-113471	1075650	Paid by Check # 663581		03/31/2017	05/26/2017	05/26/2017		05/26/2017	(130.19)
12198 - O'Reilly Auto Parts	3530-113887	1075650	Paid by Check # 663581		04/03/2017	05/26/2017	05/26/2017		05/26/2017	11.32
12198 - O'Reilly Auto Parts	3530-114107	1075650	Paid by Check # 663581		04/04/2017	05/26/2017	05/26/2017		05/26/2017	50.98
12198 - O'Reilly Auto Parts	3530-114406	1075650	Paid by Check # 663581		04/05/2017	05/26/2017	05/26/2017		05/26/2017	(83.76)
12198 - O'Reilly Auto Parts	3530-114410	1075650	Paid by Check # 663581		04/05/2017	05/26/2017	05/26/2017		05/26/2017	(84.00)



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardiner Health & San Department 925 - Health & Sanitation Account 520.084 - Replacement & Repair										
12198 - O'Reilly Auto Parts	3530-114518	1075650	Paid by Check # 663581		04/06/2017	05/26/2017	05/26/2017		05/26/2017	(50.98)
12198 - O'Reilly Auto Parts	3530-116753	1075650	Paid by Check # 663581		04/19/2017	05/26/2017	05/26/2017		05/26/2017	136.17
12198 - O'Reilly Auto Parts	3530-116757	1075650	Paid by Check # 663581		04/19/2017	05/26/2017	05/26/2017		05/26/2017	56.30
12198 - O'Reilly Auto Parts	3530-116860	1075650	Paid by Check # 663581		04/19/2017	05/26/2017	05/26/2017		05/26/2017	2.49
12198 - O'Reilly Auto Parts	3530-118623	1075650	Paid by Check # 663581		04/28/2017	05/26/2017	05/26/2017		05/26/2017	12.99
18821 - Fastenal Industrial/Cons Suppl	NVMIN62922	NVMIN0011	Paid by Check # 663766		05/12/2017	06/02/2017	06/02/2017		06/02/2017	14.70
2121 - Meeks Lumber	1022335	06G1570	Paid by Check # 664327		05/11/2017	06/16/2017	06/16/2017		06/16/2017	35.64
2121 - Meeks Lumber	1025509	06G1570	Paid by Check # 664327		05/25/2017	06/16/2017	06/16/2017		06/16/2017	10.48
11985 - Ace Hardware	116095/1	1236	Paid by Check # 664571		05/10/2017	06/23/2017	06/23/2017		06/23/2017	10.49
11985 - Ace Hardware	116149/1	1236	Paid by Check # 664571		05/11/2017	06/23/2017	06/23/2017		06/23/2017	27.99
11985 - Ace Hardware	116295/1	1236	Paid by Check # 664571		05/17/2017	06/23/2017	06/23/2017		06/23/2017	25.38
11985 - Ace Hardware	116448/1	1236	Paid by Check # 664571		05/23/2017	06/23/2017	06/23/2017		06/23/2017	2.98
11985 - Ace Hardware	116462/1	1236	Paid by Check # 664571		05/23/2017	06/23/2017	06/23/2017		06/23/2017	8.96
3890 - Arata Equipment Co.	1-90016	1015	Paid by Check # 664582		06/02/2017	06/23/2017	06/23/2017		06/23/2017	426.52
8491 - CMC Tire Inc	50001154	5512	Paid by Check # 664614		05/09/2017	06/23/2017	06/23/2017		06/23/2017	1,002.66
8491 - CMC Tire Inc	50001251	5512	Paid by Check # 664614		05/09/2017	06/23/2017	06/23/2017		06/23/2017	85.00
12997 - Do Co Procurement Program	5-17 LACOST	GVILLE	Paid by Check # 664632		05/27/2017	06/23/2017	06/23/2017		06/23/2017	88.00
12198 - O'Reilly Auto Parts	3530-118833	1075650	Paid by Check # 664726		04/29/2017	06/23/2017	06/23/2017		06/23/2017	(53.78)
12198 - O'Reilly Auto Parts	3530-119870	1075650	Paid by Check # 664726		05/05/2017	06/23/2017	06/23/2017		06/23/2017	139.74
12198 - O'Reilly Auto Parts	3530-119933	1075650	Paid by Check # 664726		05/05/2017	06/23/2017	06/23/2017		06/23/2017	(28.15)
12198 - O'Reilly Auto Parts	3530-121724	1075650	Paid by Check # 664726		05/15/2017	06/23/2017	06/23/2017		06/23/2017	399.00
12198 - O'Reilly Auto Parts	3530-122199	1075650	Paid by Check # 664726		05/18/2017	06/23/2017	06/23/2017		06/23/2017	12.99





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Fund 611 - Gardnerville Health & San										
Department 925 - Health & Sanitation										
Account 520.084 - Replacement & Repair										
12198 - O'Reilly Auto Parts	SC02796840	1075650	Paid by Check # 664726		04/28/2017	06/23/2017	06/23/2017		06/23/2017	6.08
2510 - Parts House	737981	4170	Paid by Check # 664734		05/04/2017	06/23/2017	06/23/2017		06/23/2017	70.20
2510 - Parts House	738219	4170	Paid by Check # 664734		05/05/2017	06/23/2017	06/23/2017		06/23/2017	215.88
2510 - Parts House	738223	4170	Paid by Check # 664734		05/05/2017	06/23/2017	06/23/2017		06/23/2017	12.88
2510 - Parts House	738224	4170	Paid by Check # 664734		05/05/2017	06/23/2017	06/23/2017		06/23/2017	424.79
2510 - Parts House	739806	4170	Paid by Check # 664734		05/15/2017	06/23/2017	06/23/2017		06/23/2017	(11.62)
2510 - Parts House	739938	4170	Paid by Check # 664734		05/16/2017	06/23/2017	06/23/2017		06/23/2017	7.68
2510 - Parts House	740270	4170	Paid by Check # 664734		05/17/2017	06/23/2017	06/23/2017		06/23/2017	91.91
2510 - Parts House	740287	4170	Paid by Check # 664734		05/17/2017	06/23/2017	06/23/2017		06/23/2017	14.07
2510 - Parts House	741398	4170	Paid by Check # 664734		05/24/2017	06/23/2017	06/23/2017		06/23/2017	(222.20)
Account 520.084 - Replacement & Repair Totals Invoice Transactions 41										
2924 - NV Energy	2856009 5-17	2856009	Paid by Check # 664349		05/26/2017	06/16/2017	06/16/2017		06/16/2017	213.07
Account 520.089 - Power Totals Invoice Transactions 1										
3021 - Southwest Gas-Las Vegas	0015779022 5-17	2410015779022	Paid by Check # 663888		05/16/2017	06/02/2017	06/02/2017		06/02/2017	32.17
3021 - Southwest Gas-Las Vegas	1072224004 5-17	2411072224004	Paid by Check # 663888		05/16/2017	06/02/2017	06/02/2017		06/02/2017	34.15
3021 - Southwest Gas-Las Vegas	1188600002 5-17	2411188600002	Paid by Check # 663888		05/16/2017	06/02/2017	06/02/2017		06/02/2017	85.43
Account 520.092 - Heating Totals Invoice Transactions 3										
27347 - A+ Janitorial Service	Account 520.098 - Janitorial Services TOG0517	GVILLE	Paid by Check # 663960		06/01/2017	06/09/2017	06/09/2017		06/09/2017	100.00
Account 520.098 - Janitorial Services Totals Invoice Transactions 1										
4753 - Ricoh USA Inc	Account 520.136 - Rents & Leases Equipment 5048720324	16769392	Paid by Check # 664756		06/01/2017	06/23/2017	06/23/2017		06/23/2017	50.62
Account 520.136 - Rents & Leases Equipment Totals Invoice Transactions 1										
Account 520.136 - Rents & Leases Equipment Totals Invoice Transactions 1										



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Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation										
Account 520.187 - Internet Expense	0012509 6/17	8354110060012509	Paid by Check # 664793		06/02/2017	06/23/2017	06/23/2017		06/23/2017	64.99
Account 520.187 - Internet Expense	0598044 6/17	8354110060598044	Paid by Check # 664794		05/28/2017	06/23/2017	06/23/2017		06/23/2017	34.99
				Account 520.187 - Internet Expense Totals						\$99.98
Account 520.200 - Training & Education										
12997 - Do Co Procurement Program	5-17 LOUTHAN	G'VILLE	Paid by Check # 664632		05/27/2017	06/23/2017	06/23/2017		06/23/2017	30.00
				Account 520.200 - Training & Education Totals						\$30.00
Account 521.135 - Legal-Collection Cost										
2549 - Dallaire Tom-Petty Cash	5-17 G'VILLE	PETTY CASH	Paid by Check # 663482		05/17/2017	05/26/2017	05/26/2017		05/26/2017	42.00
				Account 521.135 - Legal-Collection Cost Totals						\$42.00
Account 521.140 - Physicals										
18660 - Carson Valley Medical Center	HR 3-17	PHYSICALS	Paid by Check # 664237		03/31/2017	06/16/2017	06/16/2017		06/16/2017	150.00
				Account 521.140 - Physicals Totals						\$150.00
Account 532.003 - Gas & Oil										
3814 - Flyers Energy LLC	CFS1421971	8308	Paid by Check # 663770		05/15/2017	06/02/2017	06/02/2017		06/02/2017	1,105.77
3814 - Flyers Energy LLC	CFS1430718	8308	Paid by Check # 664651		05/31/2017	06/23/2017	06/23/2017		06/23/2017	1,197.25
				Account 532.003 - Gas & Oil Totals						\$2,303.02
Account 532.028 - Uniforms										
5785 - AlSCO Inc	LREN1250935	000330	Paid by Check # 664578		05/02/2017	06/23/2017	06/23/2017		06/23/2017	4.39
5785 - AlSCO Inc	LREN1252921	000330	Paid by Check # 664578		05/09/2017	06/23/2017	06/23/2017		06/23/2017	4.39
5785 - AlSCO Inc	LREN1254885	000330	Paid by Check # 664578		05/16/2017	06/23/2017	06/23/2017		06/23/2017	4.39
5785 - AlSCO Inc	LREN1256897	000330	Paid by Check # 664578		05/23/2017	06/23/2017	06/23/2017		06/23/2017	4.39
5785 - AlSCO Inc	LREN1258832	000330	Paid by Check # 664578		05/30/2017	06/23/2017	06/23/2017		06/23/2017	4.39
				Account 532.028 - Uniforms Totals						\$21.95
Account 532.056 - Subscriptions										
12997 - Do Co Procurement Program	5-17 DALLAIRE	G'VILLE	Paid by Check # 664632		05/27/2017	06/23/2017	06/23/2017		06/23/2017	123.50
				Account 532.056 - Subscriptions Totals						\$123.50
Account 533.800 - Office Supplies										
12997 - Do Co Procurement Program	5-17 LOUTHAN	G'VILLE	Paid by Check # 664632		05/27/2017	06/23/2017	06/23/2017		06/23/2017	84.81



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Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation Account 533.800 - Office Supplies										
18821 - Fastenal Industrial/Cons Suppl	NVMIN63226	NVMIN0011	Paid by Check # 664647		05/26/2017	06/23/2017	06/23/2017		06/23/2017	26.69
				Account 533.800 - Office Supplies Totals				Invoice Transactions 2		\$111.50
16648 - E Squared C Inc	44089	GVILLE	Paid by Check # 664259		06/01/2017	06/16/2017	06/16/2017		06/16/2017	37.50
				Account 533.806 - Software				Invoice Transactions 1		\$37.50
				Department 925 - Health & Sanitation Totals				Invoice Transactions 72		\$8,712.87
				Fund 611 - Gardnerville Health & San Totals				Invoice Transactions 72		\$8,712.87
				Grand Totals				Invoice Transactions 179		\$45,443.57

\* = Prior Fiscal Year Activity

**Gardnerville Town Board**  
**AGENDA ACTION SHEET**



1. **For Possible Action:** Approve budget transfers for fiscal year 2016/2017.

2. **Recommended Motion:** Approve on consent

**Funds Available:**  Yes       N/A

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** July 5, 2017      **Time Requested:** N/A

6. **Agenda:**  Consent       Administrative

**Background Information:** See attached.

7. **Other Agency Review of Action:**  Douglas County       N/A

8. **Board Action:**

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

**Douglas County Comptroller's Office**

**Budget Transfer**

Date of Request: 6/21/2017  
 For Fiscal Year: 16/17

Requested By: Tom Dallaire  
 Fund/Department: 610-921

Account Name	Fund	Dept	Account		DR	CR	CR	DR
					Revenue Increase	Revenue Decrease	Expend Increase	Expend Decrease
1 Telephone Expense	610	921	520	055			1,583	
2 Advertising	610	921	520	072			650	
3 Internet expense	610	921	520	187			450	
4 Miscellaneous Expense	610	921	550	001			4,600	
5 Subscriptions	610	921	532	056			2,320	
6 Small Projects	610	921	533	817				8,103
7 Insurance liability	610	921	520	080				1,500
8								
9								
10								
11								
12								
13								
14								
<b>Totals</b>					-	-	9,603	9,603
<b>Net Change</b>					-	-	-	-

**Purpose:** Telephone - tablets for work orders and board  
 Advertising - Reno Tahoe Getaway  
 Internet - added internet at shop location  
 Misc Expense - air show donation  
 Subscriptions - speed limit signs/sensors

Department Head or Comptroller Signature: 

**Comptroller's Office Use Only**

Approved By: \_\_\_\_\_  
 Date: \_\_\_\_\_

Journal # \_\_\_\_\_

**Douglas County Comptroller's Office**

**Budget Transfer**

Date of Request: 6/21/2017  
 For Fiscal Year: 16/17

Requested By: Tom Dallaire  
 Fund/Department: 610-923

Account Name	Fund	Dept	Account		DR	CR	CR	DR
					Revenue Increase	Revenue Decrease	Expend Increase	Expend Decrease
1 Small Equipment	610	923	533	802			1,388	
2 Small Projects	610	923	533	817			5,503	
3 Operating Supplies	610	923	532	001				5,100
4 Maint B & G	610	923	520	097				1,791
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
<b>Totals</b>					-	-	6,891	6,891
<b>Net Change</b>					-	-	-	-

**Purpose:** to account for all expenditures in correct accounts

**Department Head or Comptroller Signature:** 

**Comptroller's Office Use Only**

Approved By: \_\_\_\_\_

Date: \_\_\_\_\_

Journal # \_\_\_\_\_

**Douglas County Comptroller's Office**

**Budget Transfer**

Date of Request: 6/27/2017  
 For Fiscal Year: 16/17

Requested By: Tom Dallaire  
 Fund/Department: 610-926

Account Name	Fund	Dept	Account		DR	CR	CR	DR
					Revenue Increase	Revenue Decrease	Expend Increase	Expend Decrease
1 Repair & Replace	610	926	520	084			4,200	
2 Capital Projects	610	926	562	000			200,000	
3 Buildings	610	926	562	200				42,000
4 Major Repair & Maint	610	926	532	118				78,000
5 Small Equipment	610	926	533	802				4,200
6 Board Designated	610	926	562	000				80,000
7								
8								
9								
10								
11								
12								
13								
14								
<b>Totals</b>					-	-	204,200	204,200
<b>Net Change</b>					-	-	-	-

**Purpose:** Flood study & Street improvements

Board designated: Larger street project \$110,706

Hellwinkel channel flood study \$40,000

Hellwinkel fence \$40,000

Department Head or Comptroller Signature: \_\_\_\_\_



*Comptroller's Office Use Only*

Approved By: \_\_\_\_\_

Date: \_\_\_\_\_

Journal # \_\_\_\_\_

**Douglas County Comptroller's Office**


**Budget Transfer**

Date of Request: 6/21/2017  
 For Fiscal Year: 16/17

Requested By: Tom Dallaire  
 Fund/Department: 611-925

Account Name	Fund	Dept	Account	DR	CR	CR	DR
				Revenue Increase	Revenue Decrease	Expend Increase	Expend Decrease
1 Telephone Expense	611	925	520 055			1,583	
2 Postage	611	925	520 060			315	
3 Maint Equip	611	925	520 107			24,614	
4 Licensing	611	925	520 155			18	
5 Internet Expense	611	925	520 187			450	
6 Subscriptions	611	925	532 056			1,225	
7 Software	611	925	533 806			3,246	
8 Capital Improvement Reserves	611	925	625 250				17,914
9 Operating Supplies	611	925	532 001				2,500
10 Training & Education	611	925	520 200				1,800
11 Insurance Liability	611	925	520 080				1,500
12 Gas & Oil	611	925	532 003				1,037
13 Small Projects	611	925	533 817				4,000
14 Small Equipment	611	925	533 802				2,700
<b>Totals</b>				-	-	31,451	31,451
<b>Net Change</b>				-	-	-	-

**Purpose:** 1- tablets                      2 - increase postage - more customers  
 3 - trash cans                      4 - DMV - CDL licensing  
 5 - Added internet at shop for timecards                      6 - new website  
 7 - Backup drives for server

Department Head or Comptroller Signature: 

*Comptroller's Office Use Only*

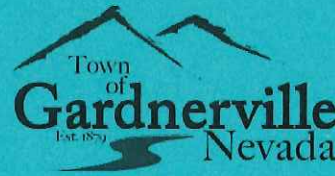
Approved By: \_\_\_\_\_  
 Date: \_\_\_\_\_

Journal # \_\_\_\_\_



# Gardnerville Town Board

## AGENDA ACTION SHEET



1. **For Possible Action:** Discussion on partnering with NDOT to fix the curb, gutter and sidewalk in front of the French Bar and close off the alley between the French and Buckaroo's and the driveway from Highway 395 to vacant parcel where the East Fork once stood, at a cost to the town of approximately \$50,000 diverting funds to the project from the proposed capital projects; with public comment prior to Board action.
2. **Recommended Motion:** Based on board discussion – Motion to approve the \$50,000 project to replace the storm drain, and sidewalk from the Historian Inn to the return and ramp at Gilman Ave.

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

3. **Department:** Administration
4. **Prepared by:** Tom Dallaire
5. **Meeting Date:** July 5, 2017      **Time Requested:** 30 minutes
6. **Agenda:**  Consent       Administrative

**Background Information:** Back when we were instructed to fix the newly installed bird bath at Battle Born from the flat gutter of the curb, gutter and sidewalk and storm drain that was replaced as part of Sharkey's parking lot project, we informed NDOT of some of the other issues. The dip in front of the French is an issue that NDOT wants to fix this summer. Geoff met with them onsite, and we requested that the curb and gutter be replaced from the Historian to Gilman. They came back a couple weeks ago agreeing they would do that work. Their plans are attached. We contracted with ROA again to prepare plans for the actual gutter and sidewalk replacement and replace the existing 24" CMP with 24" HDPE. NDOT will remove both driveway accesses from 395 and the town will pay to replace the deteriorating sidewalk. Staff is estimating the cost for the storm drain and sidewalk portion of the project to be \$50,000

7. **Other Agency Review of Action:**  Douglas County       N/A

8. **Board Action:**

- Approved       Approved with Modifications  
 Denied       Continued



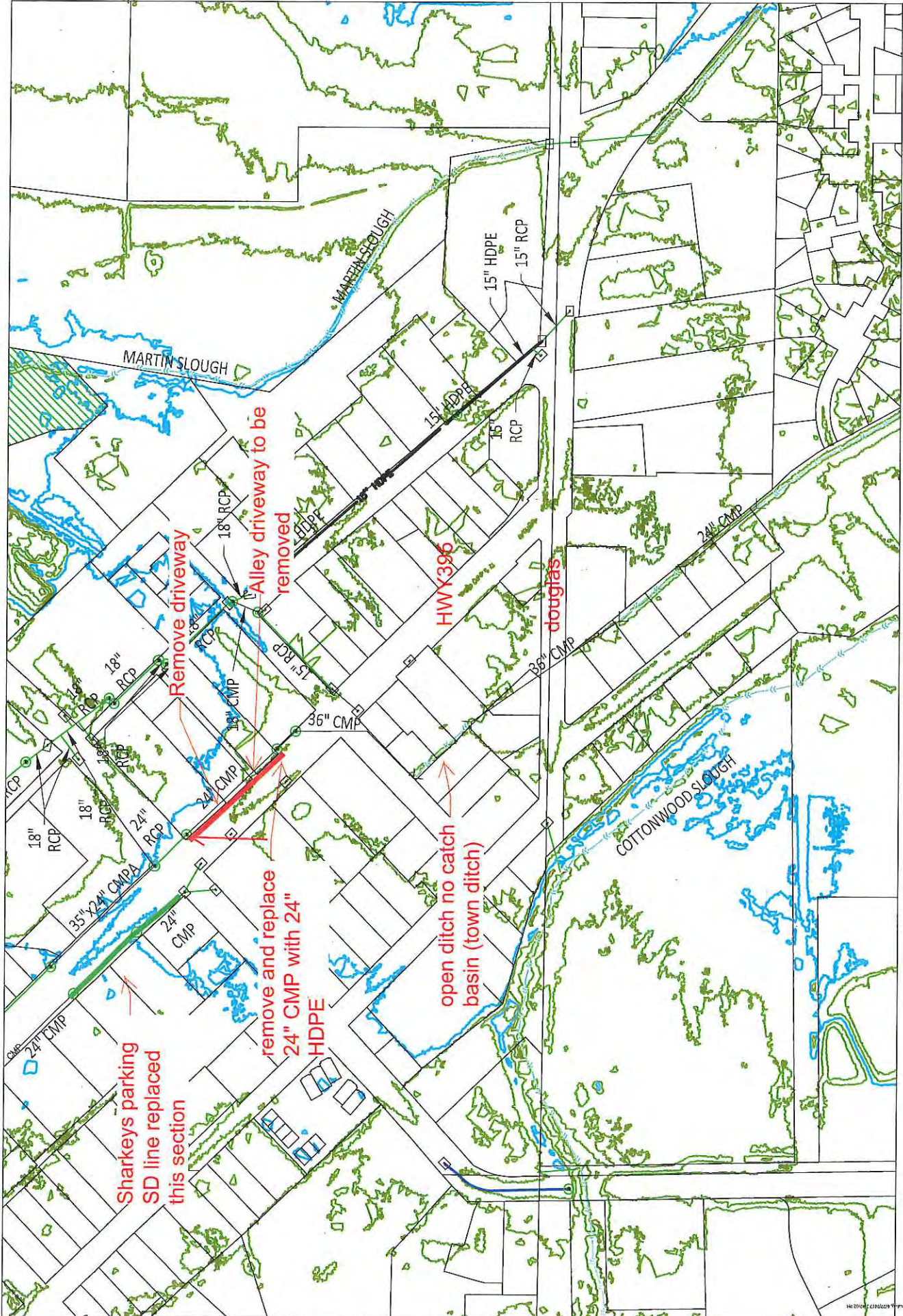
SHARPE'S PAINTING LOT

EXISTING 24" CMP TO BE  
REPLACE FROM  
MANHOLE TO MANHOLE  
WITH NEW SIDEWALK.

Google earth

Imagery Date: 7/13/2016 lat: 38.941527° lon: -119.751242° elev: 4757 ft eye alt: 5903 ft

1993



Sharkey's parking  
SD line replaced  
this section

remove and replace  
24" CMP with 24"  
HDPE

open ditch no catch  
basin (town ditch)

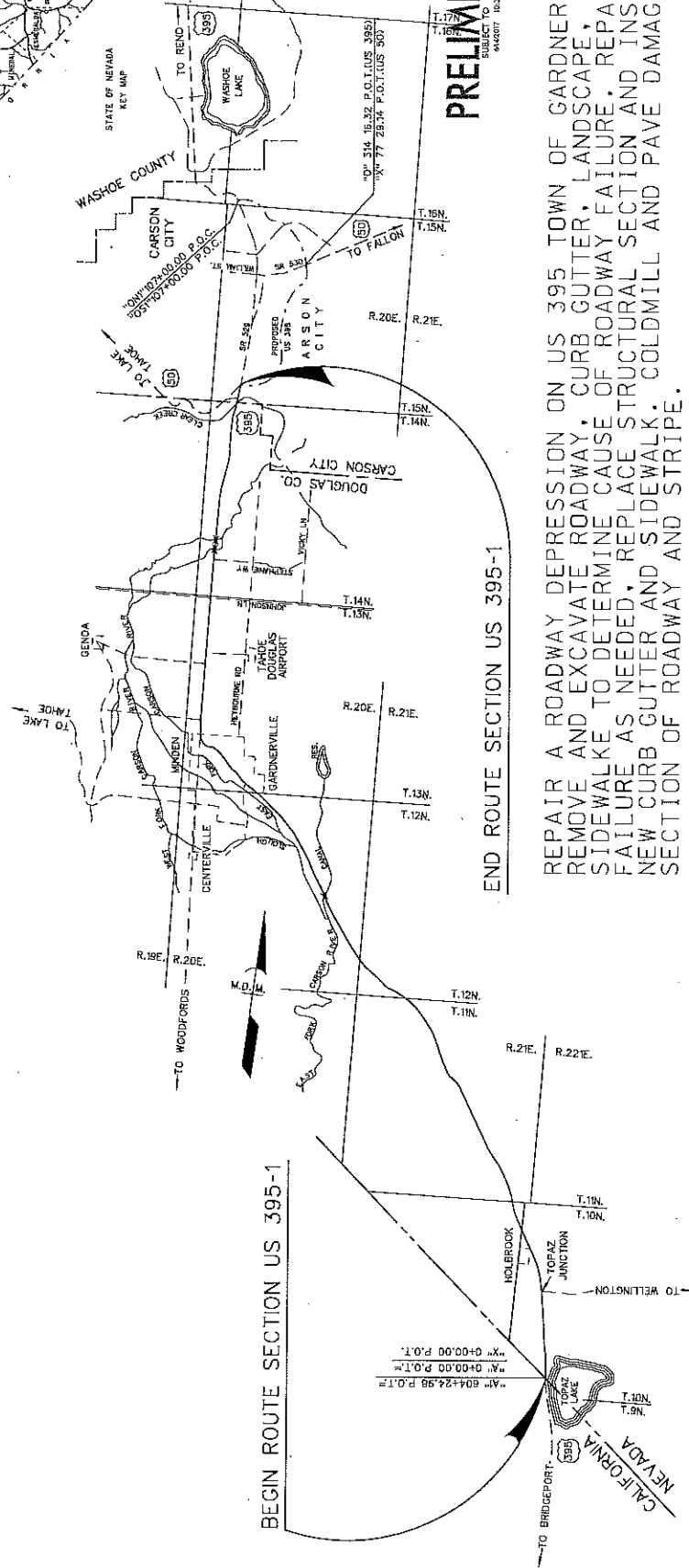
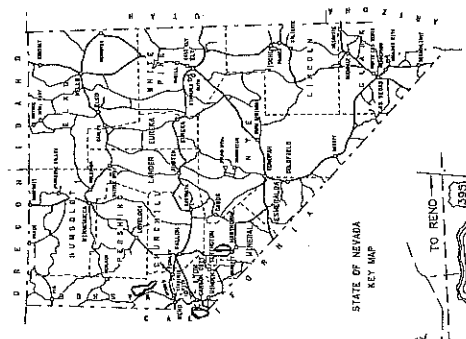
Remove driveway  
Alley driveway to be  
removed

HWY 396  
douglas

# STORMDRAIN AND SIDEWALK FRENCH & BUCKEROO'S BAR

STATE	PROJECT NO.	SHEET NO.
NEVADA	US 395 Gardnerville Dip	DOUGLAS
		1A

STATE OF NEVADA  
DEPARTMENT OF TRANSPORTATION  
**CONSTRUCTION PLANS**  
DOUGLAS AND CARSON CITY COUNTY  
FROM THE CALIFORNIA/NEVADA STATE LINE  
TO THE JUNCTION OF US 50/SR 529

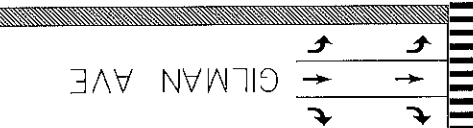





**PRELIMINARY**  
SUBJECT TO REVISION  
DATE 07/10/2017 10:32:27 AM

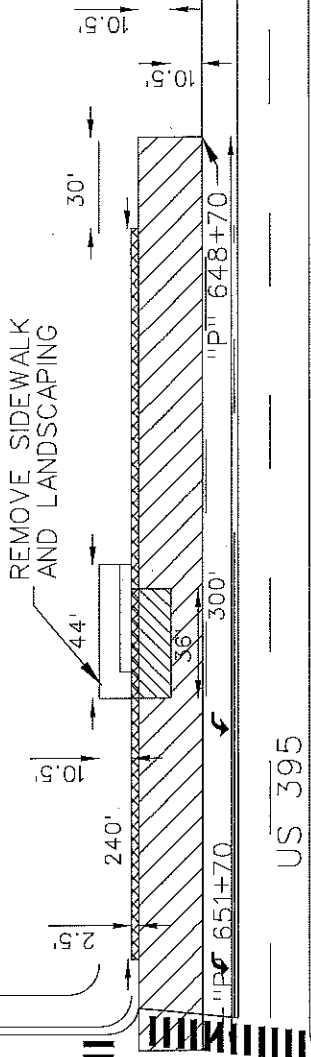
REPAIR A ROADWAY DEPRESSION ON US 395 TOWN OF GARDNERVILLE. REMOVE AND EXCAVATE ROADWAY, CURB GUTTER, LANDSCAPE, AND SIDEWALK TO DETERMINE CAUSE OF ROADWAY FAILURE. REPAIR FAILURE AS NEEDED, REPLACE STRUCTURAL SECTION AND INSTALL NEW CURB GUTTER AND SIDEWALK. COLDMILL AND PAVE DAMAGED SECTION OF ROADWAY AND STRIPE.

