



## GARDNERVILLE TOWN BOARD

### Meeting Agenda

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

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

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

Tuesday, August 5, 2014

4:30 p.m.

Gardnerville Town Hall

### MISSION STATEMENT

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

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

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

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

**Notice:** Items on the agenda may be taken out of order; the Gardnerville Town Board may combine two or more agenda items for consideration; and the Gardnerville Town Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

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

**PLEDGE OF ALLEGIANCE- Ken Miller**

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

The Gardnerville Town Board reserves the right to take items in a different order to accomplish business in the most efficient manner.

**FOR POSSIBLE ACTION: APPROVAL OF PREVIOUS MINUTES:**

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

**PUBLIC INTEREST COMMENTS (No Action)**

This portion of the meeting is open to the public to speak on any topic not on the agenda and must be limited to 3 minutes. The Gardnerville Town Board is prohibited by law from taking immediate action on issues raised by the public that are not listed on the agenda.

**CONSENT CALENDAR FOR POSSIBLE ACTION**

Items appearing on the Consent Calendar are items that may be adopted with one motion **after public comment**. Consent items may be pulled at the request of Town Board members wishing to have an item or items discussed further. When items are pulled for discussion, they will be automatically placed at the beginning of the Administrative Agenda.

- For Possible Action: Correspondence**
- For Possible Action: Health and Sanitation & Public Works Departments Monthly Report of activities**
- For Possible Action: Approve July 2014 claims**
- For Possible Action: Approve a request by the Douglas County Republican Committee to hold a political barbeque fundraiser in Heritage Park October 11, 2014 from 9:00 a.m. to 5:00 p.m. designated a Class III use per park use and reservation policy.**
- For Possible Action: Approve Gardnerville Special Event Application for the 24<sup>th</sup> Annual Carson Valley Sertoma Oktoberfest scheduled for September 21, 2014 in Heritage Park, designated a Class II use per**



park use and reservation policy.

**ADMINISTRATIVE AGENDA**

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

6. **For Possible Action:** Discussion to approve Proclamation 2014P-02 recognizing the week of August 11<sup>th</sup> through August 17<sup>th</sup>, 2014 as Brain Injury Awareness week; with public comment prior to Board action. (approx. 15 minutes)
7. **Not for Possible Action:** Discussion on the Main Street Program Manager's Monthly Report of activities for July 2014. (approx. 10 minutes)
8. **For Possible Action:** Discussion on July 4, 2014 Freedom 5K run/walk event and provide direction on continuing or discontinuing the event; with public comment prior to Board action. (approx. 10 minutes)
9. **For Possible Action:** For Possible Action: Discussion on a request by Ken Hendrix, Jenuane Communities the Ranch, LLC, to modify an existing Planned Development PD 04-008 to:
  - a. Increase the number of residential units from 41 to 42 in the multi-family zoning portion of the project;
  - b. Request for approval of private roads without sidewalk;
  - c. Request a variance of improvement standards to reduce the width of the right-of-way from 60 feet to 32 feet;
  - d. Request to allow tandem parking for unit 1 in each of the proposed 14 buildings and;
  - e. Request a waiver of the recreational vehicle storage requirement, totaling 5 spaces.The subject property is located at Heybourne Road and Gilman Avenue within the SFR-8000 PD/MFR (Single Family Residential and Multi-family residential) Zoning District within the Minden-Gardnerville Community plan (APN:1320-33-210-069); with public comment prior to Board action. (approx. 20 minutes)
10. **For Possible Action:** Discussion on a request by Ken Hendrix, Jenuane Communities, the Ranch LLC, for a major design review for a 42 unit multi-family townhouse project. The subject property is located at Heybourne Road and Gilman Avenue in the MFR (Multi-family residential and SFR-8000/PD (Single Family residential – one-half acre minimum net parcel size) zoning district and within the Minden Gardnerville Community Plan (APN #1320-33-210-069); with public comment prior to Board action. (approx. 20 minutes)
11. **For Possible Action:** Discussion on Draft Resolution 2014-01, a resolution by the Gardnerville Town Board adopting policy regarding opening invocations before meetings of the Town Board of Gardnerville; with public comment prior to Board action. (approx. 30 minutes)
12. **For Possible Action:** Discussion on the health and sanitation department charges for service, funding and discussion of trash rates; with public comment prior to Board action. (approx. 30 minutes).
13. **For Possible Action:** Discussion to approve ten (10) Gardnerville pictures to be enlarged and hung in the Douglas County Community Center; with public comment prior to Board action. (approx. 15 minutes)
14. **Not For Possible Action:** Discussion on the Town Attorney's Monthly Report of activities for July 2014. (approx. 5 minutes)
15. **Not For Possible Action:** Discussion on the Town Manager/Engineer's Monthly Report of activities for July 2014. (approx. 20 minutes)

Movies in the Park – August 8, 2014 – Back to the Future

Next regular Town Board Meeting – September 2, 2014 - 4:30 PM Town Administrative Offices



## GARDNERVILLE TOWN BOARD

### Meeting Minutes

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

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Tuesday, July 1, 2014

4:30 p.m.