STATE	NEVADA	PROJECT NO.	US 395 Gardnerville DTP	COUNTY	DOUGLAS	SHEET NO.	1
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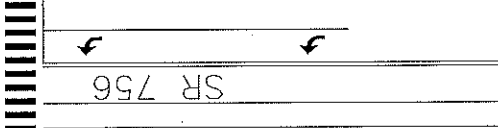
**PRELIMINARY**  
 SUBJECT TO REVISION  
 #42817 10.31.03 AM



-  REMOVE TYPE 1 CURB & 11' GUTTER
-  REMOVE BITUMINOUS SURFACE 2" COLDMILL
-  REMOVE COMPOSITE EXCAVATE



APPROXIMATELY "P" 650+58 to "P" 650+22:  
 \*REMOVE SIDEWALK, LANDSCAPING, CURB & GUTTER  
 \*EXCAVATE AND DETERMINE SOURCE OF ROADWAY FAILURE  
 \*REPAIR AS DETERMINED BY ENGINEER  
 \*CONSTRUCT TYPE 1 CURB, GUTTER, AND SIDEWALK  
 \*REPAIR ROADWAY PER PLAN SHEET



STATE OF NEVADA  
 DEPARTMENT OF TRANSPORTATION  
 US 395 Gardnerville  
 Plans

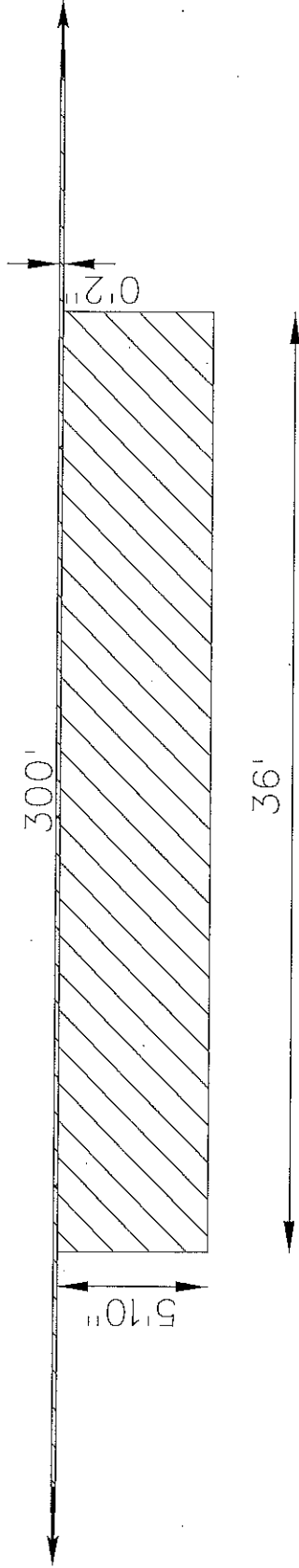
NEVADA DOT		DESIGN DIVISION	
DESIGNER	JENNA SCHONLAU	PHONE 775-328-6072	PHONE 775-328-6072
SENIOR DESIGNER	TONY ANGELDPOULOS	PHONE 775-328-6071	PHONE 775-328-6071
PROJECT MANAGER			

**PRELIMINARY**

DATE PLOTTED: 04/23/07 10:25:19 AM

STATE	PROJECT NO.	COUNTY	SHEET NO.
NEVADA	US 395 Gardnerville DTP	DOUGLAS	2

- \*REMOVE COMPOSITE 147.9 CUYD
- \*REPLACE SIDEWALK 42 SQYD
- \*2" GRIND EXTENDS 255'

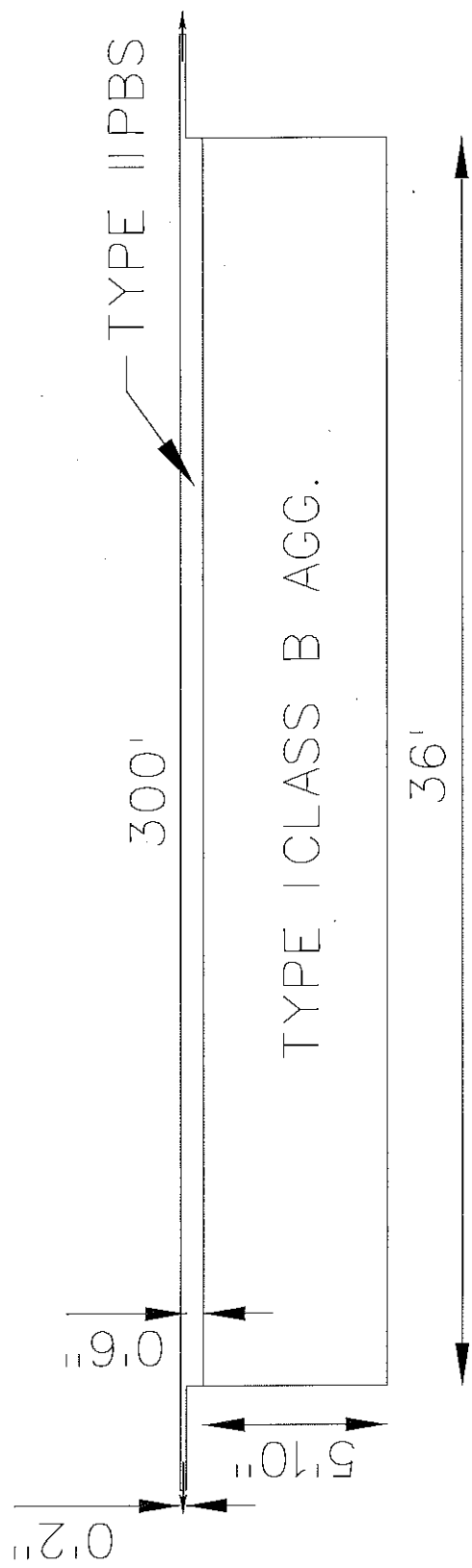


STATE OF NEVADA  
DEPARTMENT OF TRANSPORTATION

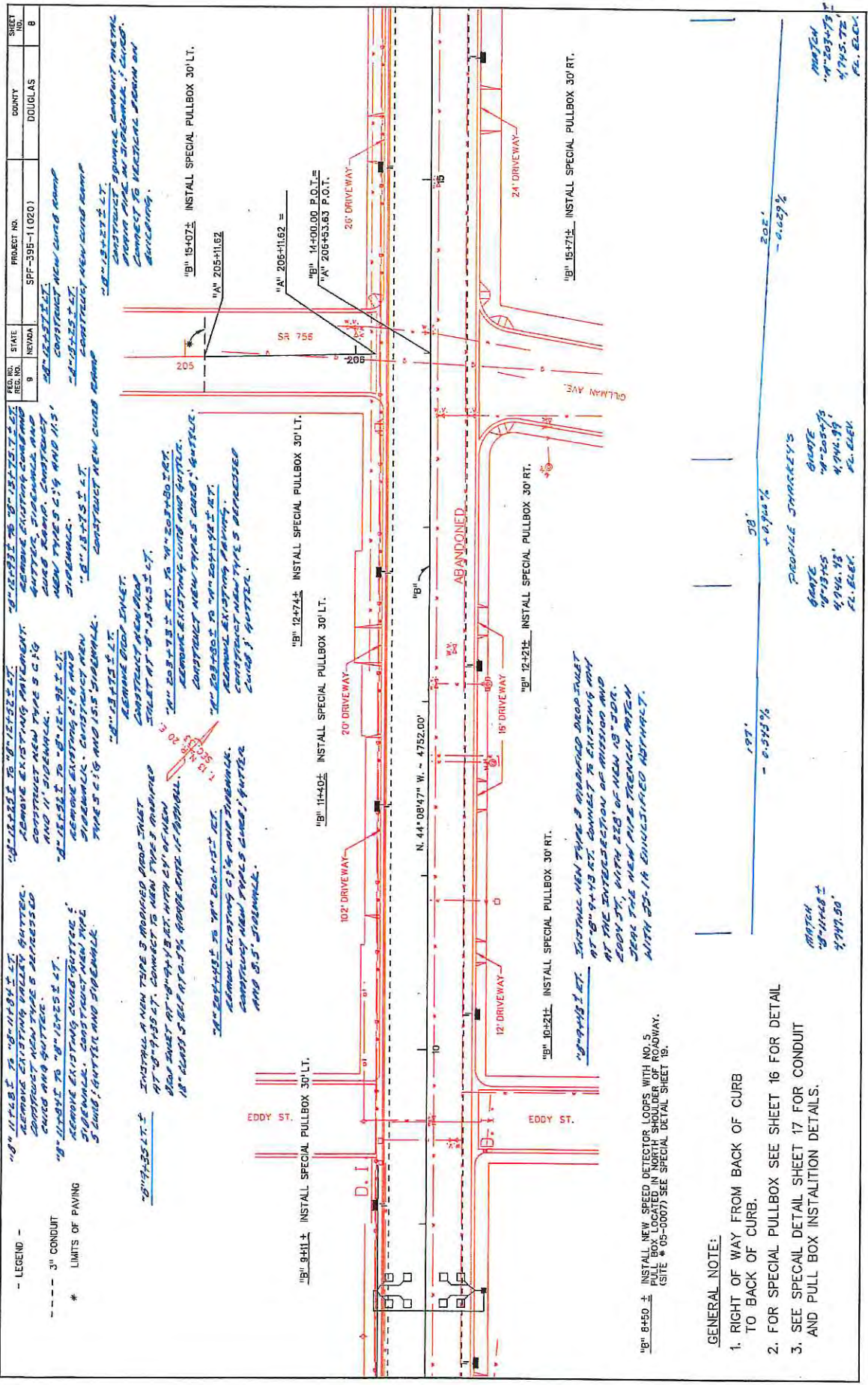
**REMOVAL  
DETAILS**

STATE	PROJECT NO.	COUNTY	SHEET NO.
NEVADA	US 395 Cor'dn't VI @ DTP	DOUGLAS	3

**PRELIMINARY**  
 SUBJECT TO REVISION  
 4/4/87 10:31:27 AM



STATE OF NEVADA  
 DEPARTMENT OF TRANSPORTATION  
 \_\_\_\_\_  
 REPLACEMENT  
 DETAILS



PROJECT NO.	SPF-395-1(020)	COUNTY	DOUGLAS
STATE	NEVADA		
FED. REC. NO.	9		
SHEET NO.	B		

**LEGEND -**

- 3" CONDUIT
- \* LIMITS OF PAVING

**NOTES:**

- "B" 8+41 ± INSTALL SPECIAL PULLBOX 30" LT.
- "B" 12+21 ± INSTALL SPECIAL PULLBOX 30" RT.
- "B" 12+21 ± INSTALL SPECIAL PULLBOX 30" LT.
- "B" 14+00 ± INSTALL SPECIAL PULLBOX 30" LT.
- "B" 15+00 ± INSTALL SPECIAL PULLBOX 30" RT.

**GENERAL NOTE:**

- RIGHT OF WAY FROM BACK OF CURB TO BACK OF CURB.
- FOR SPECIAL PULLBOX SEE SHEET 16 FOR DETAIL AND PULL BOX INSTALLATION DETAILS.
- SEE SPECIAL DETAIL SHEET 17 FOR CONDUIT AND PULL BOX INSTALLATION DETAILS.

**CONSTRUCTION NOTES:**

- "B" 8+41 ± TO "B" 12+21 ± ET. REMOVE EXISTING VALLEY GUTTER. CONSTRUCT NEW TYPE 5 C&G CURB AND GUTTER.
- "B" 12+21 ± TO "B" 14+00 ± ET. REMOVE EXISTING C&G AND SIDEWALK. CONSTRUCT NEW TYPE 5 CURB, GUTTER AND SIDEWALK.
- "B" 14+00 ± TO "B" 15+00 ± ET. REMOVE EXISTING VALLEY GUTTER. CONSTRUCT NEW TYPE 5 C&G CURB AND GUTTER.
- "B" 15+00 ± TO "B" 15+00 ± ET. REMOVE EXISTING VALLEY GUTTER. CONSTRUCT NEW TYPE 5 C&G CURB AND GUTTER.

**UTILITY NOTES:**

- "B" 8+41 ± TO "B" 12+21 ± ET. REMOVE EXISTING VALLEY GUTTER. CONSTRUCT NEW TYPE 5 C&G CURB AND GUTTER.
- "B" 12+21 ± TO "B" 14+00 ± ET. REMOVE EXISTING C&G AND SIDEWALK. CONSTRUCT NEW TYPE 5 CURB, GUTTER AND SIDEWALK.
- "B" 14+00 ± TO "B" 15+00 ± ET. REMOVE EXISTING VALLEY GUTTER. CONSTRUCT NEW TYPE 5 C&G CURB AND GUTTER.

**DRIVEWAY NOTES:**

- "B" 8+41 ± TO "B" 12+21 ± ET. REMOVE EXISTING VALLEY GUTTER. CONSTRUCT NEW TYPE 5 C&G CURB AND GUTTER.
- "B" 12+21 ± TO "B" 14+00 ± ET. REMOVE EXISTING C&G AND SIDEWALK. CONSTRUCT NEW TYPE 5 CURB, GUTTER AND SIDEWALK.
- "B" 14+00 ± TO "B" 15+00 ± ET. REMOVE EXISTING VALLEY GUTTER. CONSTRUCT NEW TYPE 5 C&G CURB AND GUTTER.

**ADDITIONAL NOTES:**

- "B" 8+41 ± TO "B" 12+21 ± ET. REMOVE EXISTING VALLEY GUTTER. CONSTRUCT NEW TYPE 5 C&G CURB AND GUTTER.
- "B" 12+21 ± TO "B" 14+00 ± ET. REMOVE EXISTING C&G AND SIDEWALK. CONSTRUCT NEW TYPE 5 CURB, GUTTER AND SIDEWALK.
- "B" 14+00 ± TO "B" 15+00 ± ET. REMOVE EXISTING VALLEY GUTTER. CONSTRUCT NEW TYPE 5 C&G CURB AND GUTTER.

**PROPERTY NOTES:**

- "B" 8+41 ± TO "B" 12+21 ± ET. REMOVE EXISTING VALLEY GUTTER. CONSTRUCT NEW TYPE 5 C&G CURB AND GUTTER.
- "B" 12+21 ± TO "B" 14+00 ± ET. REMOVE EXISTING C&G AND SIDEWALK. CONSTRUCT NEW TYPE 5 CURB, GUTTER AND SIDEWALK.
- "B" 14+00 ± TO "B" 15+00 ± ET. REMOVE EXISTING VALLEY GUTTER. CONSTRUCT NEW TYPE 5 C&G CURB AND GUTTER.



Google Maps 1432 Main St



Image capture: Jul 2015 © 2017 Google

<https://www.google.com/maps/place/US-395,+Gardnerville,+NV/@38.9411585,-119.7492171,3a,75y,44.81h,88.71t/data=!3m1!1e3!4m5!3m4!1s0x54b57964f8043d39:0xc8df818b22936166!8m2!1d38.9414233!4d-11...> 5/18/2017

# Gardnerville Town Board

## AGENDA ACTION SHEET



1. **For Possible Action: Discussion to provide comments on the updated Gardnerville Community Plan Land Use Element of the 2016 Douglas County Master Plan Update and discuss the review process for the Master Plan update. Presentation by Mimi Moss, Candace Stowell; with public comment prior to board action.**
2. **Recommended Motion: Per Board Discussion. Motion to approve the comments provided (and add any comments during board discussion) to the Gardnerville Community plan land use element.**

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

3. **Department: Administration**
4. **Prepared by: Tom Dallaire**
5. **Meeting Date:                      Time Requested: 45 minutes**
6. **Agenda:**  Consent                       Administrative

**Background Information:** Several months ago we commented on the existing master plan Minden Gardnerville Community Plan, separating the two towns for clarity on the mapping and goals and actions for each town. What is before you for comment is the current version of the master plan with the updated Gardnerville Community Plan. At the June 2017 meeting, staff provided the proposed Gardnerville land use element for comment. We sent out the word file last week to the board members for comments. One comment was received. Staff provided their comments of the land use element and those are in the packet for your review and additional comments. If you have further comments prior to the board meeting we can update this document for the meeting. I will send a word version to Candace after the meeting with all our comments combined into one document.

Additionally, I added verbiage to include the strategic goal of widening the town to the east to the Alderman Canal and north to Zerolene. The current proposals from land owners east of town fall within the East Valley Community plan and not an actionable item by the town board. These areas could affect the way we grow to the east, but the timing right now is not yet justifiable to be included in the revision to the master plan. Unless, the board wants to update the Gardnerville community plan now.

7. **Other Agency Review of Action:**  Douglas County                       N/A

8. **Board Action:**

- Approved                       Approved with Modifications  
 Denied                           Continued

# GARDNERVILLE COMMUNITY PLAN

## LOCATION AND GENERAL DESCRIPTION

The Gardnerville Community Plan (previously included in the Minden/Gardnerville Community Plan) includes the Town of Gardnerville as well as areas adjacent to the Town suited for future development or conservation. The Gardnerville Community Plan includes goals, policies, and action for the entire area as well as specific strategies for the Town of Gardnerville. The total acreage within the Gardnerville Community Plan is 2,169.83 acres.

The Town of Gardnerville was established in 1879 when Lawrence Gilman moved the Kent House from Genoa to a seven-acre tract in the Carson Valley owned by Lawrence Gardner. The Kent House then became the Gardnerville Hotel.

## ISSUES AND OPPORTUNITIES

### 2016 MASTER PLAN UPDATE

#### COMMUNITY WORKSHOPS AND 2016 MASTER PLAN SURVEY

During the Master Plan Community Workshops, there was agreement on the current goals for the Gardnerville Community Plan, but the following comments were submitted.:

- 1) Increase greenbelts or parks, to include river parks. Enhance, repair and upgrade existing parks so as to increase the recreation factor for residents and visitors alike
- 2) Increase mixed residential/commercial use in downtown areas. Provide more incentives for development where services already exist. Retain/increase incentives for permanent protection of floodplains, open space, agriculture lands. All of the above = well-balanced, well-planned community.
- 3) Provide for transfer of Receiving Areas to location that makes better sense today, without taking the Receiving Area from the current landowner (s). More multi-family zoning in or near downtowns. Strong support [for] the TDR program.

#### GARDNERVILLE MAIN STREET PROGRAM

The Gardnerville Main Street District (see Map 2 in the Historic Preservation Element) includes over 200 businesses within its boundaries...

program has relied on support from the Town of Gardnerville and has managed to bring new businesses and new visitors into the downtown area due to the work of one paid staff member, the dedication of many volunteers, and the continued support of the Gardnerville Town Board members and Town Manager. Assembly Bill 417, which would create the State of Nevada Main Street Coordinator for Nevada Main Street Programs, that will would provide technical support as well as grants to Main Street programs in Nevada.

#### TRANSPORTATION

Improvement of the US 395 "S Curve" continues to be a priority. This section of US 395 in the Town of Gardnerville is poorly designed for through traffic and has been the site of numerous car, pedestrian, and bicycle accidents over the last few years. The "S Curve" has been identified as a priority for revitalization opportunities, including pedestrian improvements, both in the Town of Gardnerville Plan for Prosperity (2007) and the Douglas County Valley Vision Plan (2013).

#### HOUSING

There are several potential multi-family residential developments that could be underway in the next few years. New Beginnings is interested in moving forward on Phase II of the Parkway Vista Senior Affordable Housing development. Some property owners are beginning to propose Mixed-Use Commercial developments at or near the "S Curve," and within the Commercial Quad south of the Waterloo and 395 intersection.

#### PARKING

There is a need for additional public parking in appropriate locations in the historic core of Gardnerville. In addition, there is a need to increase pedestrian access to downtown or provide for alternative modes of transportation and reduce waive parking requirements for existing or new businesses in the downtown area of Gardnerville, through a parking district strategy for the downtowns.

#### ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

MINDEN-GARDNERVILLE AS FOCAL POINT OF DOUGLAS COUNTY

Care should be given to preserve the distinctive historic and architectural characteristics of the towns as well as their "small town atmosphere." Strict adherence to design review standards will be important for any new development or redevelopment, especially in the downtown areas. Downtown areas should adopt design guidelines and look into becoming a certified local government.

MAJOR COMMERCIAL DEVELOPMENT IN THE DOWNTOWNS

Compact commercial development and revitalization of downtown areas can be aided by intensifying commercial development in the downtown

areas and limiting strip development in the expanding areas. Mixed commercial and residential uses, incorporating higher residential densities, are encouraged in the downtowns to add vitality to the areas and reduce automobile congestion and emissions[TAD1].

#### GARDNERVILLE MAIN STREET PROGRAM

Douglas County & the town should support the Gardnerville Main Street Program, which has been established to revitalize downtown Gardnerville utilizing design, organization, promotion and economic restructuring to develop the unique identity and preserve the historic nature of the community.

#### OPEN SPACE

Because Gardnerville area is predominately urban and built out, open space is particularly important for this community. The Martin Slough and the Cottonwood Slough should be considered key areas that could provide open space or a greenbelt for the urbanized community. New development should be encouraged to provide open pedestrian paths through the development linking developments to the Martin Slough trail system.

#### TRANSPORTATION NETWORK AND ROADWAYS

The combination of intense land uses and the fact that U.S. Highway 395 bisects the community contribute to traffic congestion. Residents have expressed an interest in an alternative road that could relieve traffic problems in the heart of the community. The Muller Parkway is planned to provide alternative service for U.S. Highway 395. In addition, the extension of Waterloo Lane connecting to the Muller Lane Parkway is provided.[TAD2]

#### HOUSING

Residents have expressed a desire for a variety of housing types in their community, including without limitation smaller lot sizes, including single-family traditional development, and mixed-use commercial, both of which promote density and vitality in the historic district. these smaller types of housing inventory will be the key to bringing back the younger generation to the valley so they can afford to start a family.

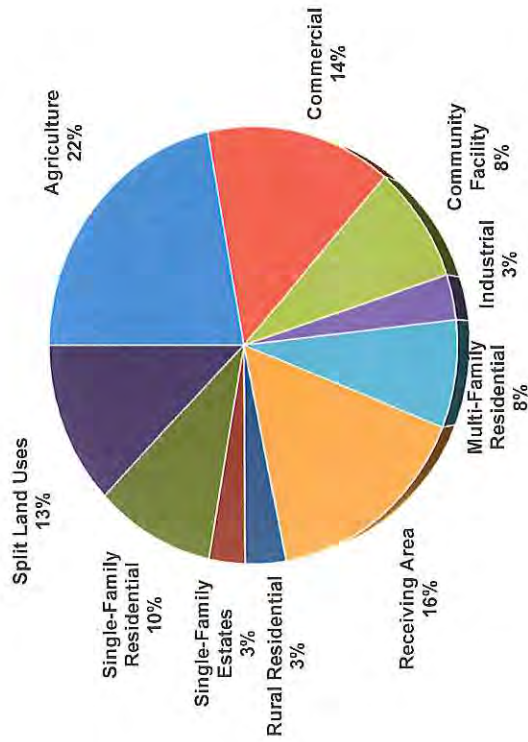
#### URBAN LEVEL OF SERVICE

Urban service levels are appropriate and urban standards should be maintained throughout the community. Streets should be constructed and maintained to urban standards. Community water and wastewater systems are required. Elaborate? There is a need for regional storm water drainage basins (policy 1.6) so each property owner is not letting their drainage basin be used for parking or not keeping the pond maintained. Regional basin will be turned over to the towns to maintain.

**EXISTING AND FUTURE LAND USES**

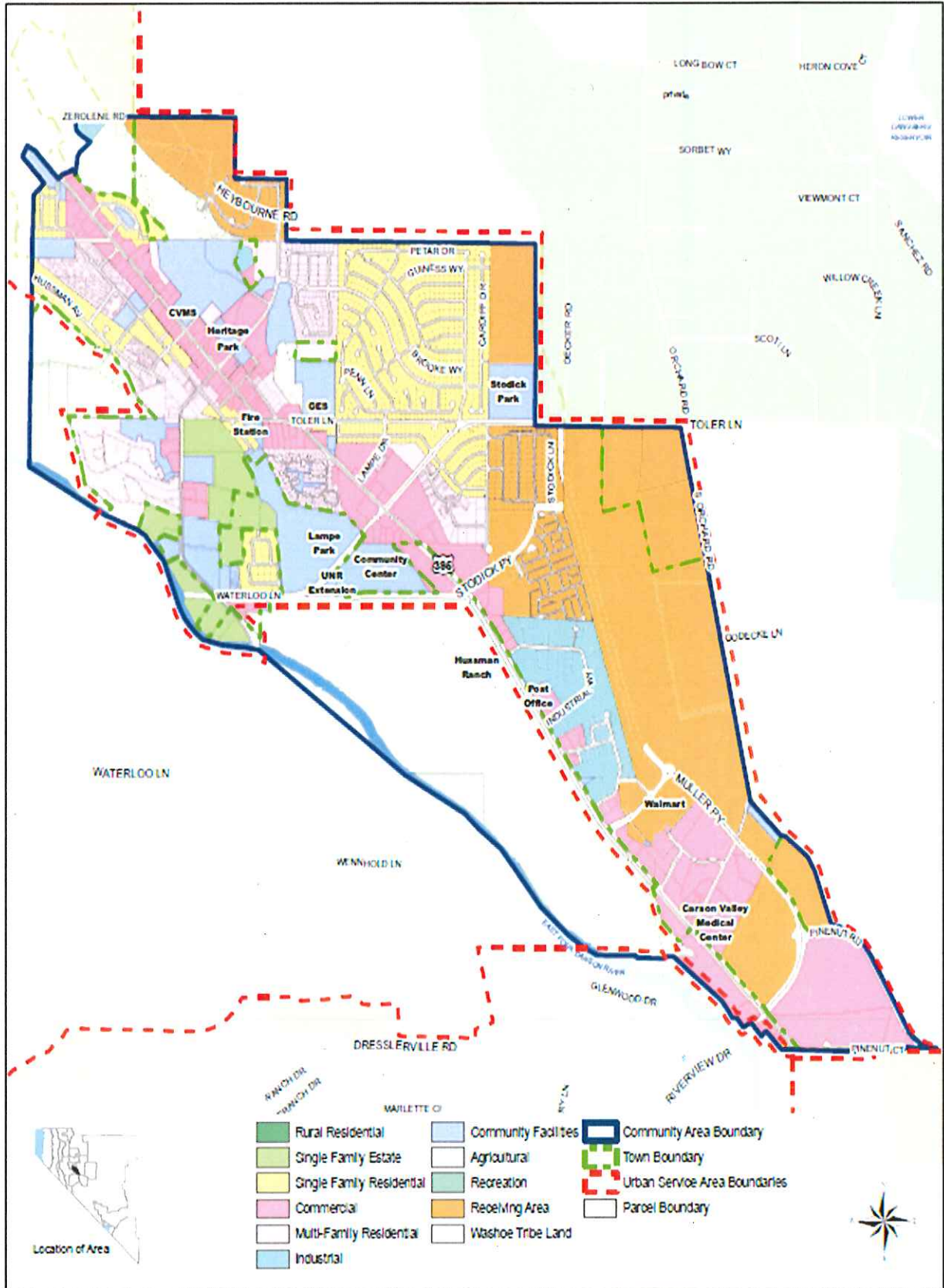
The Gardnerville Community Plan contains many different future land uses. As shown in Figure 6, Agriculture land uses account for 22 percent of the area followed by Receiving area at 16 percent. The Community Plan designates 8 percent of the area for commercial land uses and for multi-family uses.

**Figure 6  
Gardnerville Community Plan Future Land Uses, by Percentage**



Map 7 depicts the future land use designations for the Gardnerville Community Plan. The majority of the Gardnerville Community Plan area is located within an urban service area.

**MAP 1  
GARDNERVILLE COMMUNITY PLAN FUTURE LAND USE MAP**



**GARDNERVILLE COMMUNITY PLAN (CP) GOALS, POLICIES, AND ACTIONS**

**GARDNERVILLE CP GOAL 1**

**TO PRESERVE AND ENHANCE LAND USES THAT SUPPORT THE CHARACTER OF TRADITIONAL GARDNERVILLE AND THE COMMUNITY'S QUALITY OF LIFE OBJECTIVES, WHILE PRESERVING THE EXISTING HISTORIC SMALL TOWN CHARACTER OF GARDNERVILLE COMMUNITY**

**Gardnerville CP Policy 1.1**

The County shall use its Master Plan, Valley Vision, Gardnerville Plan for Prosperity, and development regulations to maintain and enhance the existing character of the Gardnerville community preserving historic resources, and enhance cultural and economic value to this community with traditional scale and rural setting as a reference and context for new development.

**Gardnerville CP Policy 1.2**

The County shall support the expansion of commercial development, and plan for a wide variety of housing types and densities, including single-family traditional, multi-family residential, senior living arrangements, and mixed-use commercial, in a manner that is compatible with the Towns' existing character, and keeping the main commercial corridor centered around Main Street (Hwy 395).

**Gardnerville CP Policy 1.3**

The County shall work with the Town of Gardnerville to review and refine architectural and urban design standards for new development and revitalization projects, that will protect the commercial core and prepare for the growing need for a parking district.

**Gardnerville CP Policy 1.4**

The County shall encourage all new development within the town to complement and enhance the distinctive historic character while promoting the revitalization of the downtown.

**Gardnerville CP Policy 1.5**

Douglas County shall work with the Town to prepare an updated Plan for Prosperity and Design Guidelines for the Town, to ensure that all new development is compatible with the traditional development style and existing "small town" atmosphere of the Gardnerville community.



Gardnerville CP Policy 1.6 The Town and County shall encourage the preservation of open space, wetland areas, and connecting to regional drainage facilities which assist in providing buffers from development while preserving the views of the Sierra Mountains to the west and Pinenut mountains to the east.

Gardnerville CP Policy 1.7 Douglas County shall, in conjunction with the Town, evaluate the possibility of designating area(s) in the Town as historic districts and following such evaluation; by ordinance designate such districts, where appropriate.

Gardnerville CP Policy 1.8 Growth areas shall be planned with distinct neighborhoods in mind and connecting pedestrians to organically expanding neighborhoods rather than building walled and isolated residential subdivision enclaves. Neighborhoods shall contain a mix of residential units and, where appropriate Mixed-use and Commercial zoning, taking caution to not detract from the downtown core



Gardnerville CP Policy 1.9. Douglas County shall, in cooperation with the town and landowners desire, once existing vacant land within the existing town boundary is further development we need to ensure a balance of services to the surrounding residents is maintained, and encourage the expansion of the existing Urban Service Boundary into the East Valley Service Boundary are to the east to the Alderman Canal and north into the agriculture service boundary to a proposed alignment of Zerolene, but not expand further south than Pinenut Road, nor west into the conservation area or agricultural area where the flood plain is located.

Gardnerville CP Policy 1.910 Multi-family residential projects proposed within or adjacent to existing single-family residential neighborhoods shall be designed in a manner which creates a compatible living environment in terms of building height, bulk, and site design. An over-concentration of multi-family projects within existing neighborhoods shall be discouraged. The projects sites shall be sited and designed to act as a buffer between commercial and single-family residential land uses.

Gardnerville CP Policy 1.4011 Multi-family residential projects shall be located within the urban service and receiving areas of Gardnerville and within a reasonable proximity to major roadways, commercial centers, emergency services, schools, pedestrian trails, and other urban services, and should not be located directly on Highway 395 or Main Street.

Gardnerville CP Policy 1.4412 Douglas County should work with the Town to develop code provisions that addresses the appropriate location, size, and design of "big box" retail stores.

GARDNERVILLE CP GOAL 2

TO FOCUS AND PROMOTE COMPATIBLE, HIGH QUALITY COMMERCIAL AND INDUSTRIAL DEVELOPMENT WITHIN THE TOWN GARDNERVILLE.

Gardnerville CP Policy 2.1 Douglas County shall support the location of commercial uses in the ~~Town of Gardnerville~~, in areas planned for commercial use, while protecting the commercial Downtown core which should become and remain the principal specialty-shopping destination in the Carson Valley.

Gardnerville CP Policy 2.2 The Town and Douglas County shall incubate and attract ~~service light~~ industrial, medical research and tech employers, ~~artisans~~, working diligently with fiber utilities to connect to high speed internet and expand that network as proposed development is presented.

Gardnerville CP Policy 2.3 Douglas County shall use its zoning, project review process, and design guidelines for the County, Valley Vision and the Town's Plan for Prosperity to promote development, including Mixed-use Commercial zoning, where appropriate, that will enhance property values and the aesthetics of the Town and community. Ensure plans for mixed-use developments are realistic. Initial projects would benefit from a horizontal mix of uses that are connected through carefully coordinated site planning, where uses come together around streets and open spaces.

Gardnerville CP Policy 2.4 Except where Mixed-use Commercial zoning is otherwise encouraged by this Master Plan, the County shall limit, subject to the recommendation of the Town, the conversion of residences to commercial uses outside areas planned for commercial development in order to preserve the integrity of the neighborhoods and focus commercial development in downtown Gardnerville.

GARDNERVILLE CP GOAL 3

TO ENSURE THE TIMELY PROVISION OF COMMUNITY FACILITIES, SERVICES, AND INFRASTRUCTURE AT APPROPRIATE LEVELS FOR THE GARDNERVILLE COMMUNITY.

- Gardnerville CP Policy 3.1 Douglas County shall plan and provide public facilities and services to the urban areas of the Gardnerville community at established urban levels of service as stated in code, and plan for improvements or modification to those substandard service levels to accommodate future development.
- Gardnerville CP Policy 3.2 The County, Town, School District, and East Fork Fire Protection District shall develop community facilities that enhance the quality of life and support existing and future residential needs.
- Gardnerville CP Policy 3.3 Douglas County shall require that all streets in new development be constructed to urban standards. New investment should reduce the number of pedestrian and auto conflicts.
- Gardnerville CP Policy 3.4 The County shall work with the Town to ensure adequate provision of park sites to meet the needs of the growing urban community ensuring they are consistent with the County's park standards established in the **Parks and Recreation Element**.
- Gardnerville CP Policy 3.5 Douglas County shall require the timely and orderly provision of water and wastewater systems to serve new urban development in Gardnerville.
- Gardnerville CP Policy 3.6 Douglas County shall pursue the development of Muller Parkway with buffer zone planned for single family homes allowing Muller to be designated as the truck route bypass alternative to US Highway 395 based on the traffic model.
- Gardnerville CP Policy 3.7 Douglas County shall coordinate with the State to ensure that any modifications to U.S. Highway 395 through Gardnerville are compatible with the existing character of the

that any modifications to U.S. Highway 395 through Gardnerville are compatible with the existing character of the towns and to not decrease the safety or desirability of walking in the towns' commercial centers. The Nevada Department of Transportation's U.S. Hwy 395 Landscape and Aesthetics Master Plan shall be used as an implementation tool.

Gardnerville CP Policy 3.8

Douglas County shall work with the Town to plan and develop off-street parking and parking districts.



Gardnerville CP Policy 3.9 Douglas County shall work with the towns and their service provider to create and operate a recycling facility or at least provide the ability to offer recycling program to the residents of the county.

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Gardnerville CP Policy 3.9

Douglas County shall require the paving of all driveways, parking areas, loading areas, and other high activity areas in new or remodeled non-residential developments in this Community.

#### GARDNERVILLE CP GOAL 4

#### MINIMIZE THE RISKS TO THE RESIDENTS OF THE GARDNERVILLE COMMUNITY FROM NATURAL FLOOD AND OTHER HAZARDS.

Gardnerville CP Policy 4.1

The County shall continue to work with the Town of Gardnerville Water Company to monitor the quality and quantity of groundwater in the Gardnerville community and to identify and mitigate negative impacts of human activities on groundwater quality and quantity.

Gardnerville CP Policy 4.2

Douglas County will work with the Gardnerville Water Company to expand water systems to serve the needs of the community and the entire Carson Valley region.

Gardnerville CP Policy 4.3

Douglas County shall evaluate the need for additional policies regarding flood plain and floodway management and perpetuating the flood waters through proposed developments and partnering with the town and developers on mitigating flooding conveyance ensuring the emergency services have access to existing and proposed development during a hazard event.

Gardnerville CP Policy 4.4

Douglas County shall evaluate the design standards for emergency access to collector and arterial roads that could be closed during a flood event.

TOWN OF GARDNERVILLE STRATEGIES, POLICIES AND IMPLEMENTATION

TOWN OF GARDNERVILLE (TOG) STRATEGY 1

REVITALIZE OLD TOWN GARDNERVILLE AS A MIXED-USE COMMUNITY CENTER CONNECTING AND SERVING RESIDENTS AND VISITORS

- TOG Policy 1.1 Douglas County should support the Gardnerville Main Street Program, which has revitalized historic downtown Gardnerville utilizing design, organization, promotion and economic restructuring committees ran by passionate volunteers to develop the unique identity of the downtown core, while striving to preserve the historic nature of the downtown, providing opportunity for business to be successful and promoting local businesses by providing opportunities for residents and visitors to explore downtown.
- TOG Policy 1.2 Old Town should include a variety of civic, commercial, and residential uses that support the creation of a lively Carson Valley destination and a central place for Gardnerville.
- TOG Policy 1.3 Public and private investment in Old Town should enhance pedestrian access, calm and slow traffic, and provide convenient parking.
- TOG Policy 1.4 New development should reflect the pedestrian scale, orientation and character of Gardnerville's traditional commercial, residential, and mixed-use buildings

TOWN OF GARDNERVILLE (TOG) STRATEGY 2

CREATE A NEW 'S' CURVE

- TOG Policy 2.1 Redevelop the 'S' Curve as a mixed-use extension and entry for Old Town with visitor, commercial, and residential uses.
- TOG Policy 2.2 New investment should resolve the roadway safety of the curve and enhance pedestrian connections to adjacent neighborhoods and Old Town.

TOG Policy 2.3 New development should incorporate historic buildings, hide parking, and make an esthetic thematic connection to Old Town.

TOWN OF GARDNERVILLE (TOG) STRATEGY 3  
ENHANCE COMMUNITY-SERVING COMMERCIAL CENTER- 'COMMERCIAL QUAD'

- TOG Policy 3.1 New commercial uses located in the Commercial Quad area should enhance its role as a sub-regional and community-serving address.
- TOG Policy 3.2 The development of projects in the Commercial Quad area should have easy access for automobiles and have a safe pedestrian connection between parcels and adjacent areas.
- TOG Policy 3.3 New development in the Commercial Quad area should contribute to the overall character of the district as a convenient and comfortable shopping experience.

6-13

TOWN OF GARDNERVILLE STRATEGY 4  
PROVIDE COMMERCIAL / SERVICE INDUSTRIAL SERVICE USES IN  
'SOUTH-CENTRAL GARDNERVILLE' ON A SCALE THAT WILL SERVE THE  
GROWING RESIDENTIAL POPULATION.

- TOG Policy 4.1 New development on U.S. Highway 395 frontage should include commercial ~~with and~~ residential uses ~~behind~~ that complement and serve adjacent subdivisions providing safe and comfortable pedestrian connections to adjacent neighborhoods.
- TOG Policy 4.3 New development should be designed to orient towards the street, hide parking, provide connected walking edges and respond to limited visibility created by the bend in U.S. Highway 395.

TOWN OF GARDNERVILLE STRATEGY 5

CREATE SOUTHERN GATEWAY TO GARDNERVILLE

- TOG Policy 5.1 The development of the South Entry area should be master planned as a mixed address of commercial, healthcare, institutional, industrial and residential uses.
- TOG Policy 5.2 Access to uses in the South Entry area should happen from side roads and provide a pedestrian-scaled internal street and pedestrian walkway system.
- TOG Policy 5.3 New investment should create a gateway cluster of buildings and open spaces along US 395 and have an internal system of open spaces framed by commercial and residential buildings.
- TOG Policy 5.4 The Town of Gardnerville and the County shall follow the Administrative Actions, Regulatory Actions, and Financing Actions identified in the Gardnerville Plan for Prosperity Action Plan.



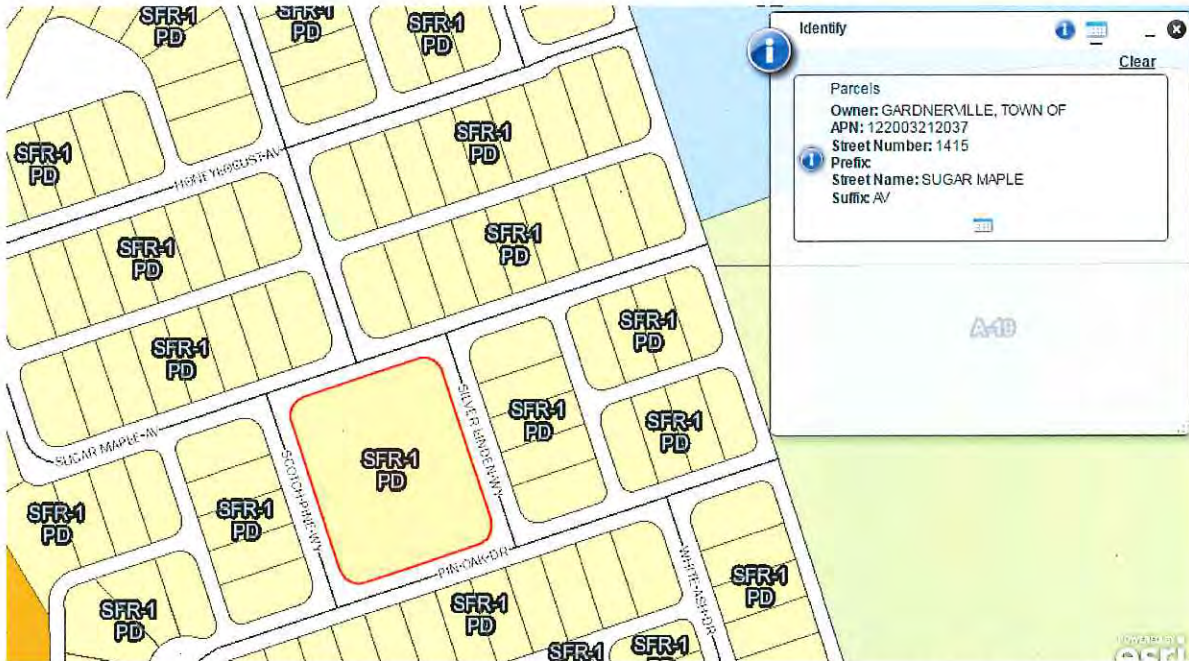
Town owned Parcel. \_ Will be a regional Detention facility (Virginia Ranch Specific Plan area) forever.  
 Currently Zoned GC needs to be Public Facilities.



122003202003 - Town owned parcel: Regional Detention pond for Arbor Gardens New Beginnings and vacant lot south of the developed New Beginnings.

MFR PD to Public facilities.



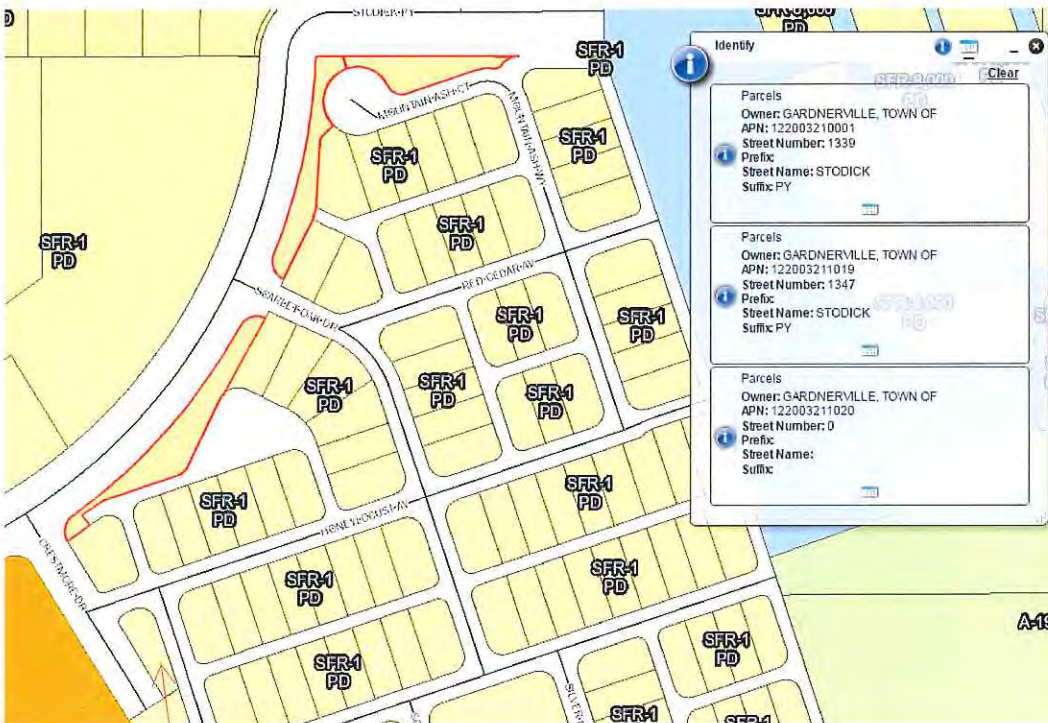


Should the homes in Arbor Gardens be re zoned to what they were developed. From SFR1 to 5000 SF lots?

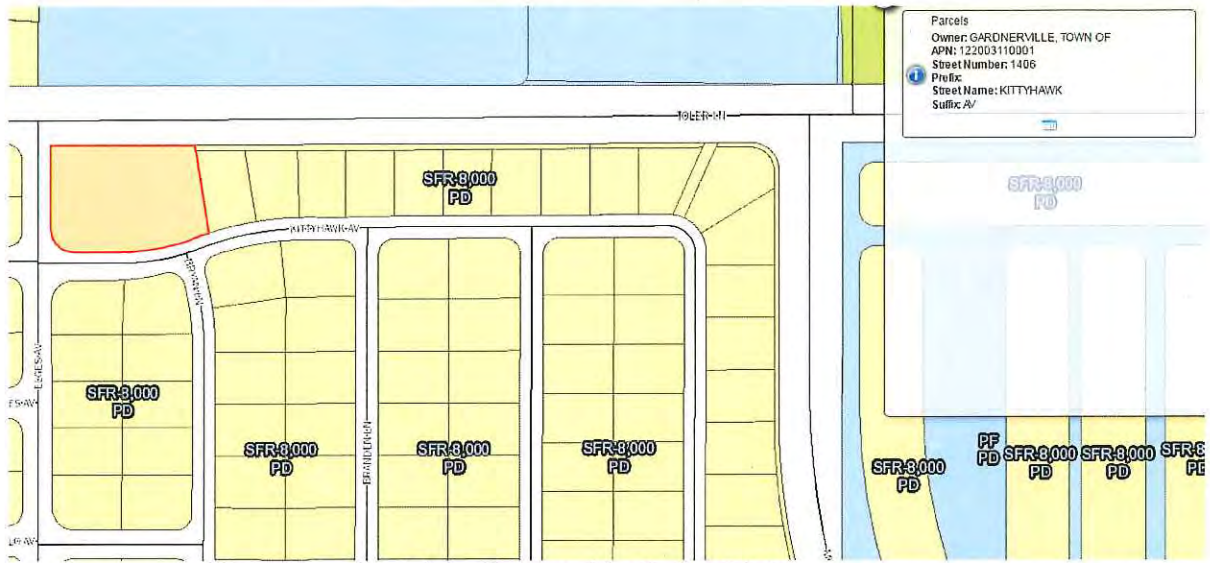
122003212037 – Town owned and maintained Park

SFR-1 to Public Facilities.

The arbor Lineal's. 12200321001,019,020 From SFR-1 to Public facilities.



Dedicated to the town - used as a landscaped area around the post office boxes and Scouts built an arbor on the parcel. APN 12203210015 - 0.13 acres



Town owned Parcel – regional detention pond for Sodick Estates.

122003110001 – SFR-8,000 to Public facilities.

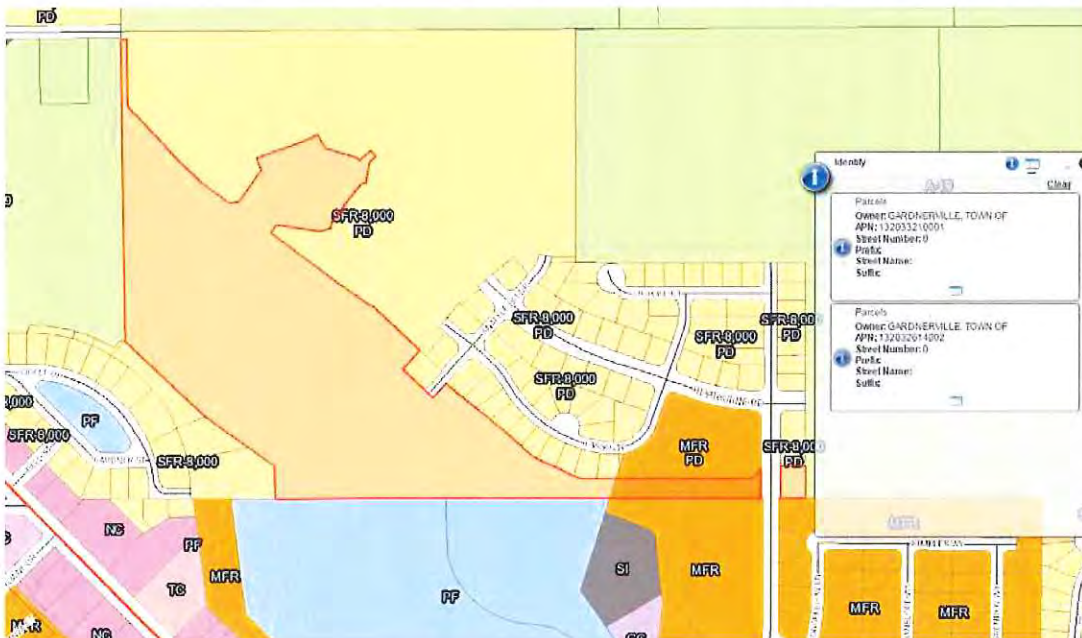


132033402086 – Town owned parcel – Commercial or Public facilities.

I do not think the town could ever sell the property to convert back to commercial. Like the current admin office. Which should remain in Commercial .

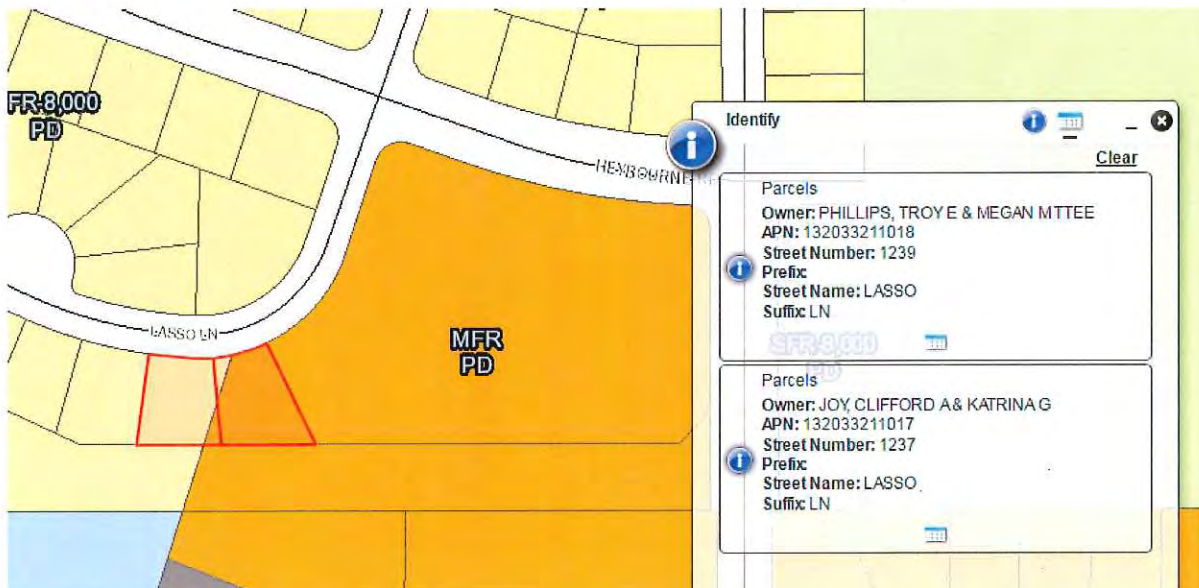
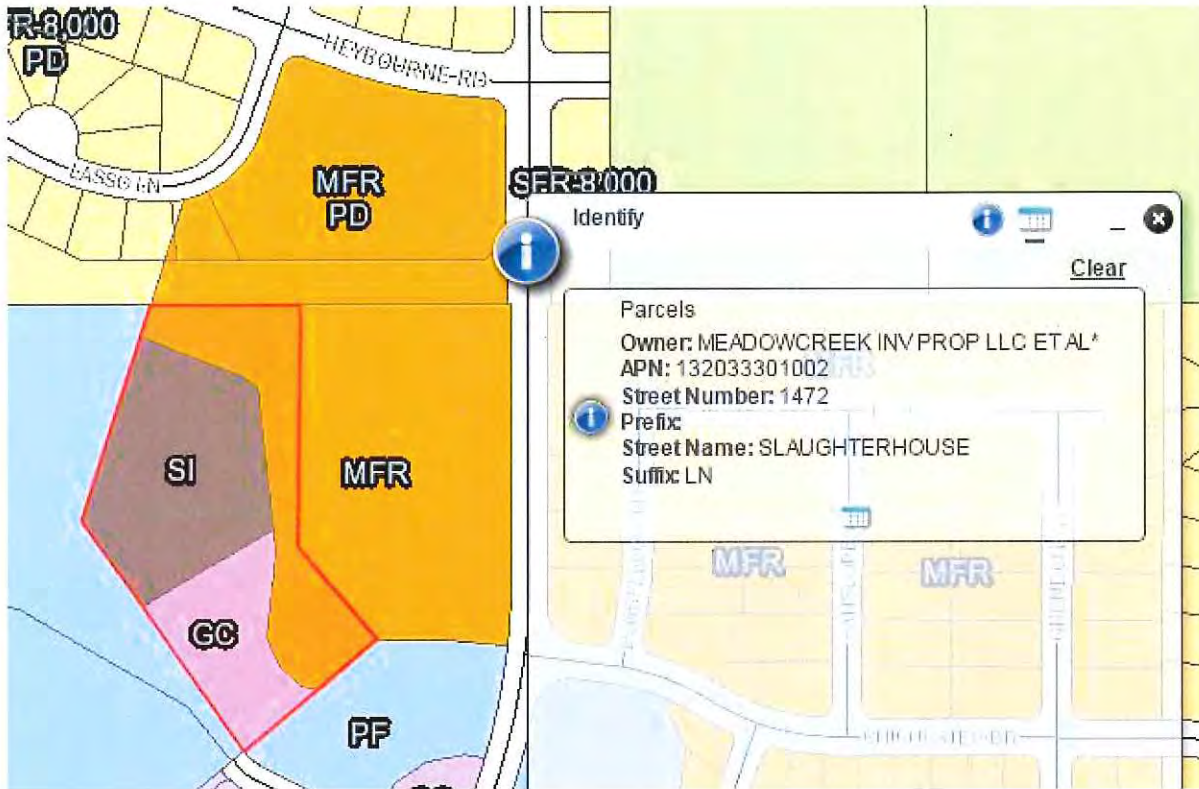


132033310005 Town of Gardnerville owned parcel for a Community Garden ran by Main Street Gardnerville GC to Public facilities. It is a wet land parcel and will be open space forever.

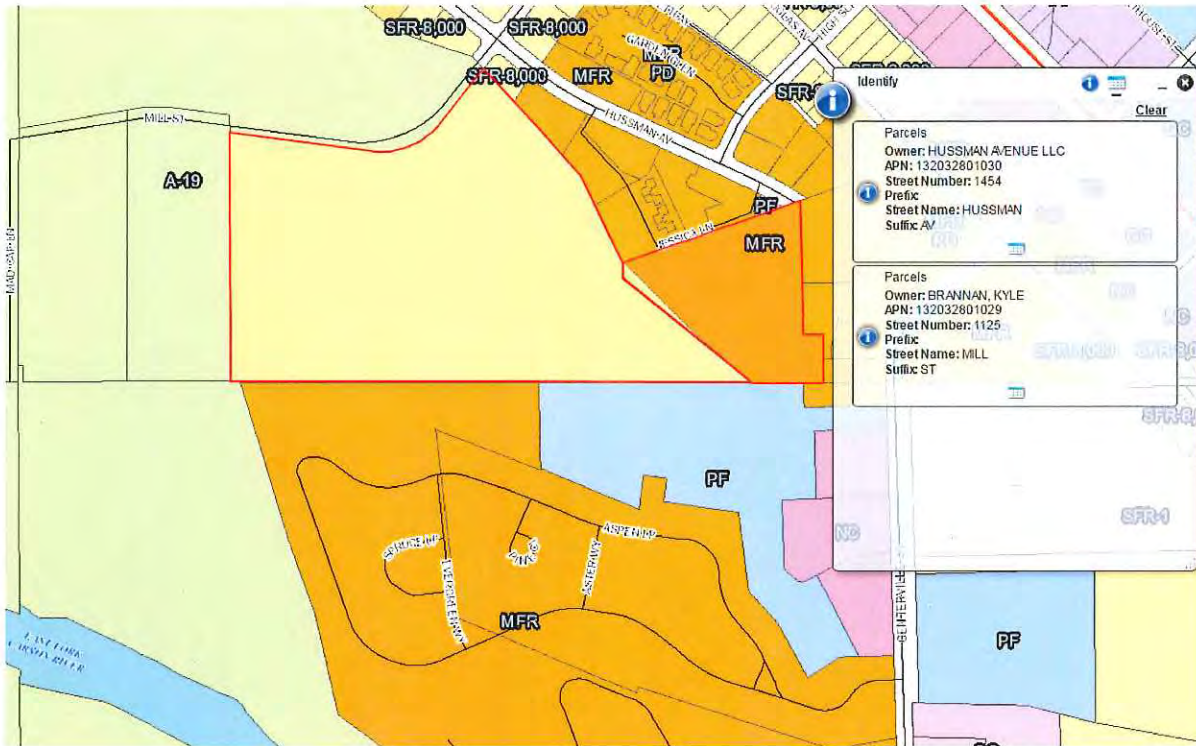


132033210001 and 132032614002 Town of Gardnerville dedicated property open space From SFR-8000 to Public facilities. Drainage along the Martin Slough

Some Clean up issues with some properties;



Where Zoning does not match the existing boundary creating multiple zones on parcels.



**Gardnerville Town Board**  
**AGENDA ACTION SHEET**



1. **For Possible Action:** Discussion on the review of the current Town Strategic Plan, Vision and Mission: with public comment prior to board action.

2. **Recommended Motion:**

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

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** March 7, 2017      **Time Requested:** 30 minutes

6. **Agenda:**  Consent       Administrative

**Background Information:** See attached.

7. **Other Agency Review of Action:**  Douglas County       N/A

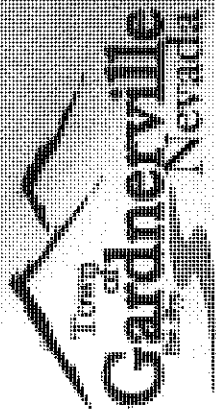
8. **Board Action:**

- Approved       Approved with Modifications  
 Denied       Continued



# Town's Mission Statement

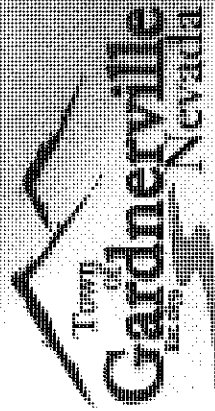
The Town of Gardnerville provides high quality services based upon community needs in a cost effective and efficient manner. We will strive to protect the community's quality of life while pro-actively preparing for the future. We will be accessible and fully accountable to our community.