Gardnerville Town Hall

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4:30 P.M. Chairman Slater called the meeting to order and made the determination of a quorum.

**PLEDGE OF ALLEGIANCE-** Linda Slater led the flag salute.



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

The Gardnerville Town Board reserves the right to take items in a different order to accomplish business in the most efficient manner.

**Motion Higuera/Wenner to approve.**

No public comment.

**Motion carried unanimously.**



**FOR POSSIBLE ACTION: APPROVAL OF PREVIOUS MINUTES:**

**June 3, 2014 Regular Board meeting, with public comment prior to Board action.**

**Motion Higuera/Wenner to approve the June 3<sup>rd</sup> regular board meeting minutes.**

No public comment.

**Motion carried unanimously.**

### **PUBLIC INTEREST COMMENTS (No Action)**

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Mr. Glen Linderman, while riding his bike, saw one of our senior citizens proceeding northbound on the sidewalk and where the car rental place is there is a telephone pole in the middle of the sidewalk. He struggled around the telephone pole. With the move about ADA requirements, I wonder what the situation is and maybe something should be done about that. I thought I would bring it to your attention.

Mr. Philips asked if that was in part of our sidewalk survey.

Mr. Dallaire explained there are a lot of problems with sidewalks in town. You have ones on Mission Street and along Douglas. NV Energy is not going to relocate them and we have to get easements. Moving them is an expensive option. Unfortunately that is the stance NV Energy is taking. Apparently NV Energy does not fall under the ADA guidelines because the poles were in before all the guidelines came up. Don French, at NV Energy, is the one that told me it is about \$50,000 to have the pole moved.

Mr. Linderman thought perhaps they could get an easement from the property owner.

Ms. Marion Barritt would appreciate it if someone would proofread the newsletter. The corner of Douglas and Highway 395, the second building back has had an old green recliner for months and months. Is there something we can do to get that moved? There is also a Smith's cart there. Is there anything we can do to suggest that developers plant the right trees so we don't have the problem in the future of trees growing too big?

**Engineering, and Mathematics in Nevada), within Heritage Park on September 6, 2014 from 10 a.m. to 3:00 p.m., designated a class one use per town policy; with public comment prior to board action.**

Mr. Dallaire stated we have a request to use the park for a car show. They want to put the cars in the park itself. All the proceeds will be going to benefit STEM at the high school.


Vice-Chairman Higuera asked if the class 1 benefits youth, therefore there is no fee.

Ms. Wenner asked what the fundraising part of it is.

Mr. Dallaire answered yes, class 1 benefits kids, no fee. They are doing booths and the car registration fees for the show. I am not sure about the bands.

No public comment.

**Motion Higuera/Wenner to approve a town application for Heritage Park requested by Bently Nevada Incorporated to hold a car show/battle of the bands in Heritage Park on September 6, 2014, 10:00 a.m. to 3:00 p.m. Motion carried unanimously.**

7.  **For Possible Action: Discussion to approve, approve with modifications or deny the Town of Gardnerville creating a new non-commercial sign policy affecting garage, yard, estate and special event signs posted within the 395 corridor within the Town of Gardnerville and making A frame signs available to residents and business owners to use as an alternative to boxes or posting on fences and or publicly owned assets; with public comment prior to board action.**

Mr. Dallaire pointed out the county does have a current policy on temporary signs. It is in Title 20.696.200. I did get a correspondence from Shane (Douglas County Code Enforcement Officer) on this. Also 20.696.100 talks about temporary signs. All of the signs on 395 where they post garage sales with an arrow or address are illegal within Douglas County Code. Therefore we can't really do a policy that goes against the county code currently. Mimi is here and I believe they are working on revising the sign code and we will want to participate in that effort to see what we can do. Mr. Dallaire asked Chairman Slater to explain how this issue came about.