# Town Vision

Gardnerville is a destination for all ages; an active, safe town, well connected with accessible trails for walking, hiking, and cycling. The town is business friendly and encourages a diverse mix of businesses with ample parking. History and heritage are cherished and well preserved. Gardnerville offers blue skies, clean air and many activities to enjoy, inside and out, all year round.





# Town Core Values

The Town of Gardnerville respects its rich historical, environmental, and cultural heritage, and will strive to protect and improve community awareness.

Community is our number one priority. We will strive to meet the needs of all while balancing our services to meet community-wide needs.

The Town values honesty, integrity, and ethics. As community representatives, we strive to treat our staff, customers, and suppliers as individuals who want to be treated

fairly. The Town values our employees, and strives to foster an atmosphere of teamwork and cooperation.

The Town operates as an "open" government which is accessible and fully accountable to our community.

The Town is always open to new ideas, and treats all ideas fairly.



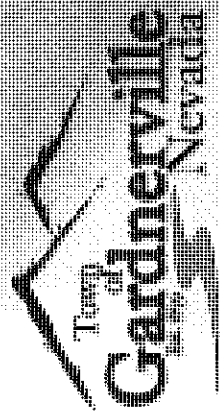
# Town Strategic Theme

Community Vitality

Strong sense of community

Infrastructure that attributes to a safe and healthy community

Government Transparency / Efficiency / Accountability



# Economic Vitality

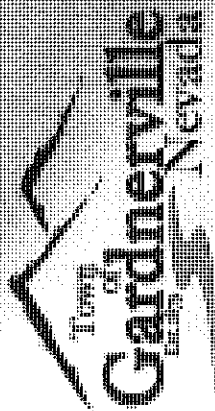
The Town of Gardnerville is a "friendly" environment that attracts new businesses and supports existing businesses of the current business community.

The Town of Gardnerville is committed to maintaining and retaining business.

The Town of Gardnerville is committed to revitalization efforts of the community.

The Town of Gardnerville works collaboratively with other agencies and governments in economic

development.



# Economic Vitality

The Town of Gardnerville is committed to working with businesses to revitalize and enhance the downtown area. The town has a long history of supporting the efforts of the Main Street Program. The town will continue to provide financial and technical assistance to businesses and organizations that are working to improve the downtown area. The town will also provide technical assistance to businesses and organizations that are working to improve the downtown area.

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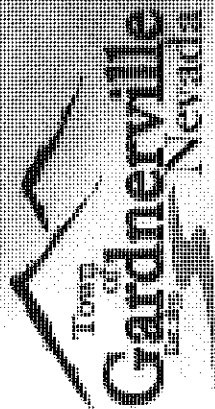
- The town will continue to provide financial and technical assistance to businesses and organizations that are working to improve the downtown area.
- The town will also provide technical assistance to businesses and organizations that are working to improve the downtown area.



# Economic Vitality

As part of the economic vitality commission for lower east and west (Gardnerville or Mission Hill) area, the commission has identified several areas as well as signage, parking and traffic concerns.

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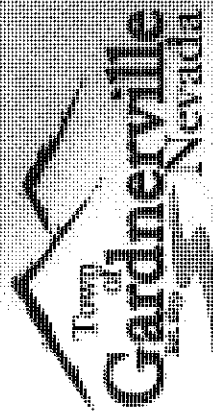
# Strong Sense of Community

The Town of Gardnerville will have a goal to look and feel and develop a richer sense of community through community and business as evidenced through various public and community events and continued focus on beautification projects.

The Town of Gardnerville will continue to support and host community events.

The Town of Gardnerville will continue to support and host community events while allowing for well planned and community growth in development and recreational activities while conserving our historical, environmental and cultural resources.

The Town of Gardnerville will continue to support and host community events to encourage new business to move to the town.



# Strong Sense of Community

• Encourage and support community involvement in town planning.

• *do we increase this?*

• Encourage and support community involvement in town projects.

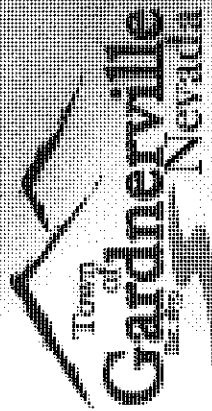
• Encourage and support community involvement in community activities.

• Encourage and support the preservation of historically and historically sensitive areas and landmarks.

• Encourage and support the private sector to improve and enhance Downtown Gardnerville.

• Encourage and support the Nevada League of Cities, Carson City, and Gardnerville.

• Encourage and support access throughout town and determine linkage opportunities in rural subdivisions.



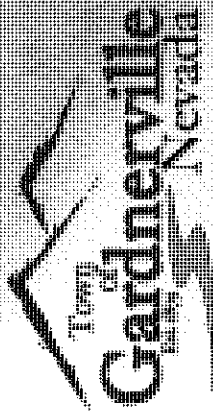
# Infrastructure that attributes to a safe and healthy community

The Town of Gardnerville is committed to providing services in a timely and efficient manner. We will continue to explore and implement all possible options for the residents and businesses of Gardnerville. We will continue to work with our partners in joint economic planning and development to ensure that our infrastructure investments are sustainable and visitors safe.

## Objectives:

- Explore and implement opportunities to plant street trees and flowers throughout Gardnerville to enhance the town's curb appeal and landscaping.
- Be proactive with maintenance activities to reduce long-term costs and preserve infrastructure in a desirable condition.
- Strive to attain a Pavement Condition Index that preserves pavement before reconstruction is necessary.
- Encourage staff to seek additional work-related training to create efficiency and improve operations.



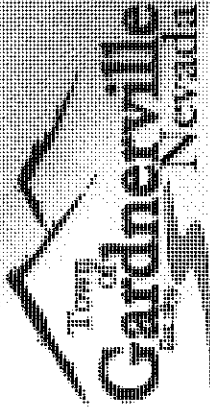


# Infrastructure that attributes to a safe and healthy community

Infrastructure is a critical component in town operations. It provides the foundation for the services and amenities that our residents and businesses rely on. Investing in infrastructure is an investment in our future.

Our infrastructure projects are designed to improve safety, reduce costs, and enhance the quality of life for our community. We are committed to providing the highest quality infrastructure services to our residents and businesses. Our infrastructure projects are designed to improve safety, reduce costs, and enhance the quality of life for our community. We are committed to providing the highest quality infrastructure services to our residents and businesses.

- **Investing in infrastructure projects that improve safety, reduce costs, and enhance the quality of life for our community.**
- **Providing the highest quality infrastructure services to our residents and businesses.**
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- **Investing in infrastructure projects that improve safety, reduce costs, and enhance the quality of life for our community.**
- **Providing the highest quality infrastructure services to our residents and businesses.**



# Government Transparency/ Efficiency/ Accountability

• Promote and implement community sound, open, accountable, and progressive

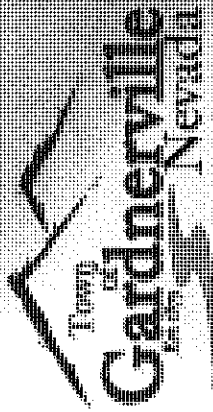
• Promote the Town's Internet presence through regular updates to the town website and in the online tax book and other

• Promote and develops working relationships with other government agencies

• Continue to seek new ways of providing services effectively and efficiently.

• Promote and develop Town Asset Management System that account for condition, asset, and location

• Develop a plan for the town's asset management system that includes maintenance, replacement, and disposal



# Government Transparency/ Efficiency/ Accountability

- Provide a public portal for all documents electronically for use by the public
- Establish a new monthly financial report allowing cost savings to the contractor
- Streamline the contract process
- Promote community involvement in fiscal planning
- Consolidate all cost center operations efficiently and effectively on streets, storm water, parks, trails and parks, and lands operations
- Provide a detailed development through multi-modal trails and providing services to residents throughout town
- Establish a portal for purchasing backhoe as opposed to renting
- Utilize a new work order system to track staff work progress and maintenance
- Enhance the current website



## WELLS BARNETT ASSOCIATES, LLC

### Planning Commission Master Plan Workshop

DATE: June 6, 2017

TO: Douglas County Planning Commission

FROM: Candace H. Stowell, AICP, Senior Associate  
Wells Barnett Associates

SUBJECT: Proposed Master Plan Map Amendment (DA 17-028) in the East Valley Community Plan from Agriculture to Receiving Area for Godecke Family Trust (APNs 1220-02-001-005, 1220-02-001-006, 1220-02-002-006, 1220-02-002-007, 1220-03-000-016, 1220-03-000-017, 1220-03-000-018, 1220-03-000-019, 1220-11-001-032).

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#### I. REQUEST

Presentation and discussion only on a request from Godecke Family Trust for a Master Plan Map Amendment from Agriculture to Receiving Area for nine (9) parcels located in the East Valley Community Plan.

The nine parcels range in size from 40.00 acres to 47.69 acres and total 373 acres. All parcels are located in the East Valley Community Plan, east of Orchard Road and south of Toler Lane. The applicant is Godecke Family Trust. Development Application (DA) 17-028.

#### II. RECOMMENDATION

Staff recommends that the Planning Commission hear a presentation on the proposed Master Plan Amendment from the Godecke Family Trust and ask any questions of the applicant or staff. This is one of 13 Master Plan amendments being considered as part of the 2016 Master Plan Update. The Planning Commission is scheduled to hold its public hearing on the Master Plan in July.

#### III. PROJECT INFORMATION

Owners/Applicant	Frank Godecke, Trustee Godecke Family Trust 1590 Godecke Lane Gardnerville, NV 89410
Owner's Representative:	Rob Anderson, P.E. R.O. Anderson Engineering 1603 Esmeralda Ave Minden, NV 89423
Location	All nine parcels are located south of Toler Lane and east of Orchard Road. The Allerman Canal is to the east.
Community Plan:	East Valley

Within Urban Service Area:	No
Current Master Plan Designation:	Agriculture
Proposed Master Plan Designation:	Receiving Area
Existing Zoning Designation:	A-19 (Agriculture – 19 acre minimum)
Proposed Zoning Designation:	A-19 (No Change)

#### **IV. BACKGROUND AND PROJECT DESCRIPTION**

The subject properties are currently vacant. The Master Plan land use designations adjacent to the properties include Receiving Area to the west, Rural Residential to the north, Rural Residential and Industrial to the east, and Agriculture to the south.

#### **V. DISCUSSION, EVALUATION, & FINDINGS**

The applicant has provided information on the justification and findings for the proposed Master Plan Amendment (see Attachment 5).

Formal recommendations will be presented by staff to the Planning Commission at the July public hearing on the 2016 Master Plan.

#### **VI. TOWN OR GID RECOMMENDATION AND PUBLIC COMMENT**

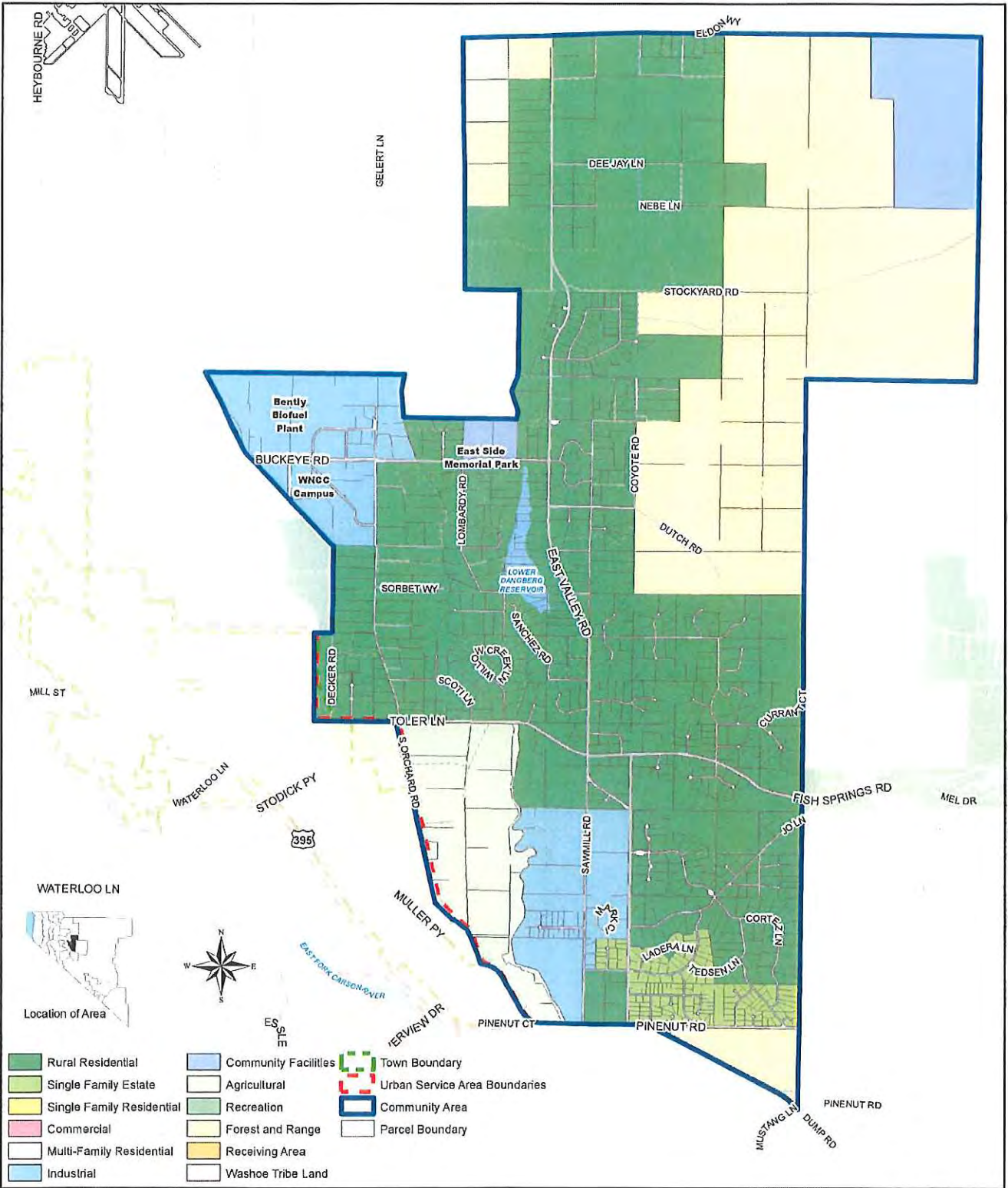
The parcels are not located within a Town or GID. One notice was mailed in May to adjacent property owners for the Planning Commission Workshop and Planning Commission Public Hearing. Any public comments will be submitted to the Planning Commission prior to the July meeting.

#### **VII. CONCLUSION**

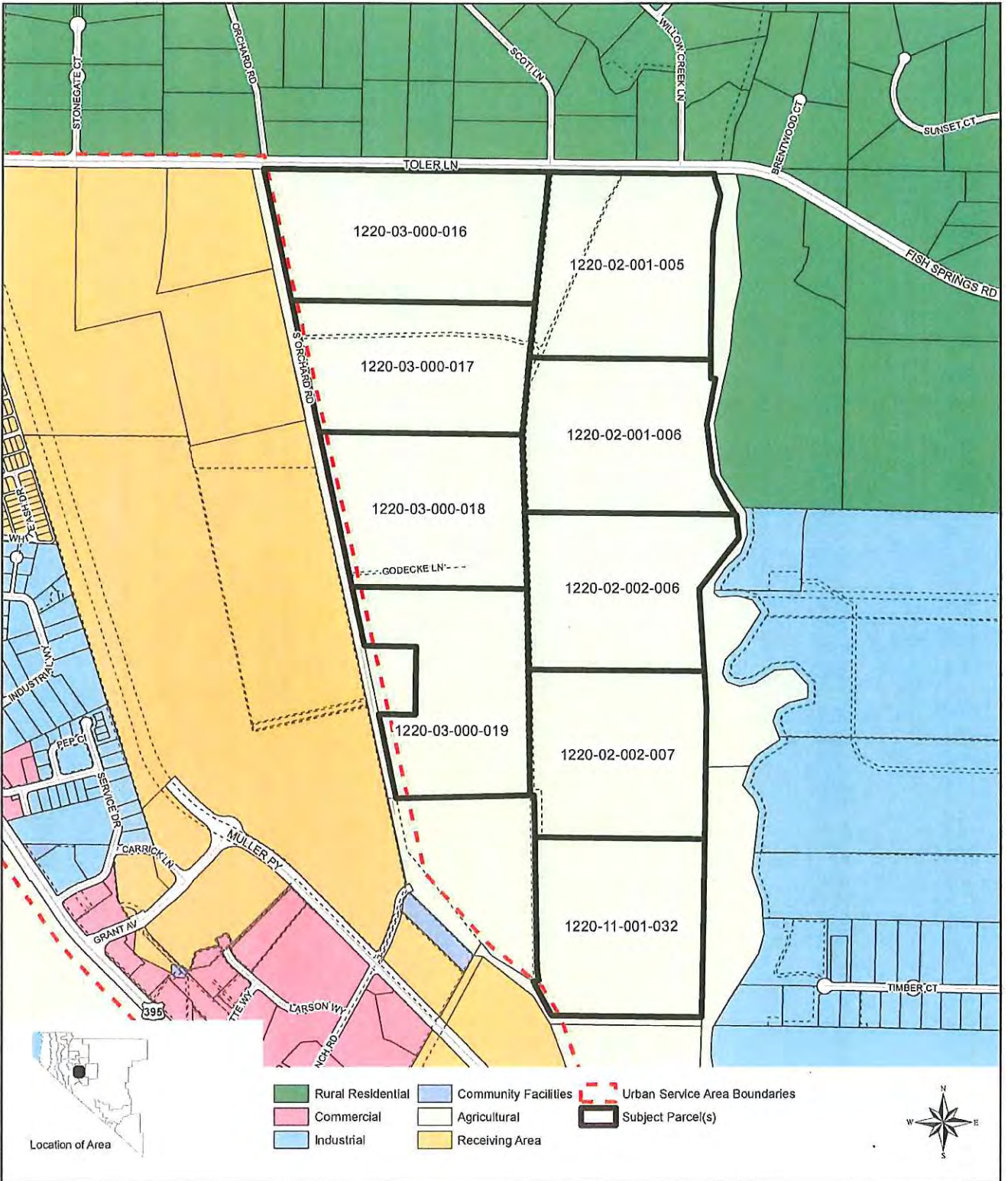
Staff recommendations will be submitted to the Planning Commission for the public hearing in July.

#### **Attachments:**

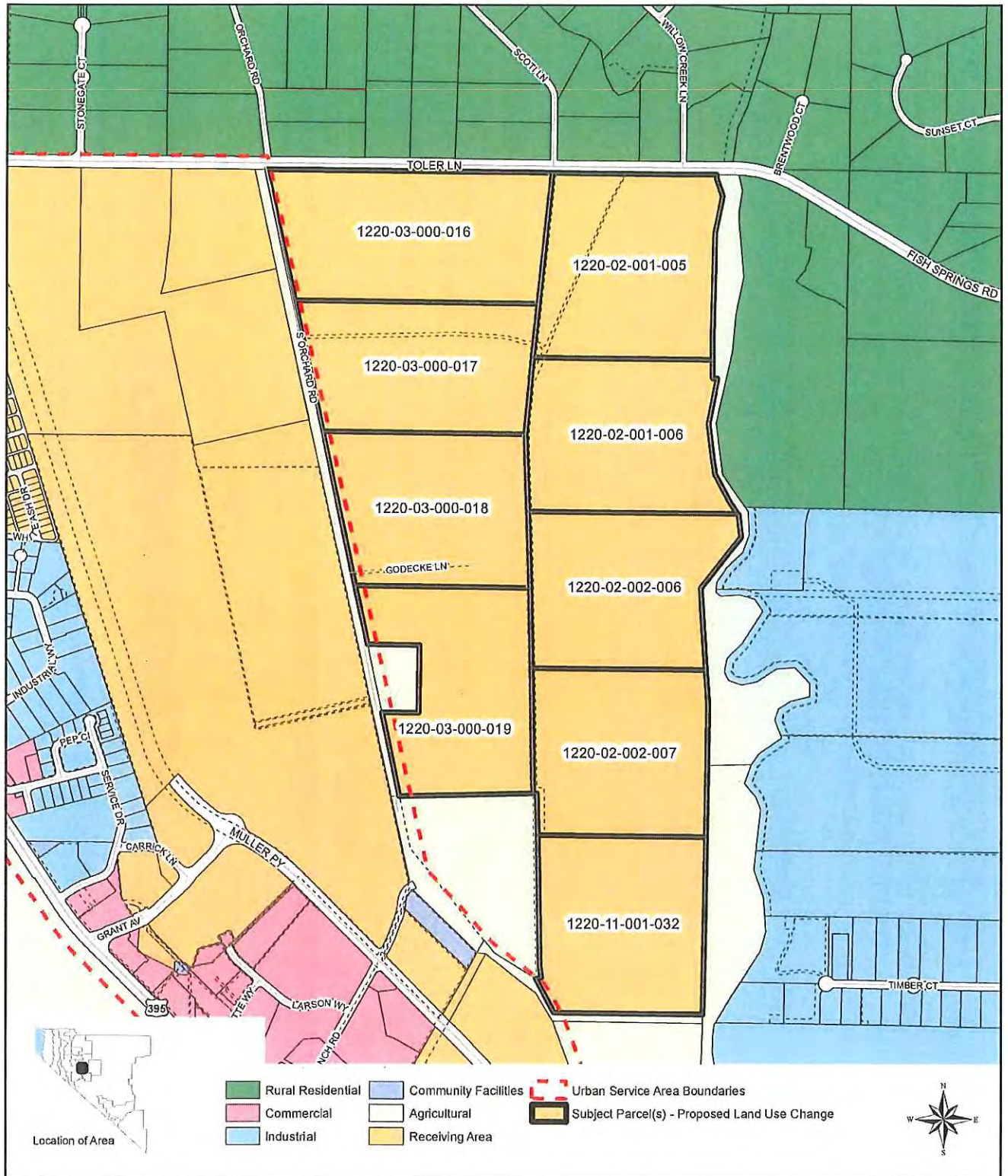
- 1) East Valley Community Plan
- 2) Current Master Plan Land Use
- 3) Proposed Master Plan Land Use
- 4) Aerial Map
- 5) Master Plan Amendment Application



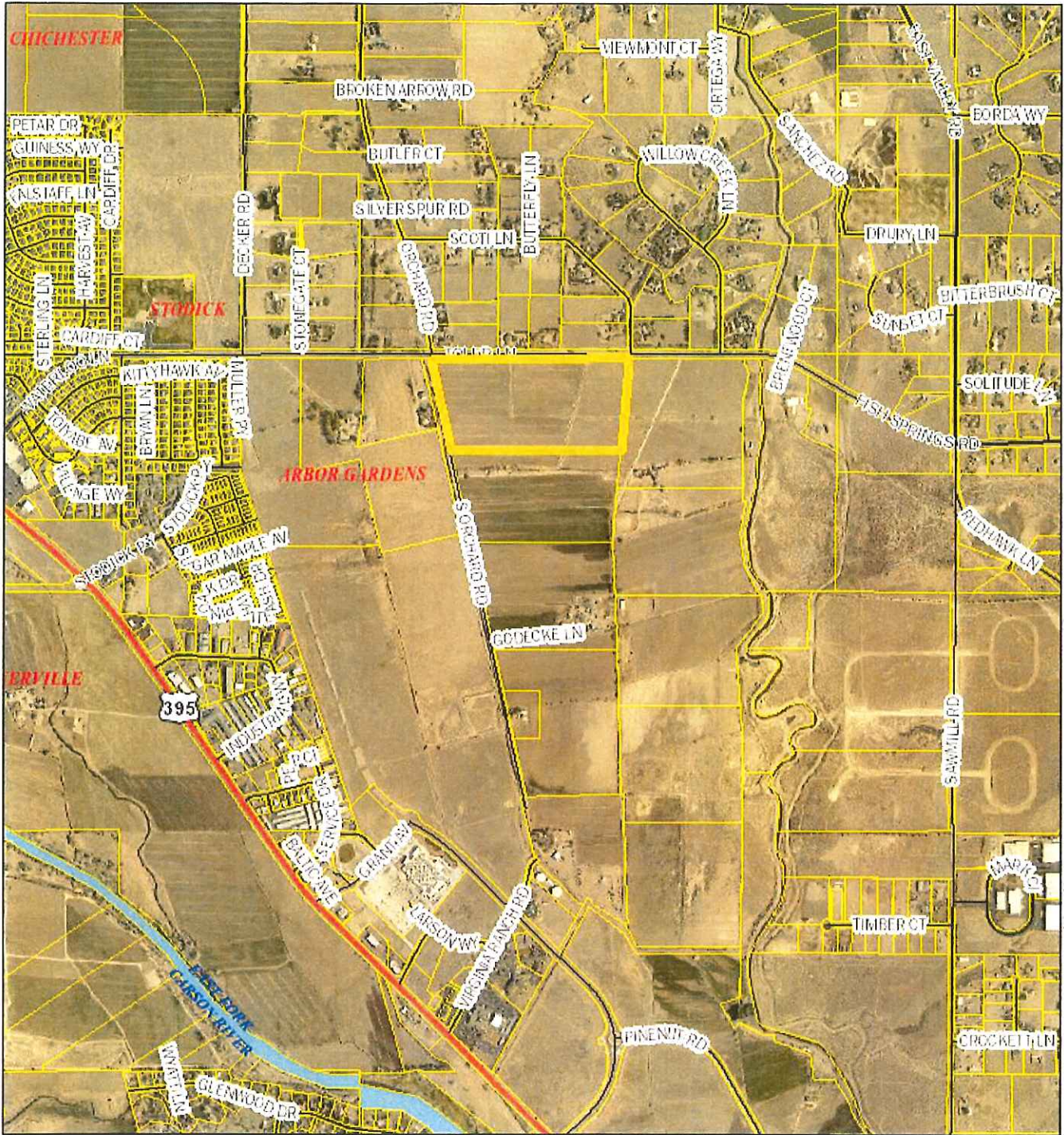
# CURRENT MASTER PLAN LAND USE



# PROPOSED MASTER PLAN LAND USE



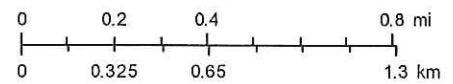




May 29, 2017

1:24,075

- Residential Neighborhoods
- Rivers
- Federal
- State
- Primary Road
- Other Roads
- Parcels



Sources: Esri, USGS, NOAA  
DCGIS 2015



August 31, 2016

Candace H. Stowell, AICP,  
Senior Associate  
WELLS BARNETT ASSOCIATES  
P.O. Box 10379  
Zephyr Cove, NV 89448

**Godecke Family Trust**

**APNs: 1220-02-001-005; 1220-02-001-006; 1220-02-002-006; 1220-02-002-007; 1220-03-000-016; 1220-03-000-017; 1220-03-000-018; 1220-03-000-019; and, 1220-11-001-032  
Request for Master Plan Map Amendment**

Dear Candace:

On behalf of our client, Godecke Family Trust, please accept this letter with the attached Application, responses and exhibits, as the Owner's formal request for a Master Plan Map Amendment from Agriculture to Receiving Area.

During your review of this information, should you have any questions or require any clarifications, I trust you will not hesitate to contact me.

Yours faithfully,

R.O. ANDERSON ENGINEERING, INC.

Robert O. Anderson, P.E., WRS, CFM  
Principal Engineer

Attachments

cc: Frank E. Godecke, Trustee



## REQUEST FOR MASTER PLAN MAP AMENDMENT July 1 - September 1, 2016

*(Revised August 11, 2016)*

Property owners may submit streamlined requests for Master Plan Map Amendments during the 2016 Update of the Douglas County Master Plan. The current 2011 Master Plan is available for review on the Douglas County web site ([www.douglascountynv.gov](http://www.douglascountynv.gov)). Requests for amendments will be evaluated as part of the update process and will be presented to the Planning Commission and Board of Commissioners during the Master Plan public hearings in 2017.

### **Master Plan Map Amendment**

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1. Are public services currently provided along the frontage of the parcel(s), such as public water, public sewer, and power?

**Response:**

Yes, public services are available within Toler Lane immediately west of the property. The properties are within the place of use of both the Gardnerville Water Company and within the Service Area of MGSD. NV Energy provides power service to the properties and Frontier provides telephone service to the properties. Both Southwest Gas and Charter have facilities within Toler Lane that could be readily extended to the property.

2. Are public services currently provided to the adjacent parcel(s)?

**Response:**

Yes, the adjacent land owners to the west of the site, Terry and Linda Jacobsen and the Virginia Ranch development are serviced by the same utility providers.

3. If the answer is no to Questions 1 and 2, where are the nearest public

services located?

**Response:** Not Applicable.

4. Explain the reason for the proposed Master Plan map amendment.

**Response:**

For more than ½-mile, the subject properties abut and are immediately adjacent to the east boundary of the Virginia Ranch Specific Plan, which is approved for both residential and commercial land uses. The property which abuts the included property on the southwest corner, is also serviced by these same public utilities and has been developed as a construction yard with some aggregate processing. As the Virginia Ranch development progresses, it is reasonable to allow greater intensity land uses on the adjacent property(ies).

Finally, for personal family estate reasons, the Trustee has a fiduciary obligation to pursue the highest and best use of the property over the long-term. It has been recognized that the opportunity to participate in the next Master Plan Update process (~2035) may preclude the Trustee's active involvement to the detriment to the family's estate.

5. Please provide a description of the proposed map change (s).

**Response:**

The request is to change the master plan designation from Agriculture to Receiving Area.

6. What is the size of the parcel(s), the future land use and current zoning for the parcel(s)?

**Response:**

The properties, consisting of 9 separate parcels, together encompass about 373 acres. Future land uses are expected to be consistent with those uses allowed within Receiving Area at the time of development. Actual land uses will be determined by market conditions at the time of development. The property is currently zoned, Agricultural, A-19.

7. Which Regional or Community Plan would be affected by the proposed map amendment?

**Response:**

Minden/Gardnerville Community Plan

8. Is the parcel(s) located within the Town of Gardnerville, Genoa, or Minden? If yes, please indicate which town.

**Response:**

The property abuts the boundary of the Town of Gardnerville.

9. Is the parcel(s) located within an Urban Service Area? \_\_\_ Yes X No

**Response:**

The property is within the Service Area of MGSD and, as noted above, has a common property line with the Urban Service Boundary for Minden/Gardnerville and is accessed by Toler Lane on the north, a county-maintained Collector Road.

10. Is the parcel(s) located within a General Improvement District? If yes, please indicate which GID.

**Response:**

No.

11. What is the address and Assessor's Parcel Number (APN) for the parcel(s)?

**Response:**

- Each of the 9 APNs are listed on the cover letter. The main address is: 1590-A Godecke Lane, Gardnerville, Nevada 89410

12. Which road(s) currently provide access to the parcel(s)?

**Response:**

Access to the property from the north is provided by Toler Lane. South Orchard Road provides access along the west side of the property.

13. Please address each of the four findings for Master Plan Amendments (Section 20.608.040 of the Douglas County Development Code), which are listed below.

- A. The proposed amendment is consistent with the policies embodied in the adopted master plan and the applicant has demonstrated the amendment promotes the overall goals and objectives of the master plan and has demonstrated a change in circumstances since the adoption of the plan that makes it appropriate to reconsider one or more of the goals and objectives of land use designations.

**Response:**

The requested master plan designation of Receiving Area is consistent with the policies in the 2011 Master Plan and the 2006 Gardnerville Plan for Prosperity. The Future Development and Receiving Areas element of the 2011 Master Plan states "There are Future Development and Receiving Areas in several Community Plans, including Agricultural, Airport, Gardnerville Ranchos, Genoa, Indian Hills/Jacks Valley, Johnson Lane, Minden/Gardnerville, and

*Topaz Ranch Estates/Holbrook Junction. The Receiving Areas provide opportunities for expansion of each Community Plan area at urban densities. It is anticipated that the density permitted by current zoning will be increased through the acquisition and transfer of development rights from Resource Lands to these areas in order to allow and to provide for the increased density. Therefore, existing zoning densities will remain and development may occur consistent with the zoning designation. Additionally, each Receiving Area will be defined further by specific detailed planning in order to accommodate the proposed increases in density. Specific densities and uses, including commercial or industrial land uses, will be established through specific planning processes. Residential densities are anticipated to be urban in nature, ranging from 2.01 to 16 units per acre." The Master Plan further states that "Receiving Areas are areas that are eligible to receive the transfer of existing residential development and residential development rights, tourist accommodation units, and commercial floor area and are located near commercial services, employment centers, public services and facilities, transit facilities, pedestrian paths, and bicycle connections. Existing zoning densities will remain and development may occur consistent with the zoning designation. Additionally, each Receiving Area will be defined further by specific detailed planning in order to accommodate the proposed increases in density. Also per the Master Plan "The establishment of additional Receiving Areas may be designated through the Master Plan Amendment process."*

The most recent changes that have occurred in the vicinity of the project site are the approvals of the Virginia Ranch Specific Plan, an agreement with Douglas County, to allow for the future development of approximately 100 acres for commercial development that abuts the property. In addition, the construction of the Walmart shopping center and the designation of the Muller Parkway as a minor arterial road, connecting Minden and Gardnerville are changes that have occurred.

- B. The proposed amendment is based on a demonstrated need for additional land to be used for the proposed use, and that the demand cannot be reasonably accommodated within the current boundaries of the area.

**Response:**

As stated in Finding A, the County's Master Plan allows for the request to establish additional Receiving Areas. The parcel is in close proximity to the Minden/Gardnerville Urban Service Boundary, and within close proximity to the South Center and the South Gateway areas described in the Town of Gardnerville's Plan for Prosperity to be an opportunistic expansion of the exiting receiving area parcels within these areas of Gardnerville. In addition this site works within the Town of Gardnerville's plan, to increase the area for their circulation concept of Stodick Parkway and Virginia Ranch Road, Muller Parkway and Pinenut Road to access mixed use development at the South-Central Circulation area and the South Gateway Area of Gardnerville.

Undeveloped land in the Minden-Gardnerville community consists mostly of lands which are irrigated agricultural lands designated as receiving areas and parcels available for infill projects. Agricultural lands in the community account for 26 percent of the total land area. With this request it would increase the

receiving areas that would be available to develop multi-family residential projects as per MG Policy 1.12 Multi-family residential projects shall be located within the urban service and receiving areas of Minden and Gardnerville. Multi-family residential projects shall be located within a reasonable proximity to major roadways, commercial centers, emergency services, schools, pedestrian trails, and other urban services.

LU Policy 3.5 Douglas County shall allow higher densities than shown in the land use plan in Receiving Areas provided there are significant densities being transferred from the Sending Areas and the development character is consistent with the overall residential area where the project is proposed. For some communities, the Land Use Map includes areas identified as "Future Development and Receiving Areas." The land use mapped within these areas anticipates the transfer of development rights from resource lands. The process for such transfers is described in the Master Plan's Growth Management Element. These areas are to be planned in detail for varying densities of urban uses based upon further community review and through a planning process in cooperation with the Towns, General Improvement Districts, landowners, and Douglas County.

- C. The proposed amendment would not materially affect the availability, adequacy, or level of service of any public improvement serving people outside of the applicant's property and will not be inconsistent with the adequate public facilities policies contained in chapter 20.100 of this title.

**Response:**

The site is located just east of the Urban Service Area of Minden/Gardnerville that is along Orchard Road and is bordered to the north by Toler Lane. The site is a logical expansion of the urban service boundary that could receive water from the Town and sanitary sewer services from Minden Gardnerville Sanitation District (MGSD). Future development could be provided by the Town of Gardnerville for roads maintenance and water disposal services if the urban boundary were to expand logically in the easterly direction.

- D. The proposed amendment is compatible with the actual and master planned use of the adjacent properties and reflects a logical change to the boundaries of the area in that it allows infrastructure to be extended in efficient increments and patterns, it creates a perceivable community edge as strong as the one it replaces, and it maintains relatively compact development patterns.

**Response:**

The project site is at the corner of Orchard Road and Toler Lane. It is bordered on the east by the Allerman Canal. The parcel is within walking distance to schools, commercial and other urban services, because it is just east of the boundary. Changing the master plan designation for agricultural to receiving area allows the parcel to be available for growth management per the town's Plan for Prosperity and the Master Policies MG 1.12 MG Policy 1.12 Multi-family residential projects shall be located within the urban service and receiving areas of Minden and Gardnerville. Multi-family residential projects shall be located within a reasonable proximity to major roadways, commercial centers, emergency services, schools, pedestrian trails, and other urban services, and

LU Policy 3.5 Douglas County shall allow higher densities than shown in the land use plan in Receiving Areas provided there are significant densities being transferred from the Sending Areas and the development character is consistent with the overall residential area where the project is proposed. For some communities, the Land Use Map includes areas identified as "Future Development and Receiving Areas." The land use mapped within these areas anticipates the transfer of development rights from resource lands. The process for such transfers is described in the Master Plan's Growth Management Element. These areas are to be planned in detail for varying densities of urban uses based upon further community review and through a planning process in cooperation with the Towns, General Improvement Districts, landowners, and Douglas County.

14. If a Zoning Map Amendment is also requested, please address each of the three findings for Zoning Map Amendments (Section 20.610.050 of the Douglas County Development Code), which are listed below.
- A. That the proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan;
  - B. That the proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title;
  - C. That the proposed amendment is compatible with the actual and master planned use of the adjacent properties; and,

**Response:** A zoning map amendment is not being requested with this application.

**Contact Information**

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**Owner:**

Contact Name: <a href="#">Frank Godecke, Trustees</a>
Company: <a href="#">Godecke Family Trust</a>
Address: <a href="#">1590 Godecke Lane</a>
City/State/Zip: <a href="#">Gardnerville, NV 89410</a>
Phone: <a href="#">(775) 790-0163</a>
Email: <a href="mailto:frankgodecke@yahoo.com">frankgodecke@yahoo.com</a>

**Owner's Representative/Applicant:**

Contact Name: <a href="#">Robert Anderson, Principal Engineer</a>
Company: <a href="#">R.O. Anderson Engineering, Inc.</a>
Address: <a href="#">1603 Esmeralda Avenue</a>
City/State/Zip: <a href="#">Minden/NV/89423</a>
Phone: <a href="#">(775) 782-2322</a>
Email: <a href="mailto:randerson@roanderson.com">randerson@roanderson.com</a>



**LETTER OF AUTHORIZATION**

This letter shall serve to notify and verify that I/we am/are the legal owner(s) of the property being considered under this application and do hereby authorize the above representative to file and represent my/our interest in this application.

I/we am/are the legal owner(s) of said property; have read the foregoing Letter of Authorization and know the contents thereof; and so hereby certify (or declare) under penalty of perjury under the laws of the State of Nevada that the information contained in this application is true and correct.

**Where to submit request form:**

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This form as well as any attachments should be submitted to Candace H. Stowell, AICP, Wells Barnett Associates, at [Candace@wbaplanning.com](mailto:Candace@wbaplanning.com) no later than 5:00 p.m. on September 1.

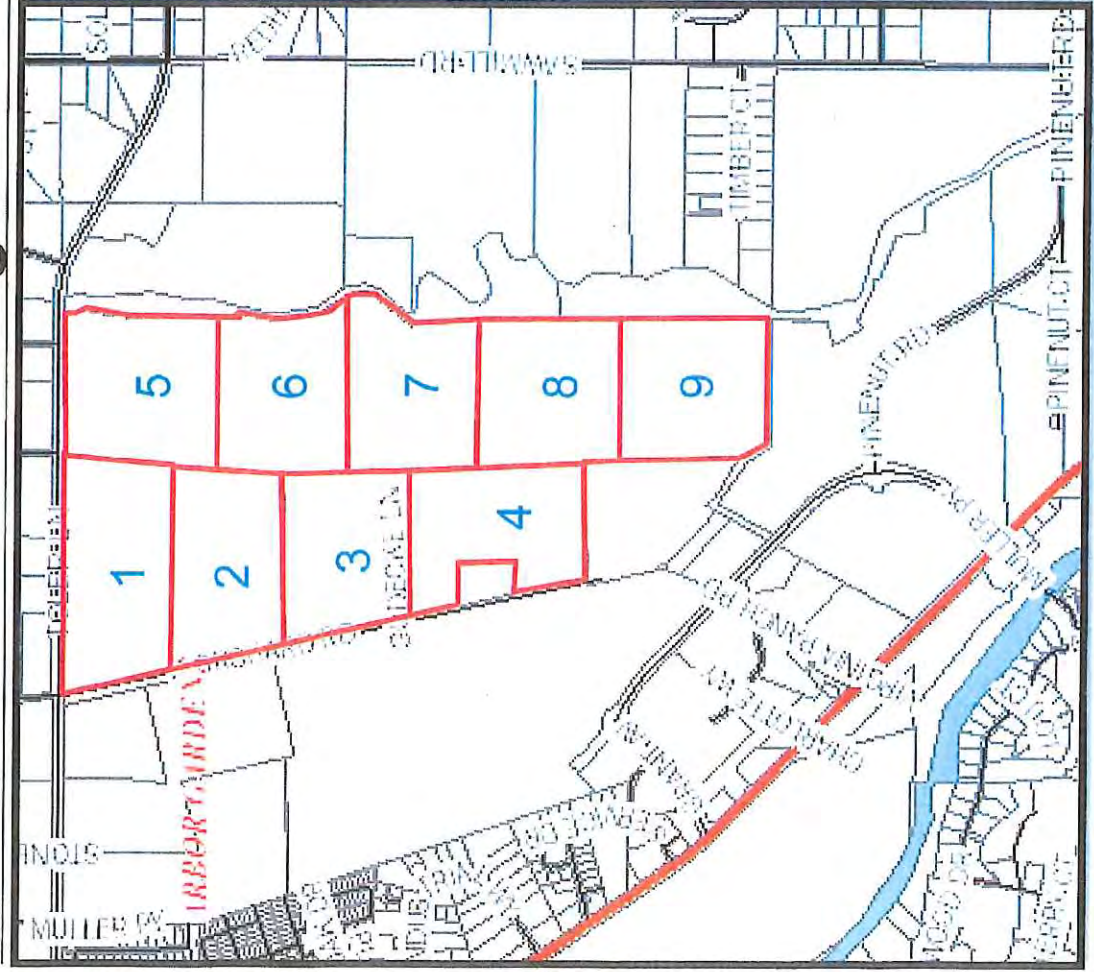
For any questions, please contact Candace at 775-580-7478 or by email at [Candace@wbaplanning.com](mailto:Candace@wbaplanning.com)



# GODECKE FAMILY TRUST ET AL

## Request for a Master Plan Amendment

### from Agriculture to Receiving Area



#### Subject Parcels

1. APN 1220-03-000-016  
(47.69 Acres)
2. APN 1220-03-000-017  
(40.02 Acres)
3. APN 1220-03-000-018  
(40.1 Acres)
4. APN 1220-03-000-019  
(40 Acres)
5. APN 1220-02-001-005  
(44.61 Acres)
6. APN 1220-02-001-006  
(40.01 Acres)
7. APN 1220-02-002-006  
(40 Acres)
8. APN 1220-02-002-007  
(40 Acres)
9. APN 1220-11-001-032  
(40 Acres)

Total: 372.43 Acres

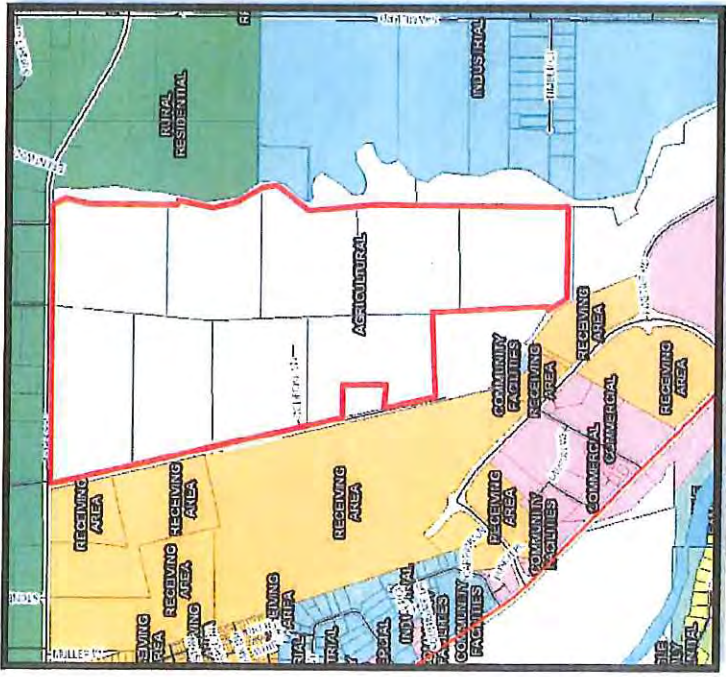
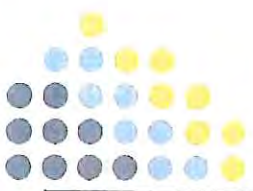
**RO** Anderson



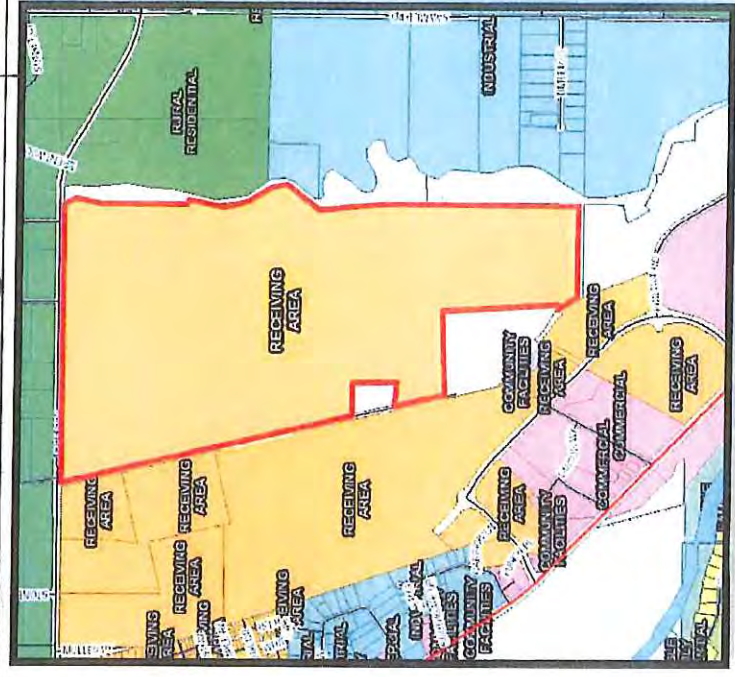
# GODECKE FAMILY TRUST ET AL

## Request for a Master Plan Amendment

### from Agriculture to Receiving Area



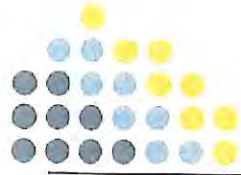
Existing Master Plan Designation:  
Agricultural



Proposed Master Plan Designation:  
Receiving Area

**Legend**

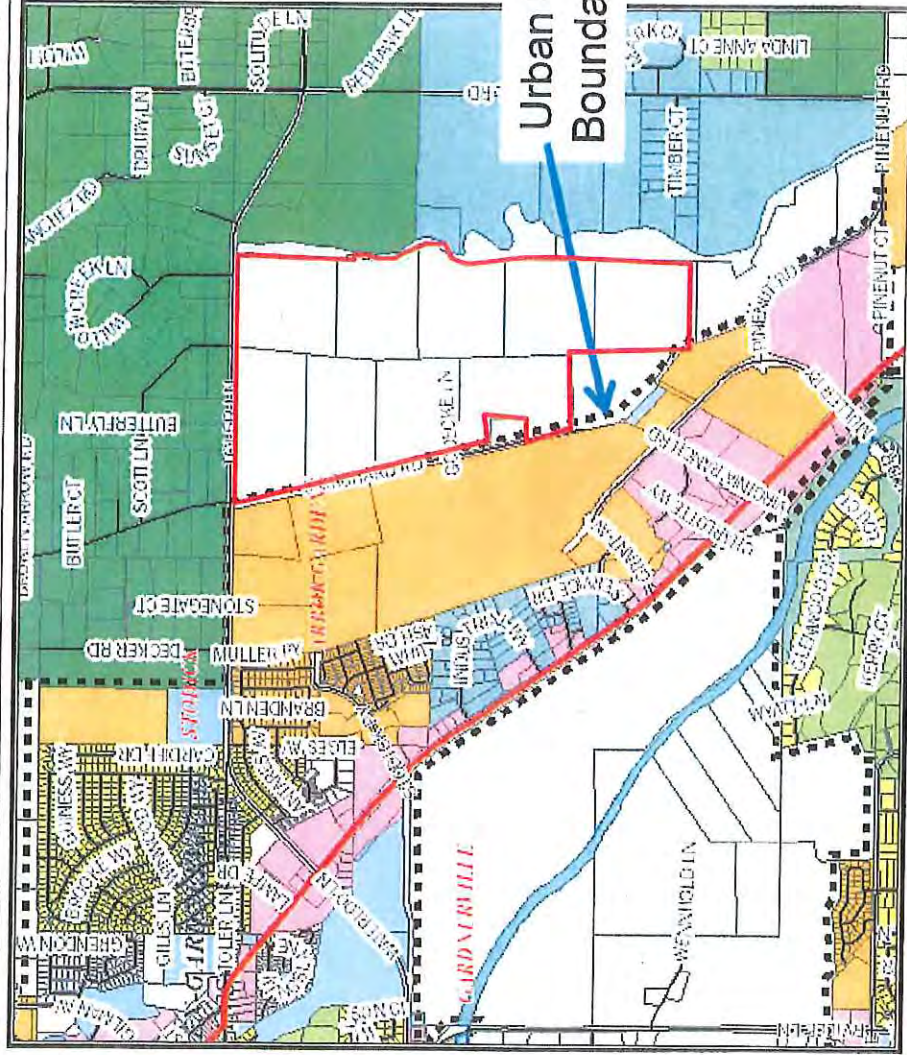
-  Receiving Area
-  Rural Residential
-  Agricultural
-  Commercial
-  Industrial



# GODECKE FAMILY TRUST ET AL

## Minden/Gardnerville

### Urban Service Area Boundary



RO Anderson



## WELLS BARNETT ASSOCIATES, LLC

### Planning Commission Master Plan Workshop

DATE: June 6, 2017

TO: Douglas County Planning Commission

FROM: Candace H. Stowell, AICP, Senior Associate  
Wells Barnett Associates

SUBJECT: Proposed Master Plan Map Amendment (DA 17-028) in the East Valley Community Plan from Agriculture to Receiving Area for Curtis Family Trust. 1201 S. Orchard Road (APN 1220-10-501-010).

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#### I. REQUEST

Presentation and discussion only on a request from Curtis Family Trust for a Master Plan Map Amendment from Agriculture to Receiving Area in the East Valley Community Plan.

The parcel is 26.28 acres (APN 1220-10-501-010) and is located at 1201 S. Orchard Rd. The applicant is Curtis Family Trust. Development Application (DA) 17-028.

#### II. RECOMMENDATION

Staff recommends that the Planning Commission hear a presentation on the proposed Master Plan Amendment from the Curtis Family Trust and ask any questions of the applicant or staff. This is one of 13 Master Plan amendments being considered as part of the 2016 Master Plan Update. The Planning Commission is scheduled to hold its public hearing on the Master Plan in July.

#### III. PROJECT INFORMATION

Owners/Applicant	Brent or Jeannie Curtis, Trustees Curtis Family Trust P.O. Box 2911 Minden, NV 89423
Owner's Representative	Robert Anderson, P.E. R.O. Anderson Engineering, Inc. 1603 Esmeralda Ave. Minden, NV 89423
Location	The parcel is located at 1201 S. Orchard Rd. parcels before connecting to Fremont Street.
Community Plan:	East Valley
Within Urban Service Area:	No
Current Master Plan Designation:	Agriculture

Proposed Master Plan Designation: Receiving Area  
Existing Zoning Designation: A-19 (Agriculture – 19 acre)  
Proposed Zoning Designation: A-19 (No Change)

#### **IV. BACKGROUND AND PROJECT DESCRIPTION**

The subject property is currently used for a construction business under a Special Use Permit (Curtis & Sons). The Master Plan land use designations adjacent to the properties include Agriculture to the north and east, and receiving area to the south and west. The property is also bordered to west by Community Facility land use for the Gardnerville Water Company.

#### **V. DISCUSSION, EVALUATION, & FINDINGS**

The applicant has provided information on the justification and findings for the proposed Master Plan Amendment (see Attachment 5).

Formal recommendations will be presented by staff to the Planning Commission at the July public hearing on the 2016 Master Plan.

#### **VI. TOWN OR GID RECOMMENDATION AND PUBLIC COMMENT**

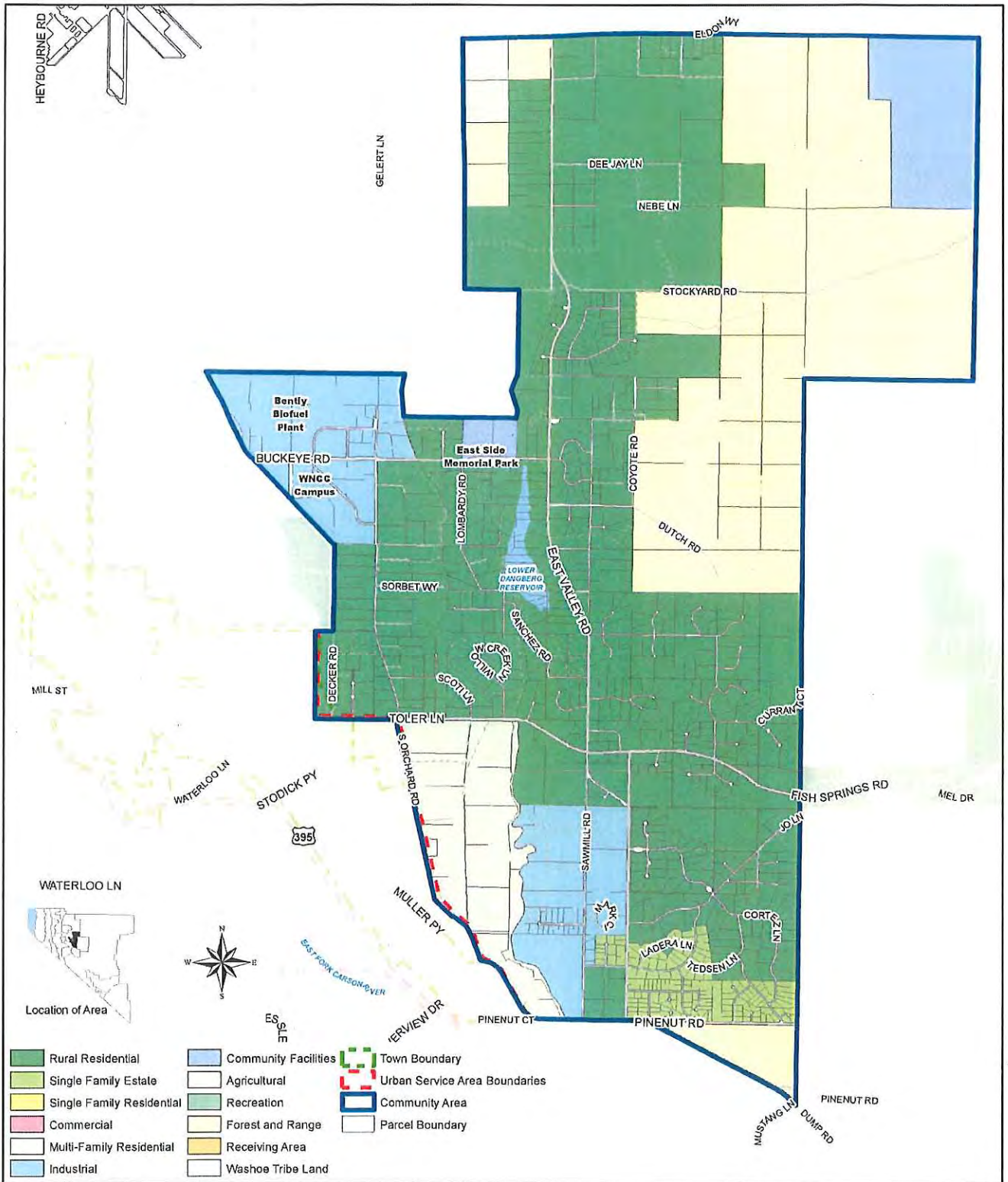
The parcel is not located within a Town or GID. One notice was mailed in May to adjacent property owners for the Planning Commission Workshop and Planning Commission Public Hearing. Any public comments will be submitted to the Planning Commission prior to the July meeting.

#### **VII. CONCLUSION**

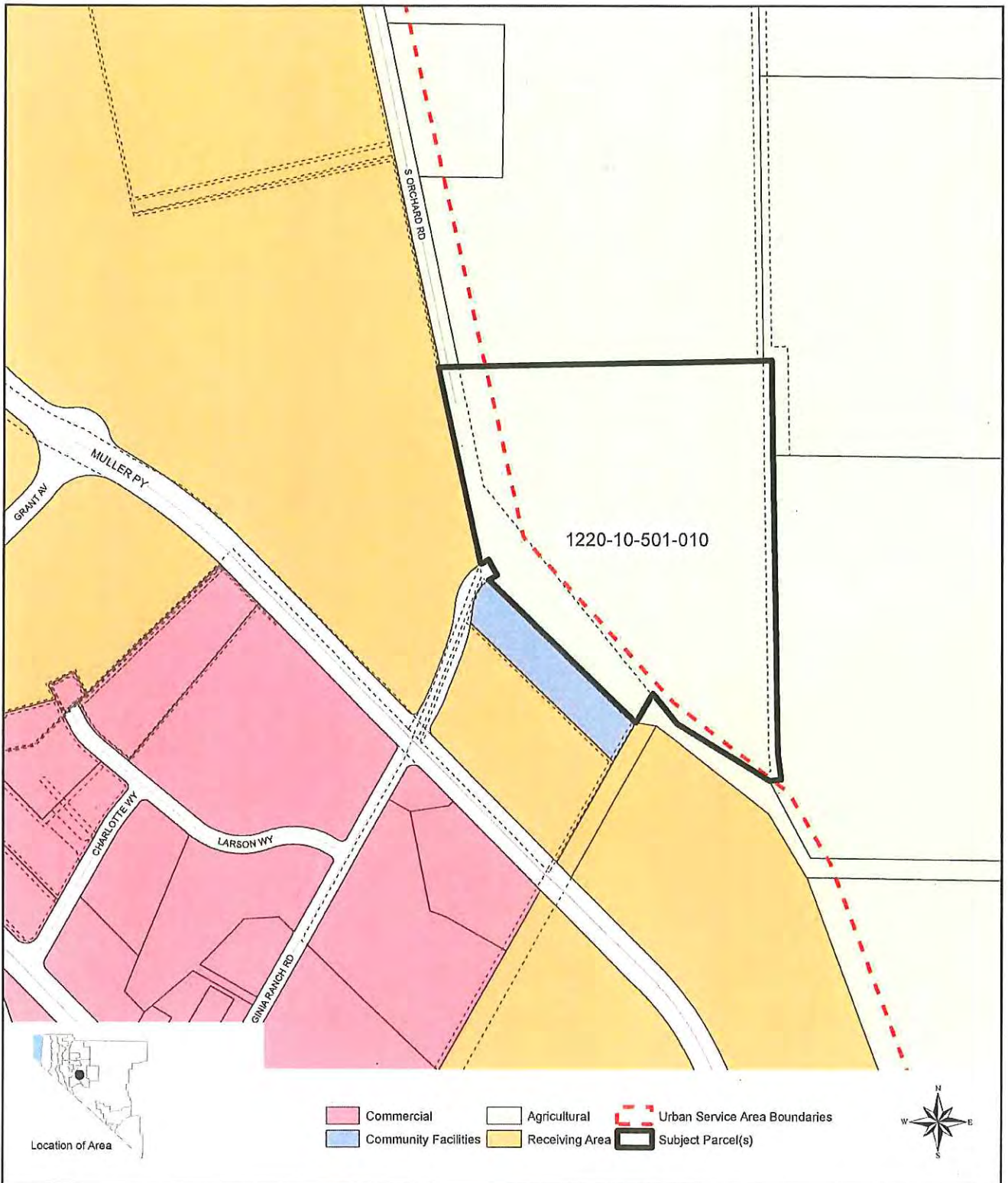
Staff recommendations will be submitted to the Planning Commission for the public hearing in July.

Attachments:

- 1) East Valley Community Plan
- 2) Current Master Plan Land Use
- 3) Proposed Master Plan Land Use
- 4) Aerial Map
- 5) Master Plan Amendment Application

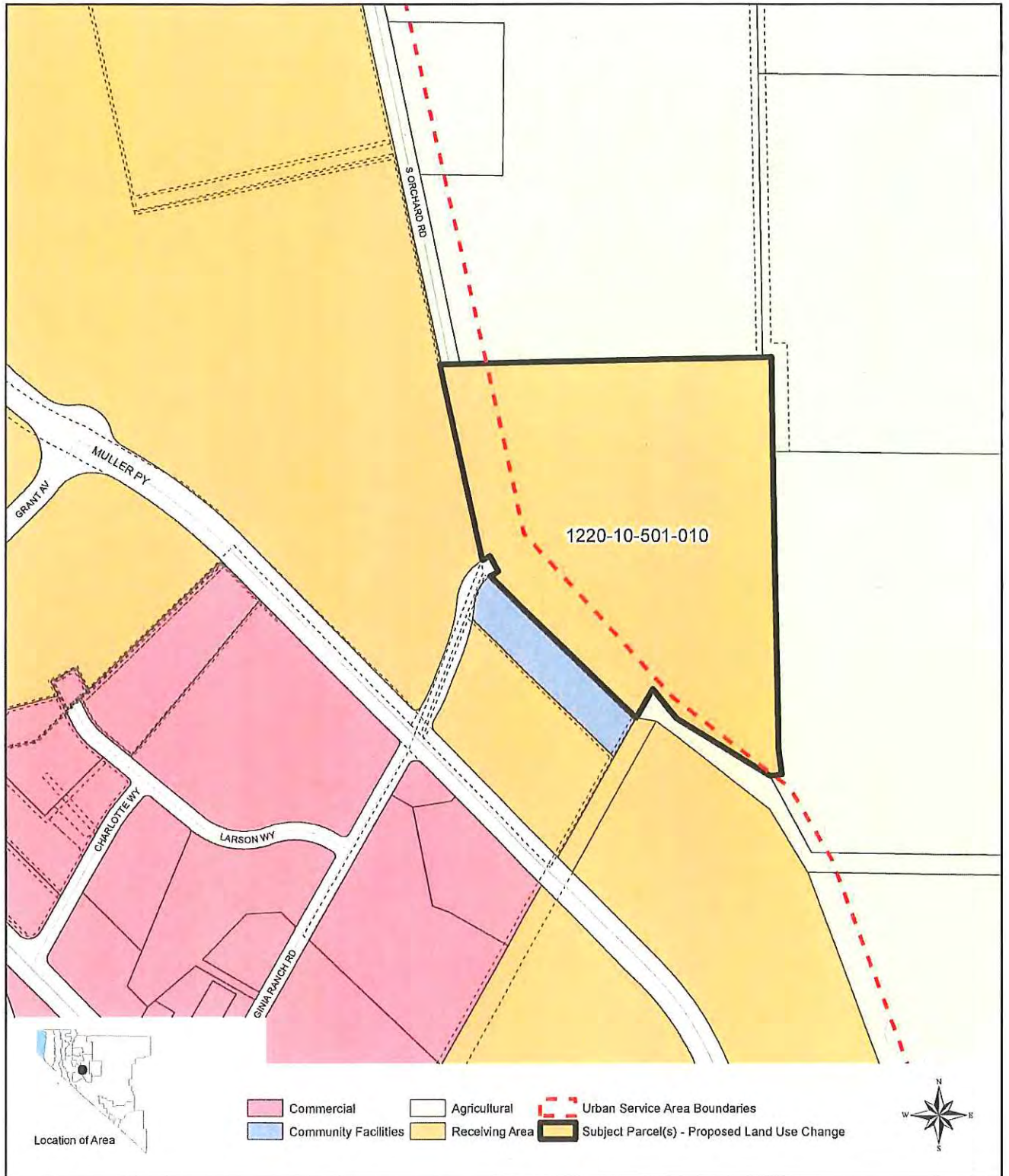


# CURRENT MASTER PLAN LAND USE





# PROPOSED MASTER PLAN LAND USE

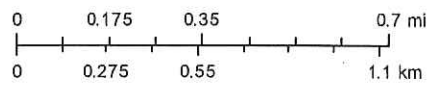




May 29, 2017

1:21,028

- Residential Neighborhoods
- Rivers
- Federal
- State
- Primary Road
- Other Roads
- Parcels



Sources: Esri, USGS, NOAA  
DCGIS 2015



August 31, 2016

Candace H. Stowell, AICP,  
Senior Associate  
WELLS BARNETT ASSOCIATES  
P.O. Box 10379  
Zephyr Cove, NV 89448

**Curtis Family Trust, APN 1220-10-501-010  
Request for Master Plan Map Amendment**

Dear Candace:

On behalf of our client, Curtis Family Trust, please accept this letter with the attached Application, responses and exhibits, as the Owner's formal request for a Master Plan Map Amendment from Agriculture to Receiving Area.

During your review of this information, should you have any questions or require any clarifications, I trust you will not hesitate to contact me.

Yours faithfully,

R.O.ANDERSON ENGINEERING, INC.

Robert O. Anderson, P.E., WRS, CFM  
Principal Engineer

Attachments

cc: Brent and Jeannie Curtis, Trustees



**REQUEST FOR MASTER PLAN MAP AMENDMENT**  
**July 1 - September 1, 2016**

*(Revised August 11, 2016)*

Property owners may submit streamlined requests for Master Plan Map Amendments during the 2016 Update of the Douglas County Master Plan. The current 2011 Master Plan is available for review on the Douglas County web site ([www.douglascountynv.gov](http://www.douglascountynv.gov)). Requests for amendments will be evaluated as part of the update process and will be presented to the Planning Commission and Board of Commissioners during the Master Plan public hearings in 2017.

**Master Plan Map Amendment**

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1. Are public services currently provided along the frontage of the parcel(s), such as public water, public sewer, and power?

***Response:***

Yes, public services are available at the subject parcel. Water service is provided by the Gardnerville Water Company; sewer collection service is provided by MGSD; power is supplied by NV Energy; natural gas service is provided by Southwest Gas Corporation; phone service is provided by Frontier and cable services are available from Charter.

2. Are public services currently provided to the adjacent parcel(s)?

***Response:***

Yes, the adjacent land owners to the west of the site, Gardnerville Water Company and what is the Virginia Ranch Specific Plan, both are serviced by the same utility providers.

3. If the answer is no to Questions 1 and 2, where are the nearest public services located?

**Response:** Not Applicable.

4. Explain the reason for the proposed Master Plan map amendment.

**Response:**

The subject property abuts and is immediately adjacent to the Virginia Ranch Specific Plan, which is approved for both residential and commercial land uses. The other adjacent owner, Gardnerville Water Company, has developed its property to accommodate facilities needed to serve its community water system requirements. The Curtis Family Trust has owned this property and, under the terms of an approved Special Use Permit, have operated the family's business (Curtis and Sons) from this site for numerous years. As the Virginia Ranch development progresses, it is reasonable to allow greater intensity land uses on the adjacent property(ies). Furthermore, the property has not been used for and is not viable for agricultural purposes at this time.

5. Please provide a description of the proposed map change (s).

**Response:**

The request is to change the master plan designation from Agriculture to Receiving Area.

6. What is the size of the parcel(s), the future land use and current zoning for the parcel(s)?

**Response:**

The property, APN 1220-10-501-010, is about 26.3 acres in size. The future land use will be consistent with those uses allowed within Receiving Area at the time of development and will be determined by market conditions at that time. The property is currently zoned, Agricultural, A-19.

7. Which Regional or Community Plan would be affected by the proposed map amendment?

**Response:**

Minden/Gardnerville Community Plan

8. Is the parcel(s) located within the Town of Gardnerville, Genoa, or Minden? If yes, please indicate which town.

**Response:**

The property abuts the boundary of the Town of Gardnerville but is not within the Town.

9. Is the parcel(s) located within an Urban Service Area? \_\_\_ Yes X \_\_\_ No

**Response:**

The property is within the Service Area of MGSD and is provided water service by the Gardnerville Water Company. Furthermore, the property abuts the Urban Service Area boundary of this portion of Carson Valley and is provided access from Virginia Ranch Road. However, while the property is served by each available urban service, it is not currently located within the Minden/Gardnerville Urban Service Area.

10. Is the parcel(s) located within a General Improvement District? If yes, please indicate which GID.

**Response:**

No.

11. What is the address and Assessor's Parcel Number (APN) for the parcel(s)?

**Response:**

- 1220-10-501-010: 1201 S. Orchard Road, Gardnerville, Nevada 89410

12. Which road(s) currently provide access to the parcel(s)?

**Response:**

Access to the property from the west is provide by Virginia Ranch Road and South Orchard Road affords access to the site from the north.

13. Please address each of the four findings for Master Plan Amendments (Section 20.608.040 of the Douglas County Development Code), which are listed below.

- A. The proposed amendment is consistent with the policies embodied in the adopted master plan and the applicant has demonstrated the amendment promotes the overall goals and objectives of the master plan and has demonstrated a change in circumstances since the adoption of the plan that makes it appropriate to reconsider one or more of the goals and objectives of land use designations.

**Response:**

The requested master plan designation of Receiving Area is consistent with the policies in the 2011 Master Plan and the 2006 Gardnerville Plan for Prosperity. The Future Development and Receiving Areas element of the 2011 Master Plan states "There are Future Development and Receiving Areas in several Community Plans, including Agricultural, Airport, Gardnerville Ranchos, Genoa, Indian Hills/Jacks Valley, Johnson Lane, Minden/Gardnerville, and Topaz Ranch Estates/Holbrook Junction. The Receiving Areas provide opportunities for expansion of each Community Plan area at urban densities.

*It is anticipated that the density permitted by current zoning will be increased through the acquisition and transfer of development rights from Resource Lands to these areas in order to allow and to provide for the increased density. Therefore, existing zoning densities will remain and development may occur consistent with the zoning designation. Additionally, each Receiving Area will be defined further by specific detailed planning in order to accommodate the proposed increases in density. Specific densities and uses, including commercial or industrial land uses, will be established through specific planning processes. Residential densities are anticipated to be urban in nature, ranging from 2.01 to 16 units per acre.”* The Master Plan further states that “*Receiving Areas are areas that are eligible to receive the transfer of existing residential development and residential development rights, tourist accommodation units, and commercial floor area and are located near commercial services, employment centers, public services and facilities, transit facilities, pedestrian paths, and bicycle connections. Existing zoning densities will remain and development may occur consistent with the zoning designation. Additionally, each Receiving Area will be defined further by specific detailed planning in order to accommodate the proposed increases in density. Also per the Master Plan “The establishment of additional Receiving Areas may be designated through the Master Plan Amendment process.”* The most recent changes that have occurred in the vicinity of the project site are the approvals of the Virginia Ranch Specific Plan, and an agreement with Douglas County, to allow for the future development of approximately 100 acres for commercial development that abuts the property. In addition, the construction of the Walmart shopping center and the designation of the Muller Parkway as a minor arterial road, connecting Minden and Gardnerville are changes that have occurred.

- B. The proposed amendment is based on a demonstrated need for additional land to be used for the proposed use, and that the demand cannot be reasonably accommodated within the current boundaries of the area.

**Response:**

As stated in Finding A, the County's Master Plan allows for the request to establish additional Receiving Areas. The parcel is in close proximity to the Minden/ Gardnerville Urban Service Boundary, and within close proximity to the South Gateway area described in the Town of Gardnerville's Plan for Prosperity to be an opportunistic expansion of the existing receiving area parcels within this area of the Gateway. In addition this site works within the Town of Gardnerville's plan, to increase the area for their circulation concept of Virginia Ranch Road, Muller Parkway and Pinenut Road to access mixed use development at the South Gateway Area of Gardnerville.

Undeveloped land in the Minden-Gardnerville community consists mostly of lands which are irrigated agricultural lands designated as receiving areas and parcels available for infill projects. Agricultural lands in the community account for 26 percent of the total land area. MG Policy 1.12 Multi-family residential projects shall be located within the urban service and receiving areas of Minden and Gardnerville. Multi-family residential projects shall be located

within a reasonable proximity to major roadways, commercial centers, emergency services, schools, pedestrian trails, and other urban services.

LU Policy 3.5 Douglas County shall allow higher densities than shown in the land use plan in Receiving Areas provided there are significant densities being transferred from the Sending Areas and the development character is consistent with the overall residential area where the project is proposed.

For some communities, the Land Use Map includes areas identified as "Future Development and Receiving Areas." The land use mapped within these areas anticipates the transfer of development rights from resource lands. The process for such transfers is described in the Master Plan's Growth Management Element. These areas are to be planned in detail for varying densities of urban uses based upon further community review and through a planning process in cooperation with the Towns, General Improvement Districts, landowners, and Douglas County.

- C. The proposed amendment would not materially affect the availability, adequacy, or level of service of any public improvement serving people outside of the applicant's property and will not be inconsistent with the adequate public facilities policies contained in chapter 20.100 of this title.

**Response:**

The site is located right next to the Urban Service Area of Minden/Gardnerville along Orchard Road and in close proximity to the Muller Parkway that has public improvements, such as sewer and water, public street, curb, sidewalk and commercial amenities within walking distance and a short drive to the U.S. Hwy 395. The site is a logical expansion of the urban service boundary that could receive water from the Town and sanitary sewer services from Minden Gardnerville Sanitation District (MGSD). Future development could be provided by the Town of Gardnerville for roads maintenance and water disposal services if the urban boundary were to expand logically in the easterly direction.

- D. The proposed amendment is compatible with the actual and master planned use of the adjacent properties and reflects a logical change to the boundaries of the area in that it allows infrastructure to be extended in efficient increments and patterns, it creates a perceivable community edge as strong as the one it replaces, and it maintains relatively compact development patterns.

**Response:**

The project site is bordered on the west with Orchard Rd. and is within close proximity to the intersection of Muller Parkway and Pinenut Road. There are commercial businesses, medical facilities within walking distance to U.S. Highway 395. The site is a logical expansion of the urban service boundary of the Town of Gardnerville.

14. If a Zoning Map Amendment is also requested, please address each of the three findings for Zoning Map Amendments (Section 20.610.050 of the Douglas County Development Code), which are listed below.

- A. That the proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the



- land use plan;
- B. That the proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title;
  - C. That the proposed amendment is compatible with the actual and master planned use of the adjacent properties; and,

**Response:** A zoning map amendment is not being requested with this application.

**Contact Information**

---

**Owner:**

Contact Name: <a href="#">Brent or Jeannie Curtis, Trustees</a>
Company: <a href="#">Curtis Family Trust</a>
Address: <a href="#">P.O. Box 2911</a>
City/State/Zip: <a href="#">Minden, NV 89423</a>
Phone: <a href="#">(775)</a>
Email:

**Owner's Representative/Applicant:**

Contact Name: <a href="#">Robert Anderson, Principal Engineer</a>
Company: <a href="#">R.O. Anderson Engineering, Inc.</a>
Address: <a href="#">1603 Esmeralda Avenue</a>
City/State/Zip: <a href="#">Minden/NV/89423</a>
Phone: <a href="#">(775) 782-2322</a>
Email: <a href="mailto:randerson@roanderson.com">randerson@roanderson.com</a>

**LETTER OF AUTHORIZATION**

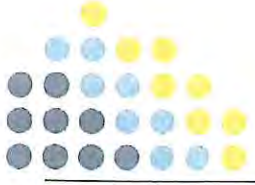
This letter shall serve to notify and verify that I/we am/are the legal owner(s) of the property being considered under this application and do hereby authorize the above representative to file and represent my/our interest in this application.  
I/we am/are the legal owner(s) of said property; have read the foregoing Letter of Authorization and know the contents thereof; and so hereby certify (or declare) under penalty of perjury under the laws of the State of Nevada that the information contained in this application is true and correct.

**Where to submit request form:**

---

This form as well as any attachments should be submitted to Candace H. Stowell, AICP, Wells Barnett Associates, at [Candace@wbaplanning.com](mailto:Candace@wbaplanning.com) no later than 5:00 p.m. on September 1.

For any questions, please contact Candace at 775-580-7478 or by email at [Candace@wbaplanning.com](mailto:Candace@wbaplanning.com)



# CURTIS FAMILY TRUST

## Request for a Master Plan Amendment from Agriculture to Receiving Area

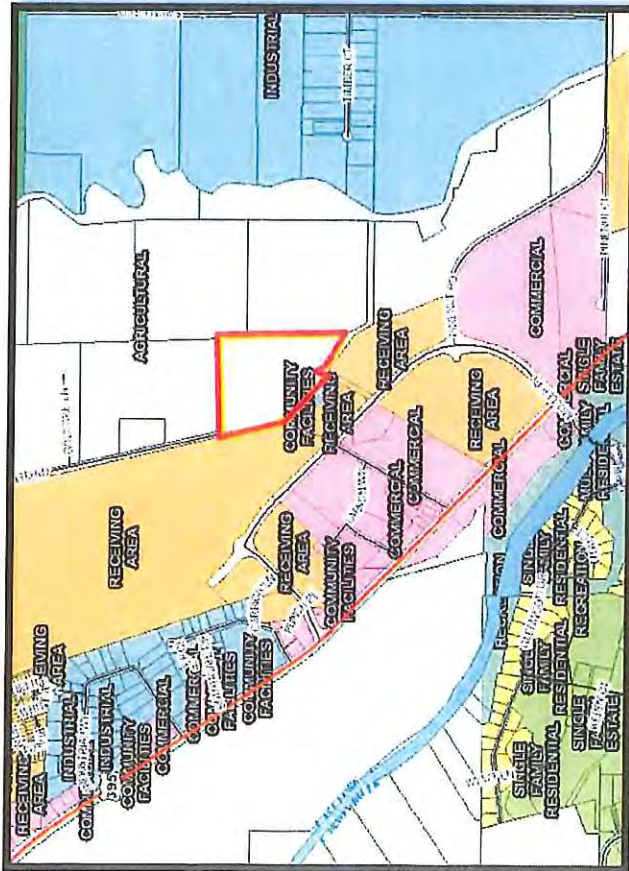


RO Anderson

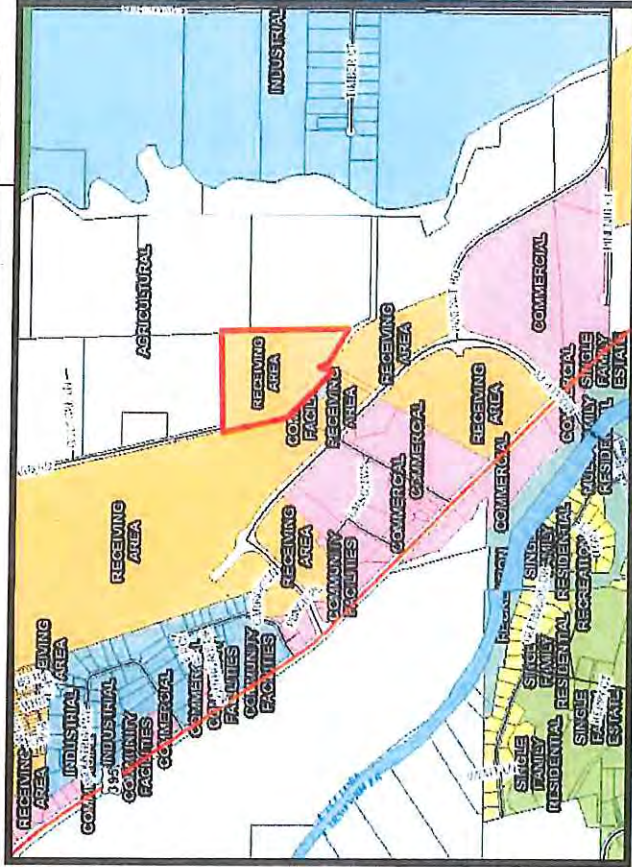


# CURTIS FAMILY TRUST

## Request for a Master Plan Amendment from Agriculture to Receiving Area



Existing Master Plan Designation:  
Agricultural



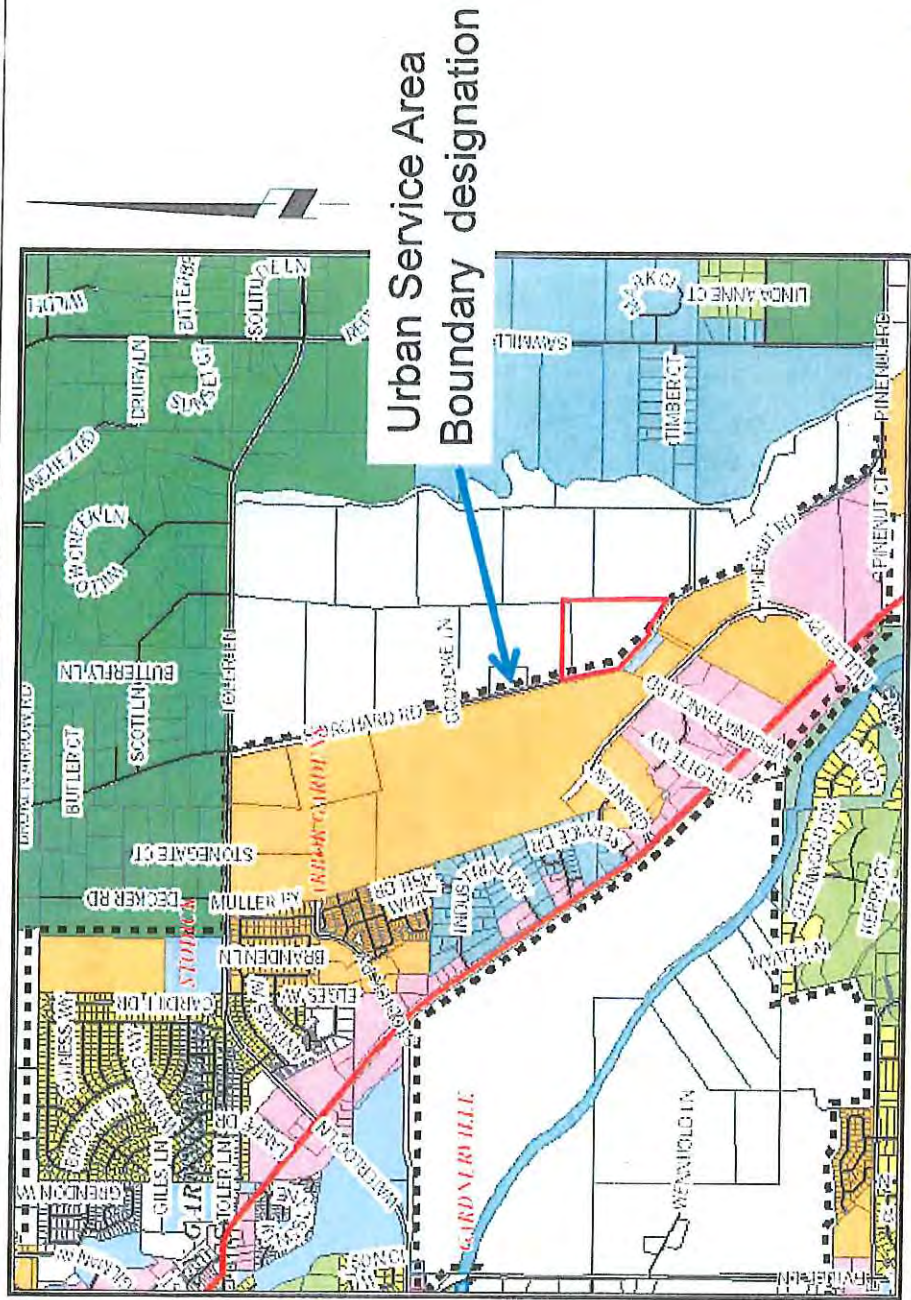
Proposed Master Plan Designation:  
Receiving Area

- Legend**
- Receiving Area
  - Agricultural
  - Industrial
  - Commercial
  - Recreation
  - Single Family Estate
  - Single Family Residential

**R O Anderson**



# CURTIS FAMILY TRUST Minden/Gardnerville Urban Service Area Boundary



RO Anderson

**MASTER PLAN MAP AMENDMENT REQUESTS  
SUBMITTED BY PROPERTY OWNERS**

**Summary Report**

**November 1, 2016**



**Overview**

The 2016 update of the Douglas County Master Plan began in April 2016. Since this is a 20 year update of the 1996 Master Plan, Douglas County permitted property owners to submit streamlined applications for Master Plan Map Amendments outside of the Tahoe Basin during the summer of 2016. Twelve property owners submitted 57 proposed map amendments by the deadline of September 1, 2016. These proposed Master Plan Map Amendments will be reviewed as part of the update for the Community Plans in the Land Use Element of the Douglas County Master Plan. The tentative schedule is as follows:

Planning Commission Workshop	February 2017
Planning Commission Public Hearing	March 2017
Board of Commissioners Public Hearing	April 2017

**Proposed Master Plan Map Amendments by Land Use**

The Douglas County Master Plan includes 12 future land use designations, including the Receiving Area land use designation. Property owners are requesting land use changes and, in some instances, zoning changes to insure consistency with the proposed land use change. The total acreage proposed for land use changes is 1,985.37 acres. Of this total, 62% of the acreage is proposed to change to Receiving Area, while 18% of the acreage is proposed to change to Rural Residential. Figure 1 depicts the land use change requests by percentage of acreage for each land use.

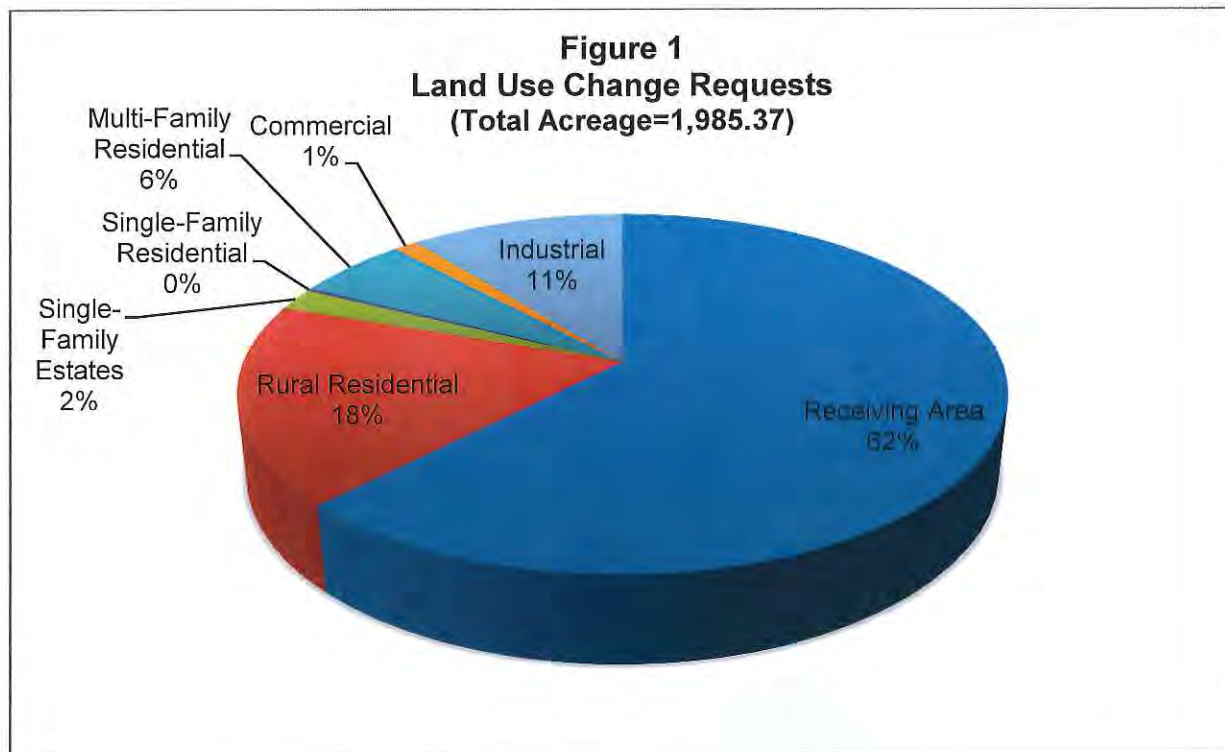


Table 1 provides a break out of the seven proposed land uses changes, including the existing land use designations. For example, property owners are requesting 1,237.24 acres of new receiving area acreage. The requests for new receiving areas would require changing the land use on 421.70 acres of forest and range parcels, 403.71 acres of irrigated agriculture parcels, 402.61 acres of rural residential parcels, and 9.22 acres of commercial parcels.

**Table 1  
2016 Master Plan Map Amendments Requests, by Proposed Land Use**

Existing Land Uses	Proposed Land Use Designations							Total Acreage
	Receiving Area	Rural Res.	Single-Family Estates	Single-Family Res.	Multi-Family Res.	Commercial	Industrial	
Forest & Range	421.70	289.19						710.89
Irrigated Agriculture	403.71	69.46			77.21	24.00	149.64	724.02
Rural Residential	402.61		36.87					439.48
Single-Family Estates				5.43				5.43
Commercial	9.22		1.76		32.62		61.95	105.55
<b>TOTAL</b>	<b>1,237.24</b>	<b>358.65</b>	<b>38.63</b>	<b>5.43</b>	<b>109.83</b>	<b>24.00</b>	<b>211.59</b>	<b>1,985.37</b>

### Proposed Master Plan Map Amendments by Community Plan

The Master Plan Map Amendments proposed for each Community Plan are summarized in Table 2. More information on the proposed land use changes for each Community Plan is provided below.

#### Airport and Johnson Lane Community Plans

There are five (5) proposed amendments in the Airport Community Plan. All of these amendments were submitted by Bently Enterprises and all of the proposals involve changing the land use from Irrigated Agriculture to Industrial. In addition, the zoning for all of these parcels is proposed to change from A-19 (Agriculture-19 acre) to LI (Light Industrial).

There are ten (10) proposed amendments in the Johnson Lane Community Plan. Bently Enterprises is proposing to change the land use for two parcels located near East Valley Rd. from Rural Residential to Single-Family Estates. The zoning is proposed to change from RA-5 (Rural Agriculture - 5 acre) to SFR-2 (Single Family Residential – 2 acre).

PJRB Trust is proposing to change the land use for eight (8) parcels adjacent to Heybourne Rd from Forest and Range to Rural Residential. The zoning for all of these parcels is proposed to change from FR-19 (Forest and Range – 19 acre) to RA-5 (Rural Agriculture – 5 acre).

Map 1 depicts the location of these proposed amendments in the Airport and Johnson Lane Community Plans.



## East Valley Community Plan

There are eighteen (18) proposed amendments in the East Valley Community Plan. The amendments were submitted by Bently Enterprises, Curtis Family Trust, Godecke Family Trust, and Peri Ranch. All of the requests, except for two, propose to change the land use to Receiving Area.

Bently Enterprises proposes to change the land use on six (6) parcels located near East Valley Rd. from Rural Residential to Receiving Area.

Curtis Family Trust proposes to change the land use on one parcel from Irrigated Agriculture to Receiving Area.

Godecke Family Trust proposes to change the land use on nine (9) parcels adjacent to Orchard Rd. from Irrigated Agriculture to Receiving Area.

Peri Ranch proposes to change the land use on two parcels adjacent to Pinenut Rd. from Irrigated Agriculture to Multi-Family Residential. In addition, the zoning for both parcels is proposed to change from A-19 (Agriculture – 19 acre) to MFR (Multi-Family Residential). A portion of one of these parcels is also located in the Gardnerville Community Plan.

Map 2 depicts the location of these proposed amendments in the East Valley Community Plan.

## Gardnerville Community Plan (Minden/Gardnerville Community Plan)

There are three (3) proposed amendments in the Gardnerville Community Plan. The amendments were submitted by Peri Ranch. Peri Ranch proposes to change the land use on three parcels located adjacent to Pinenut Rd and Pinenut Ct. from Commercial to Industrial and to change the zoning from GC (General Commercial) to either LI (Light Industrial) or SI (Service Industrial).

Map 3 depicts the location of these proposed amendments in the Gardnerville Community Plan.

## Gardnerville Ranchos Community Plan

There are four (4) proposed amendments in the Gardnerville Ranchos Community Plan. The amendments were submitted by Bently Enterprises and Holstein Farms.

Bently Enterprises proposes to change the land use for two parcels located on Anderson Ranch Rd from Irrigated Agriculture to Rural Residential and the zoning for both parcels from A-19 (Agriculture – 19 acre minimum) to RA-5 (Rural Agriculture – 5 acre). Bently Enterprises is also proposing to change the split land uses on a parcel at the corner of Dresslerville and Centerville from Commercial and Receiving Area to Receiving Area. A portion of the parcel is proposed to change from the current zoning of A-19 (Agriculture – 19 acre) to SFR-8,000 (Single Family Residential – 8,000 square feet). The existing NC (Neighborhood Commercial) zoning would remain on the rest of the parcel.

Holstein Farms is proposing to change the land use for 1291 Centerville Lane from Single-Family Estates to Single-Family Residential. The zoning for this parcel is proposed to change from SFR-1 (Single Family Residential – 1 acre) to SFR 1/2 (Single Family Residential – one-half acre).





Map 4 depicts the location of these proposed amendments in the Gardnerville Ranchos Community Plan.

#### Genoa Community Plan

There are four (4) proposed amendments in the Genoa Community Plan. Ranch No. 1 Ltd. is proposing to change the land use on three parcels adjacent to Foothill Rd. from Forest and Range to Receiving Area. Ranch No. 1 is also proposing to change the land use on a five acre non-restricted portion of a conservation easement parcel located at 231 Genoa Lane from Irrigated Agriculture to Receiving Area. No change in zoning is requested for any of these parcels.

Map 5 depicts the location of these proposed amendments in the Genoa Community Plan.

#### Minden Community Plan (Minden/Gardnerville Community Plan)

There are nine (9) proposed amendments in the Minden Community Plan. Bently Enterprises is proposing to change the land use for its Depot parcel adjacent to Zerolene Rd. from Irrigated Agriculture to Commercial. The zoning for the parcel is proposed to change from A-19 (Agriculture – 19 acre) to GC (General Commercial).

Deverill Charitable Trust is proposing to change the land use on two parcels located on Monte Vista Ave. from Commercial to Multifamily. The zoning for both parcels is proposed to change from MUC (Mixed Use Commercial) to MFR (Multi-Family Residential).

Hellwinkel Family LLC is proposing to change the land use for one parcel located on County Rd. from Commercial to Multi-Family Residential. The zoning is proposed to change from SFR-1 (Single-Family- 1 acre) to MFR (Multi-Family Residential).

And Away They Go LLC is proposing to change the land use for four (4) parcels located along Lucerne St. and Ironwood Drive from Commercial to Multi-Family. The zoning for these parcels is proposed to change from NC (Neighborhood Commercial) to MFR (Multi-Family Residential).

Bill and Paige Shaw are proposing to change the land use for one parcel located on Mono Ave. from Commercial to Multi-Family Residential. The zoning is proposed to change from GC (General Commercial) to MFR (Multi-Family Residential).

Map 6 depicts the location of these proposed amendments in the Minden Community Plan.

#### Topaz Lake Community Plan

Gordon Gregory is proposing to change the land use for four (4) parcels located along Eureka St. in the Topaz Lake Community Plan from Commercial to Single Family Estates. The zoning on all four (4) parcels is proposed to change from TC (Tourist Commercial) to SFR1/2 (Single Family- one-half acre).

Map 7 depicts the location of these proposed amendments in the Topaz Lake Community Plan.

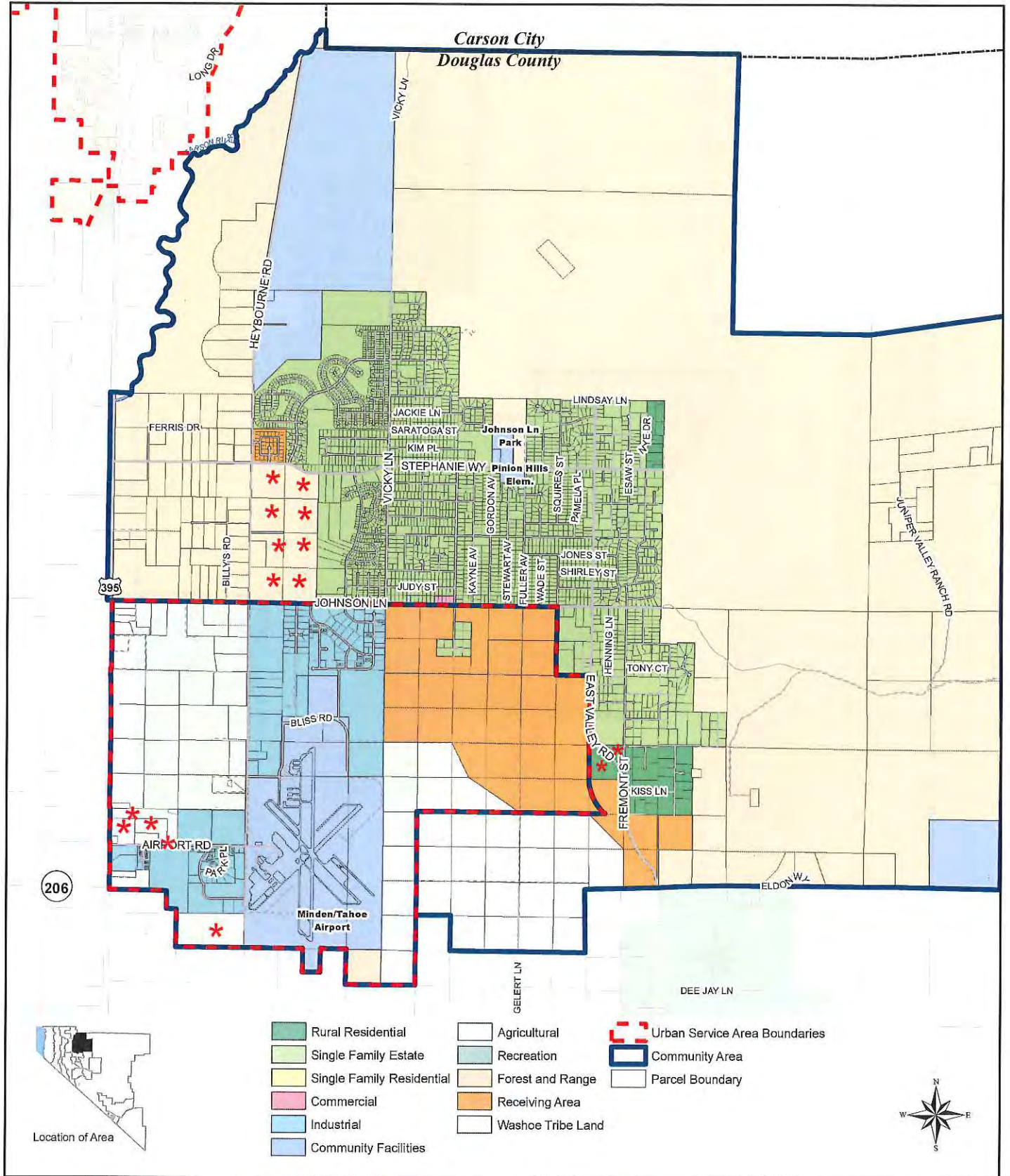


Community Plan	Property Owner	APN	Acres	Address	Existing Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning	Nearest Street or Landmark
Airport	Bently Enterprises LLC	1320-07-002-002	19.63	None	Irrigated Agriculture	Industrial	A-19	LI	Airport Rd.
Airport	Bently Enterprises LLC	1320-07-002-004	19.64	None	Irrigated Agriculture	Industrial	A-19	LI	Airport Rd.
Airport	Bently Enterprises LLC	1320-07-002-005	30.37	998 Airport Rd.	Irrigated Agriculture	Industrial	A-19	LI	Airport Rd.
Airport	Bently Enterprises LLC	1320-07-002-006	1.00	None	Irrigated Agriculture	Industrial	A-19	LI	Airport Rd.
Airport	Bently Enterprises LLC	1320-17-000-002	79.00	2130 Heybourne Rd.	Irrigated Agriculture	Industrial	A-19	LI	Heybourne Rd.
East Valley	Bently Enterprises LLC	1320-14-001-014	40.47	2175 Townsend Rd.	Rural Residential	Receiving Area	RA-5	RA-5	Townsend Rd.
East Valley	Bently Enterprises LLC	1320-14-001-008	37.90	2137 East Valley Rd.	Rural Residential	Receiving Area	RA-5	RA-5	East Valley Rd.
East Valley	Bently Enterprises LLC	1320-14-002-018	204.31	None	Rural Residential	Receiving Area	RA-5	RA-5	East Valley Rd.
East Valley	Bently Enterprises LLC	1320-13-000-006	39.86	None	Rural Residential	Receiving Area	RA-5	RA-5	East Valley Rd.
East Valley	Bently Enterprises LLC	1320-13-000-007	40.03	None	Rural Residential	Receiving Area	RA-5	RA-5	East Valley Rd.
East Valley	Bently Enterprises LLC	1320-13-000-009	40.04	1904 Nebe Lane	Rural Residential	Receiving Area	RA-5	RA-5	East Valley Rd. Orchard Rd. &
East Valley	Curtis Family Trust	1220-10-501-010	26.28	1201 S. Orchard Rd.	Irrigated Agriculture	Receiving Area	A-19	No Change	Virginia Ranch Orchard Rd. &
East Valley	Godecke Family Trust	1220-02-001-005	44.61	None	Agriculture	Receiving Area	A-19	No Change	Allerman Canal Orchard Rd. &
East Valley	Godecke Family Trust	1220-02-001-006	40.01	None	Irrigated Agriculture	Receiving Area	A-19	No Change	Allerman Canal Orchard Rd. &
East Valley	Godecke Family Trust	1220-02-002-006	40.00	None	Irrigated Agriculture	Receiving Area	A-19	No Change	Allerman Canal Orchard Rd. &
East Valley	Godecke Family Trust	1220-02-002-007	40.00	None	Irrigated Agriculture	Receiving Area	A-19	No Change	Allerman Canal Orchard Rd. &
East Valley	Godecke Family Trust	1220-03-000-016	47.69	None	Irrigated Agriculture	Receiving Area	A-19	No Change	Allerman Canal Orchard Rd. &
East Valley	Godecke Family Trust	1220-03-000-017	40.02	None	Irrigated Agriculture	Receiving Area	A-19	No Change	Allerman Canal Orchard Rd. &
East Valley	Godecke Family Trust	1220-03-000-018	40.10	None	Irrigated Agriculture	Receiving Area	A-19	No Change	Allerman Canal Orchard Rd. &
East Valley	Godecke Family Trust	1220-03-000-019	40.00	None	Irrigated Agriculture	Receiving Area	A-19	No Change	Allerman Canal Orchard Rd. &
East Valley	Godecke Family Trust	1220-11-001-032	40.00	None	Irrigated Agriculture	Receiving Area	A-19	No Change	Allerman Canal Orchard Rd. &
East Valley	Peri	1220-11-002-024	14.64	None	Agriculture	MultiFamily	A-19	MFR	Pinenut Rd.
East Valley & Gardnerville	Peri	1220-11-001-066	62.57	1684 Pinenut Ct.	Irrigated Agriculture & Receiving Area	MultiFamily	A-19	MFR	Pinenut Rd. & Muller Pkwy
Gardnerville	Peri	1220-11-002-022	21.41	1608 Pinenut Ct.	Commercial	Industrial	GC	LI or SI	Pinenut Ct.
Gardnerville	Peri	1220-11-002-023	3.71	None	Commercial	Industrial	GC	LI or SI	Pinenut Ct.
Gardnerville	Peri	1220-11-002-021	36.83	None	Commercial	Industrial	GC	LI or SI	Pinenut Rd.
Gardnerville Ranchos	Bently Enterprises LLC	1220-20-002-804	44.75	656 Anderson Ranch Rd.	Irrigated Agriculture	Rural Residential	A-19	RA-5	Anderson Ranch Rd.

Community Plan	Property Owner	APN	Acres	Address	Existing Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning	Nearest Street or Landmark
Gardnerville Ranchos	Bently Enterprises LLC	1220-20-002-005	24.71	660 Anderson Ranch Rd.	Irrigated Agriculture	Rural Residential	A-19	RA-5	Anderson Ranch Rd.
Gardnerville Ranchos	Bently Enterprises LLC	1220-09-302-006	9.22	1280 Dresslerville Rd.	Commercial & Receiving Area Single Family Estates	Receiving Area Single Family Residential	NC & A-19	NC & SFR- 8000	Dresslerville & Centerville Centerville Lane & Drayton Blvd.
Gardnerville Ranchos	Holstein Farms LLC	1220-09-401-001	5.43	1291 Centerville Lane	Forest and Range	Receiving Area	FR-19	No Change	Foothill Rd.
Genoa	Lekumbery	1319-15-000-001	23.00	None	Forest and Range	Receiving Area	FR-19	No Change	Foothill Rd.
Genoa	Lekumbery	1319-15-000-006	38.70	None	Forest and Range	Receiving Area	FR-19	No Change	Foothill Rd.
Genoa & Sierra	Lekumbery	1319-00-001-012	360.00	None	Forest and Range	Receiving Area	FR-19	No Change	Foothill Rd.
Genoa	Lekumbery	1319-15-000-039/40	5.00	231 Genoa Lane	Irrigated Agriculture	Receiving Area	A-19	No Change	Foothill Rd.
Johnson Lane	Bently Enterprises LLC	1320-11-001-035	26.18	None	Rural Residential	Single Family Estates	RA-5	SFR-2	East Valley Rd.
Johnson Lane	Bently Enterprises LLC	1320-11-001-036	10.69	None	Rural Residential	Single Family Estates	RA-5	SFR-2	East Valley Rd.
Johnson Lane	Williams	1420-32-001-006	37.69	None	Forest and Range	Rural Residential	FR-19	RA-5	Heybourne Rd.
Johnson Lane	Williams	1420-32-001-008	32.62	None	Forest and Range	Rural Residential	FR-19	RA-5	Heybourne Rd.
Johnson Lane	Williams	1420-32-001-009	40.00	None	Forest and Range	Rural Residential	FR-19	RA-5	Heybourne Rd.
Johnson Lane	Williams	1420-32-001-010	37.76	None	Forest and Range	Rural Residential	FR-19	RA-5	Heybourne Rd.
Johnson Lane	Williams	1420-32-002-007	23.85	None	Forest and Range	Rural Residential	FR-19	RA-5	Heybourne Rd.
Johnson Lane	Williams	1420-32-002-008	40.39	None	Forest and Range	Rural Residential	FR-19	RA-5	Heybourne Rd.
Johnson Lane	Williams	1420-32-002-009	39.17	None	Forest and Range	Rural Residential	FR-19	RA-5	Heybourne Rd.
Johnson Lane	Williams	1420-32-002-010	37.71	None	Forest and Range	Rural Residential	FR-19	RA-5	Heybourne Rd.
Minden	Bently Enterprises LLC	1320-32-501-001	24.00	None	Irrigated Agriculture	Commercial	A-19	CG	Zerolene Rd. Monte Vista Ave
Minden	Deverill Charitable Trust	1320-30-611-006	2.07	1701 Monte Vista Ave.	Commercial	Multi-Family	MUC	MFR	Monte Vista Ave & Lucerne St.
Minden	Deverill Charitable Trust	1320-30-611-007	3.86	1709 Monte Vista Ave.	Commercial	Multi-Family	MUC	MFR	Monte Vista Ave & Lucerne St.
Minden	Hellwinkel	1320-30-802-008	2.09	1691 County Rd.	Commercial	Multi-Family	SFR-1	MFR	County Road
Minden	Pegram	1320-30-702-026	6.37	None	Commercial	Multi-Family	NC	MFR	Lucerne
Minden	Pegram	1320-30-702-027	4.25	None	Commercial	Multi-Family	NC	MFR	Lucerne
Minden	Pegram	1320-30-702-028	2.77	None	Commercial	Multi-Family	NC	MFR	Lucerne
Minden	Pegram	1320-30-702-029	10.97	None	Commercial	Multi-Family	NC	MFR	Lucerne
Minden	Shaw	1320-32-111-032	0.24	1583 Mono Ave.	Commercial	Multi-Family	GC	MFR	Mono Ave.

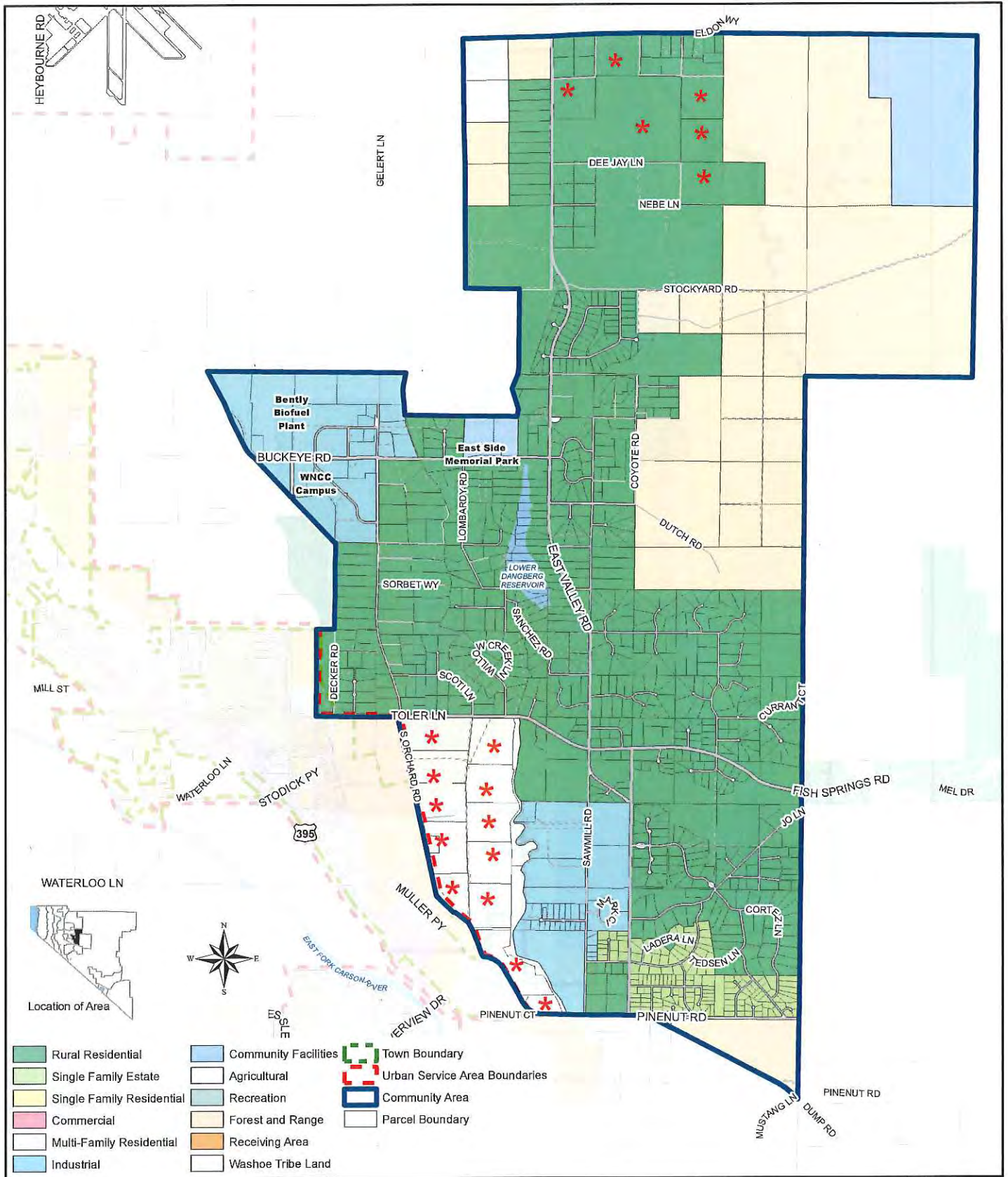
Community Plan	Property Owner	APN	Acres	Address	Existing Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning	Nearest Street or Landmark
Topaz Lake	Gregory	1022-29-310-001	0.44	None	Commercial	Single Family Estates	Tourist Commercial	SFR-1/2	Eureka St.
Topaz Lake	Gregory	1022-29-310-002	0.44	None	Commercial	Single Family Estates	Tourist Commercial	SFR-1/2	Eureka St.
Topaz Lake	Gregory	1022-29-310-003	0.44	None	Commercial	Single Family Estates	Tourist Commercial	SFR-1/2	Eureka St.
Topaz Lake	Gregory	1022-29-310-004	0.44	None	Commercial	Single Family Estates	Tourist Commercial	SFR-1/2	Eureka St.
<b>TOTAL</b>			<b>1.985.37</b>						

# Map 1



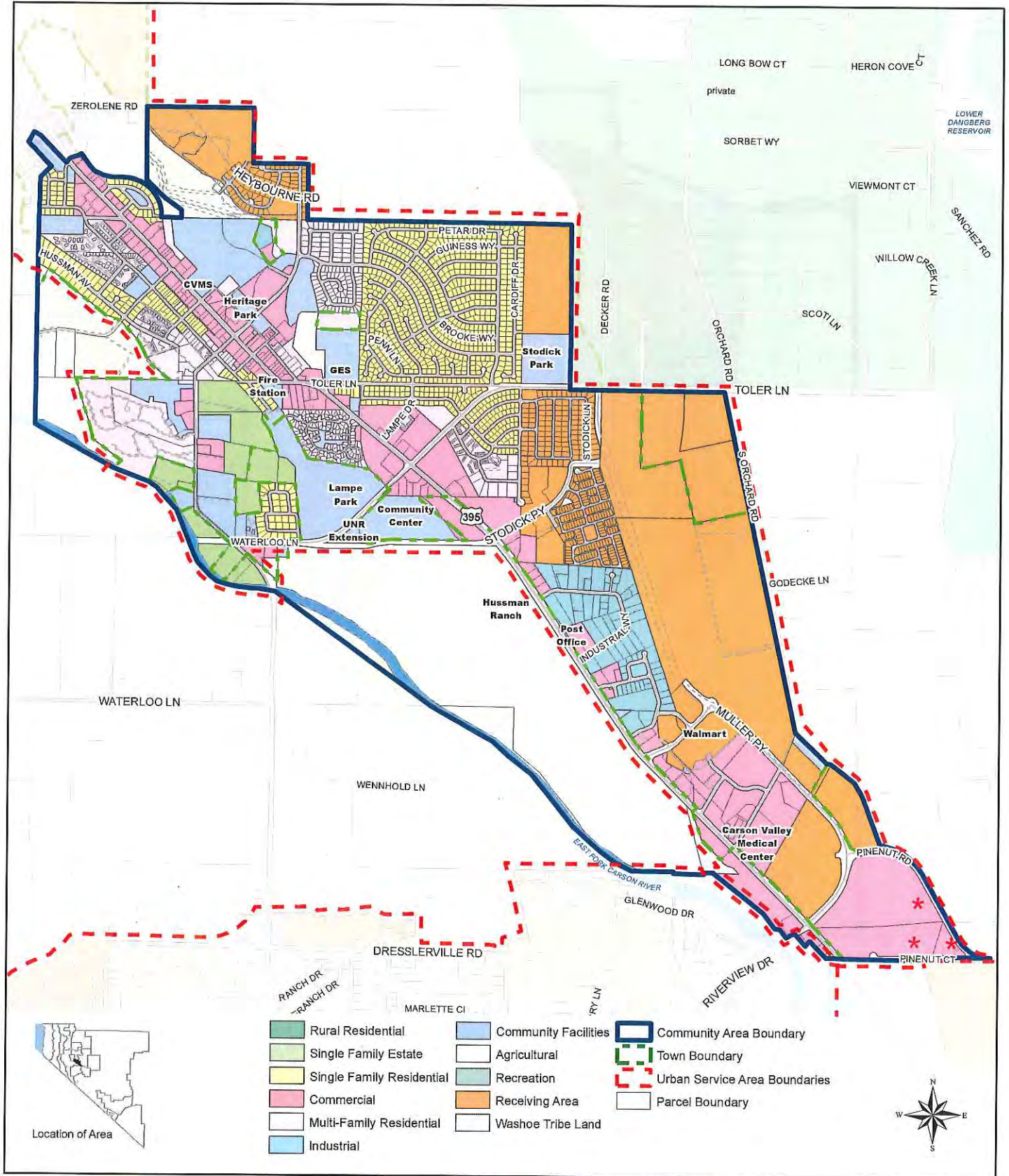
## \* Proposed Master Plan Map Amendments

# Map 2



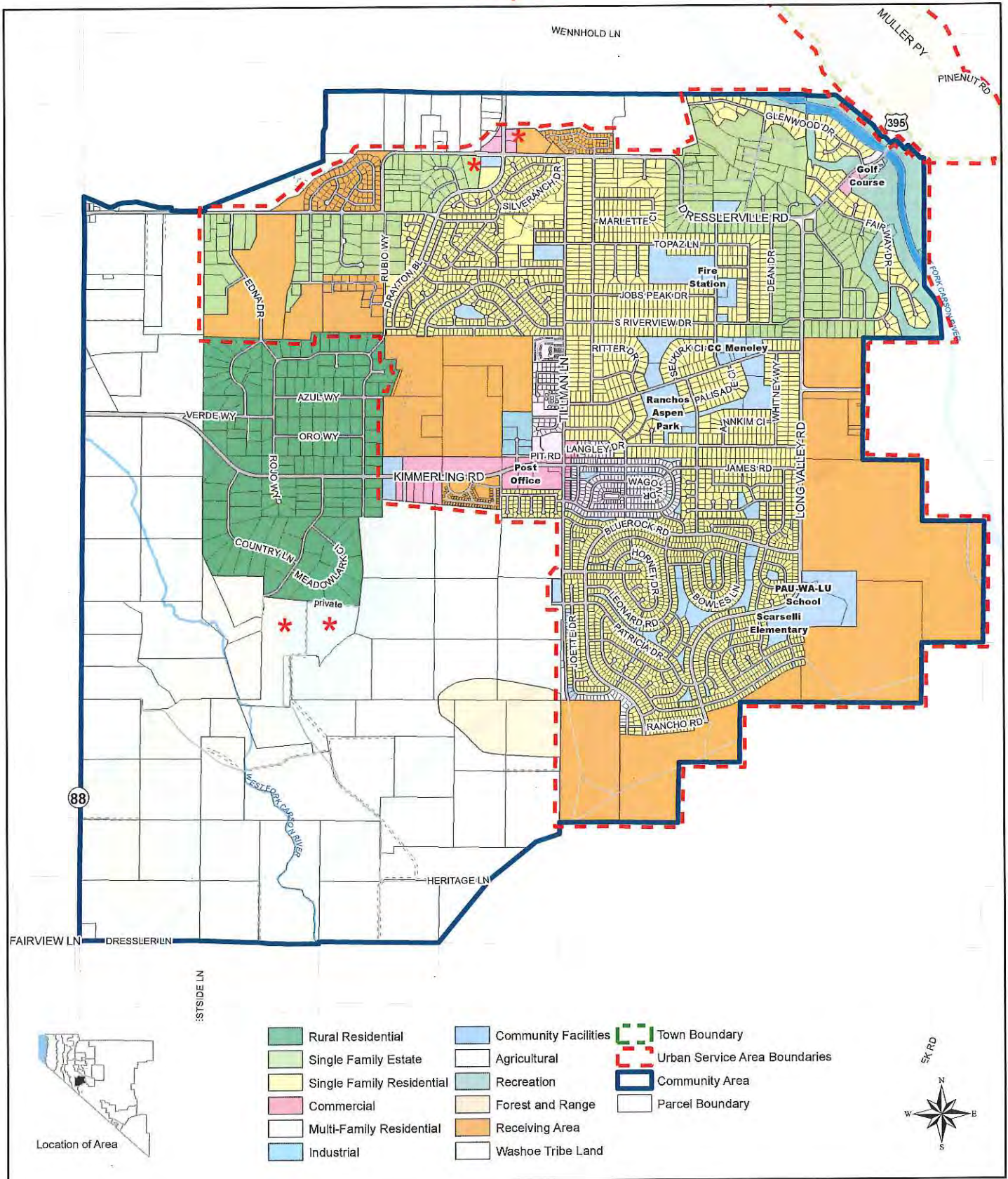
## \* Proposed Master Plan Map Amendments

# Map 3



**\* Proposed Master Plan Map Amendments**

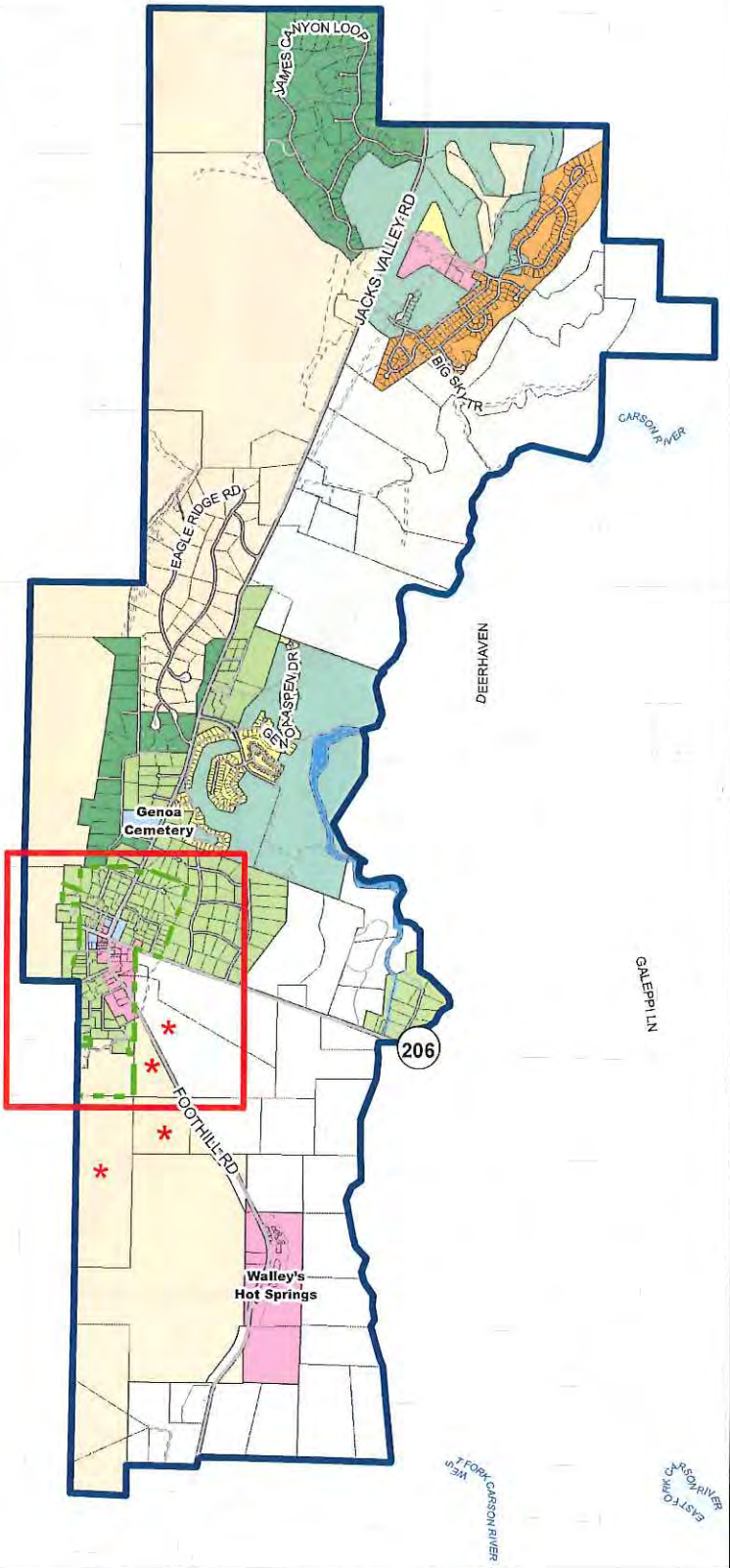
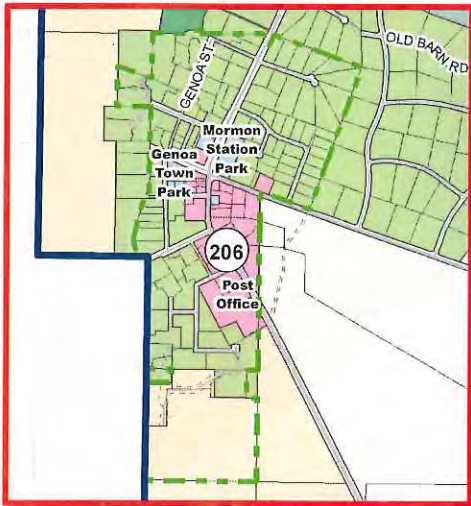
# Map 4



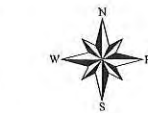
## \*Proposed Master Plan Map Amendments



# Map 5

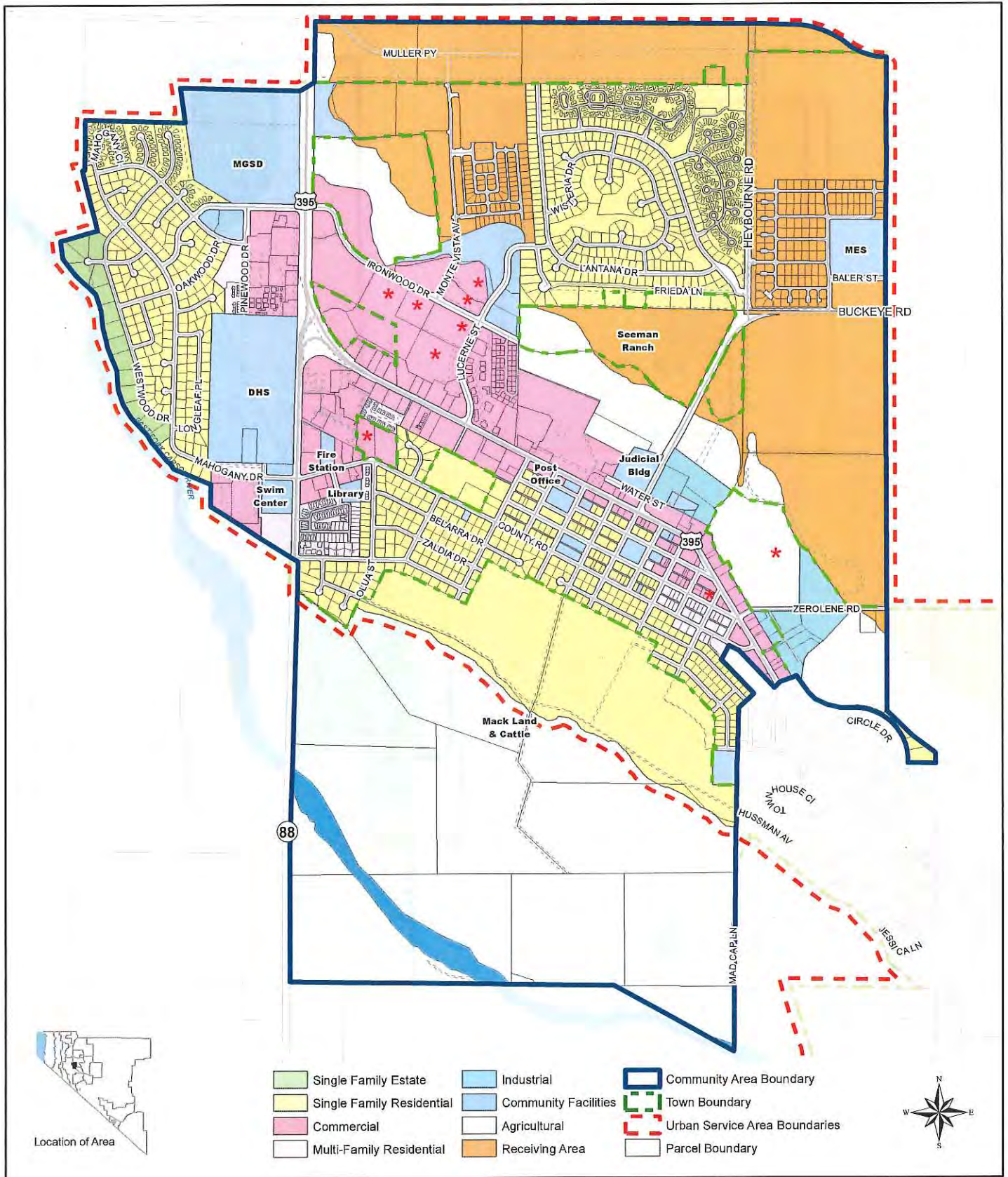


- Rural Residential
- Single Family Estate
- Single Family Residential
- Commercial
- Multi-Family Residential
- Community Facilities
- Agricultural
- Recreation
- Forest and Range
- Receiving Area
- Washoe Tribe Land
- Town Boundary
- Community Area
- Parcel Boundary



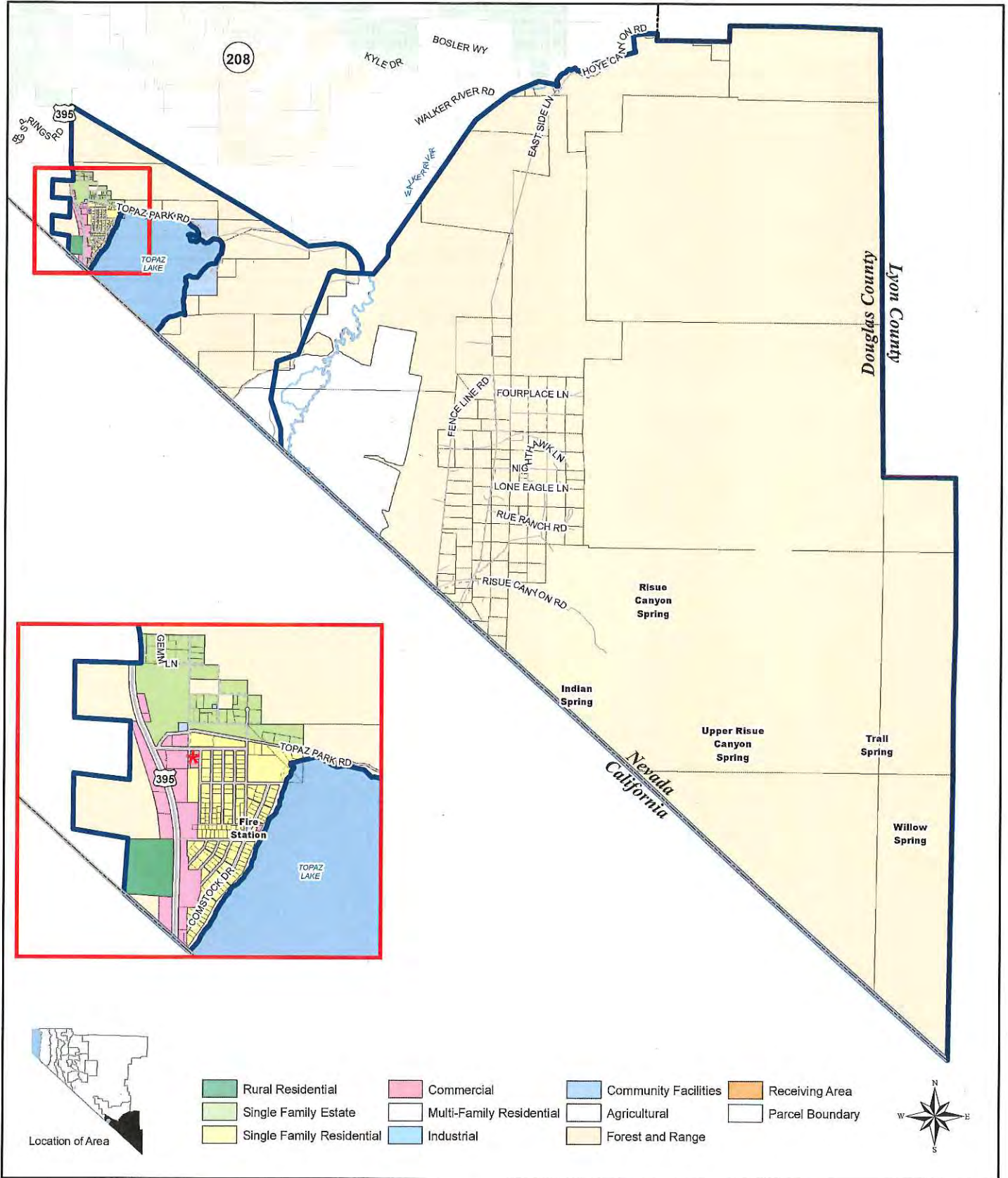
**\*Proposed Master Plan Map Amendments**

# Map 6



## \*Proposed Master Plan Map Amendments

# Map 7

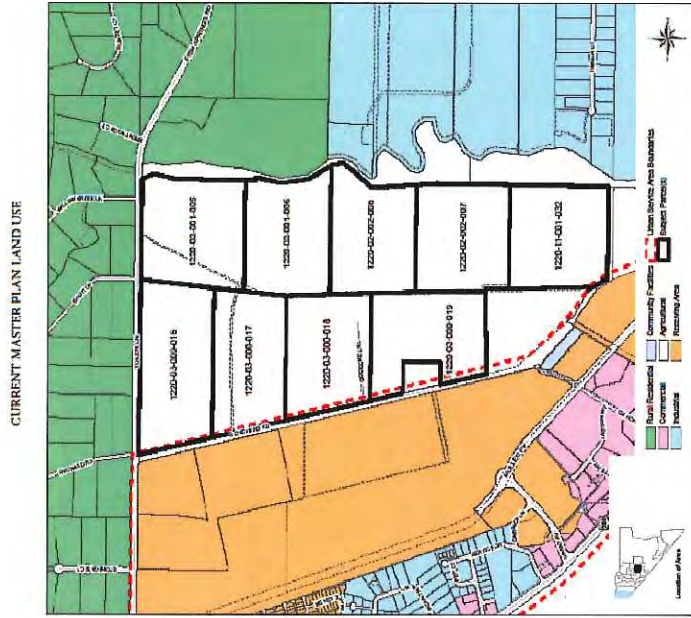


## \* Proposed Master Plan Map Amendments

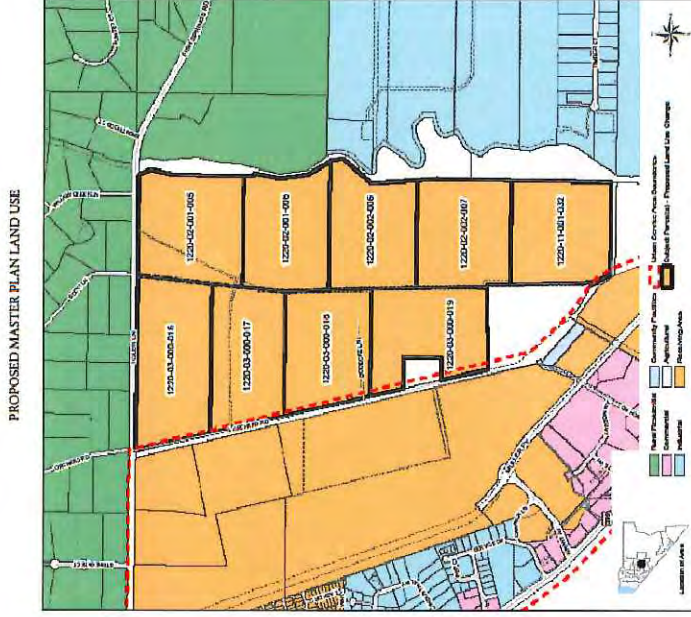
Applicant	Community Plan	Status
Bently	Airport	Proposal Withdrawn
Bently	Gardnerville Ranchos (Anderson Ranch)	Proposal Withdrawn
1 Bently	Gardnerville Ranchos (Dresslerville and Centerville)	Current
Bently	East Valley	Proposal Withdrawn
2 Bently	Johnson Lane	Current
Bently	Minden	Proposal Withdrawn
3 Curtis	East Valley	Current
4 Deverill	Minden	Current
5 Godecke	East Valley	Current
6 Gregory	Topaz Lake	Current
7 Hellwinkel	Minden	Current
8 Holstein	Gardnerville Ranchos	Current
9 Lekumberry	Genoa	Current
10 Pegram	Minden	Current
11 Peri	Gardnerville/East Valley	Current
12 Shaw	Minden	Current
13 Williams	Johnson Lane	Current

# Godecke Amendment

Current Master Plan Land Use:  
Agriculture



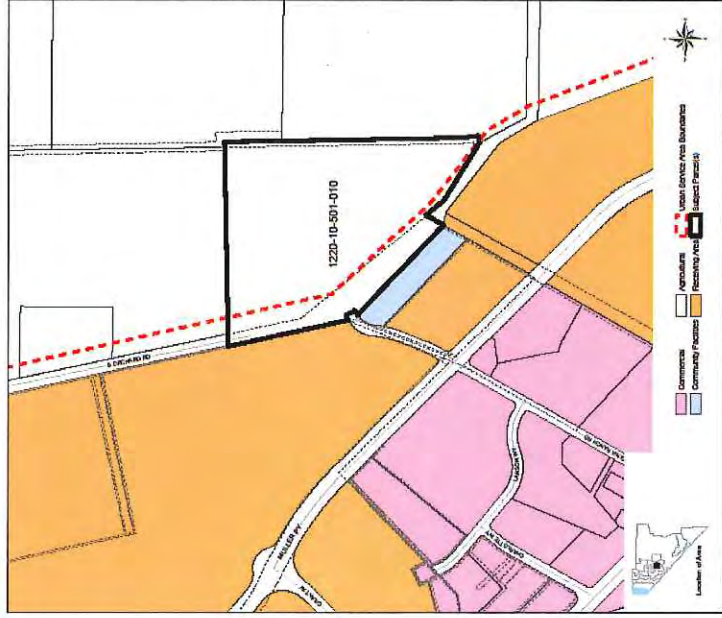
Proposed Master Plan Land Use:  
Receiving Area



# Curtis Amendment

Current Master Plan Land Use:

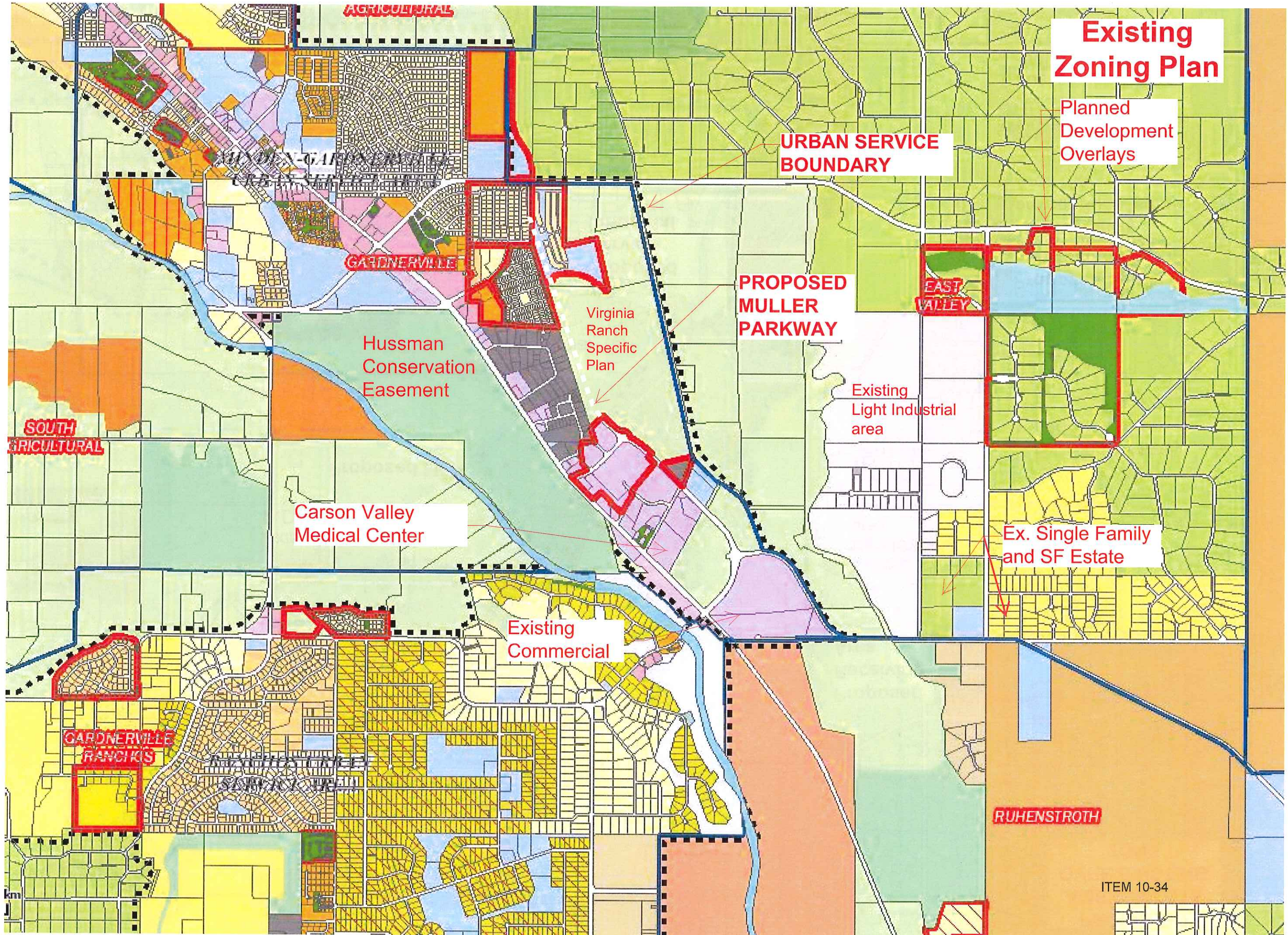
CURRENT MASTER PLAN LAND USE



Proposed Master Plan Land Use:

PROPOSED MASTER PLAN LAND USE





# Existing Zoning Plan

URBAN SERVICE BOUNDARY

Planned Development Overlays

PROPOSED MULLER PARKWAY

EAST VALLEY

Hussman Conservation Easement

Virginia Ranch Specific Plan

Existing Light Industrial area

Ex. Single Family and SF Estate

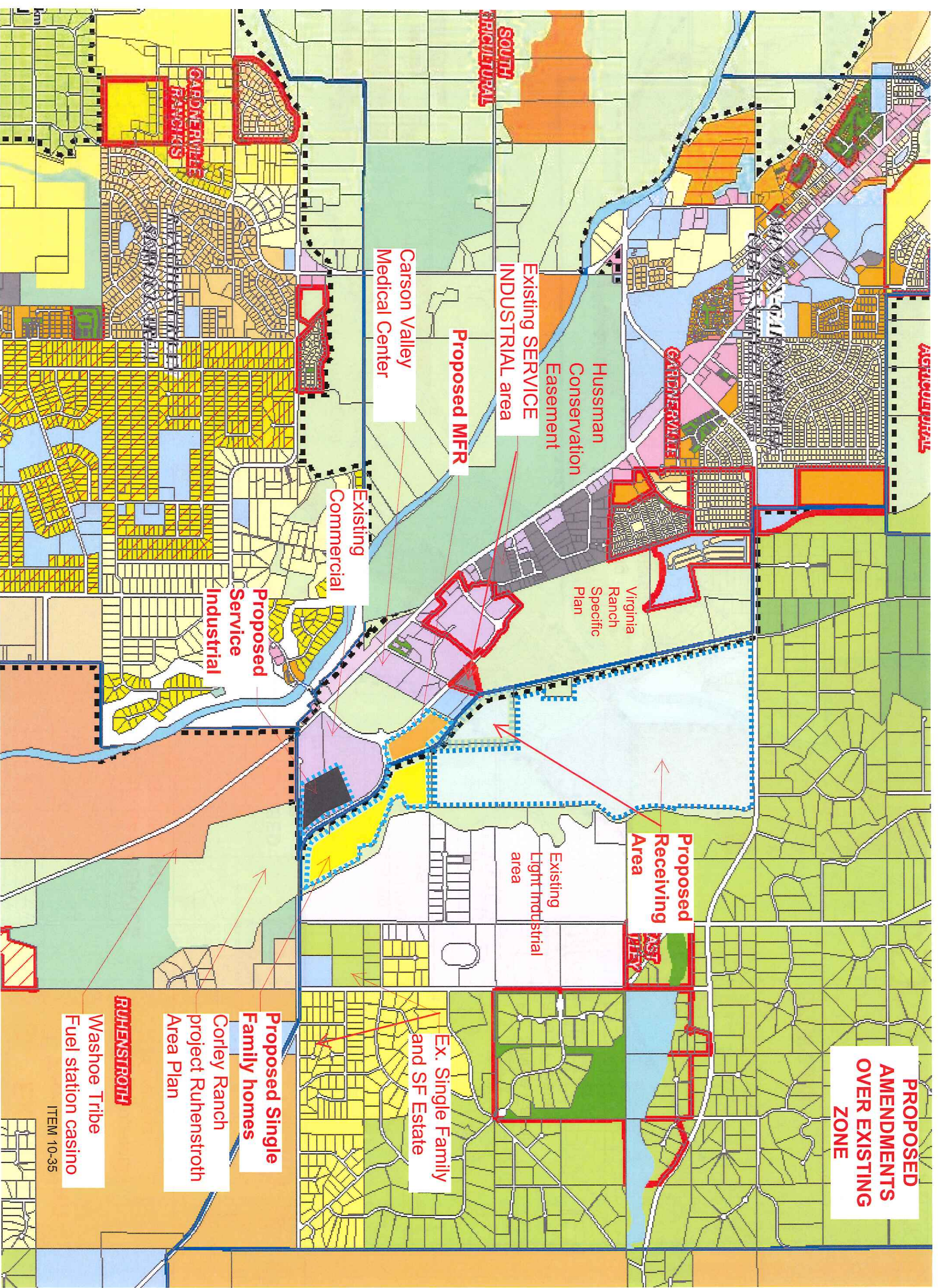
Carson Valley Medical Center

Existing Commercial

GARDNERVILLE RANCHES

RUHENSTROTH

**PROPOSED  
AMENDMENTS  
OVER EXISTING  
ZONE**



**SOUTH  
AGRICULTURAL**

**CARDNERVILLE  
RANCHES**

Carson Valley  
Medical Center

Existing SERVICE  
INDUSTRIAL area

Proposed MFR

Hussman  
Conservation  
Easement

**CARDNERVILLE**

**AGRICULTURAL**

Existing  
Commercial

Virginia  
Ranch  
Specific  
Plan

Proposed  
Industrial  
Service

Proposed  
Receiving  
Area

Existing  
Light Industrial  
area

**WEST  
MESA**

Ex. Single Family  
and SF Estate

Proposed Single  
Family homes

Corley Ranch  
project Ruhenstroth  
Area Plan

**RUHENSTROTH**

Washoe Tribe  
Fuel station casino