Chairman Slater's neighbor was having a yard sale. She put a sign across the street that was made by one of her children. Her neighbor had words with the owner of the commercial property where she placed the sign. I suggested she put the sign on the sidewalk where it wouldn't obstruct the sidewalk. The owner of the property was nice enough, after talking with him, to offer the use of an A frame sign. We see a lot of damage to the black decorative poles. It takes a lot of time and paint to clean them. Tom and I discussed trying to come up with an idea that would be neat and clean that we can utilize on the 395 corridor. We came up with the idea that if the town could buy some signs that are not too expensive, maybe rent them out for deposit, which would be refundable, that people might start using them. They would be uniform, clean and neat. That's what prompted this.

Mr. Dallaire explained under the current county policy they would still be illegal. All the A frame signs that are in Gardnerville in front of businesses are a separate permit. I took it upon myself to generate the policy to get the discussion started to figure out how far we want to go with this. There are a couple options for signage that are cheap and affordable.

Mr. Philips didn't think the question was how far we want to go with this. It's more what can we legally do?

Vice-Chairman Higuera felt enforcement is the missing link. We need an enforcement policy of some sort.

Ms. Yturbide advised the county does have code enforcement and they process claims for any violation.

Mr. Miller sees the signs and takes them down. I feel town staff has enough to do and they are not around on weekends. I agree with Lloyd, the enforcement issue and the time from town staff, including Marie taking the applications for the signage and the \$2.50 fee, is not near enough for a sign we have to pay \$30 or \$40 for.

Chairman Slater believes we need to try something to clean up the corridor. If we could implement something like this that would not be in conflict with Douglas County it may spread. The deposit, which would be refundable, would be an encouragement for people to want to use it.

Chairman Slater asked if the county has ever considered having someone come in on a Saturday.

Ms. Moss thought that would be great, but it would be overtime.

Mr. Dallaire mentioned during the summer we have a person who waters the plants. He has been asked to remove the garage sale signs. That stops in September.

Ms. Moss could have the code enforcement officer step up the enforcement of offsite signs, garage signs, signs on utility poles, and that type of thing.

Chairman Slater personally felt it is a necessity. Some of the signs are not portraying a good image for the town or the county as a whole.

Mr. Philips asked if there was something in the county code about vehicles being painted with advertising a business parked in their parking lot.

Ms. Moss has been dealing with that business owner. The signage on the vehicle is fine. The question now is can we get compliance. We recently sent a letter to that property owner about moving the vehicle.

Mr. Dallaire mentioned today it is cleaned up and the vehicle was moved.

Mr. Philips has seen a trailer that is parked in the parking lot of Lucky Liquor. Two or three times I have seen people back into kids because they didn't see them coming out from behind the trailer.

Ms. Moss will send that off to the code enforcement officer. It is important to remember we are going to be amending the sign ordinance and your input is valuable in terms of what should be allowed and what is appropriate.

Chairman Slater would definitely like the town to be part of the process.

Ms. Wenner asked if garage sale signs are one of the things they will discuss.

Ms. Moss felt it can be if that's an issue you want to address.

Mr. Linderman asked if Mr. Miller has the right to take down those signs.

Mr. Miller didn't feel it has anything to do with being a board member. It has to do with I'm a resident of Gardnerville.

Mr. Linderman mentioned if citizens are allowed to take the signs down there could be an altercation. If it was well known, I'm quite sure there would be some citizens who would take the signs down. Another issue is the business of A frame signs. I have just about run over some of those signs. Usually they are placed appropriately but not always.

Chairman Slater thought bicycles were supposed to be on the road and not on the sidewalk.


Mr. Linderman rides on the sidewalk. Usually there is no one to avoid. I have ridden down 395 from Gilman to the end of 88. I've gotten some interesting experiences with the traffic. Usually I try to stay off of 395. So where else do you go? I would be very interested if it is legal to ride on the sidewalk

Mr. Dallaire advised it is not. They have addressed that in the code. The county has a new bike plan coming out. They are actually sharing the road. You can ride your bike with the traffic. We are working on identifying some bike lanes and have a bike lane on Douglas Avenue. That bike plan is going through the process right now. NDOT had a grant that helped with that.

Mr. Miller added the state passed a law that you have to give at least 3 feet if there are bike lanes present. Many parts of Douglas County there aren't any bike lanes present.

Mr. Linderman thought one of the worst places is by Wal Mart. There is just no other alternative route. There's no crosswalks, so you can't walk across and ride down the other side of 395 very easily. Even when they are blocking

**Motion Higuera/Philips that no action be taken on the sign policy and that we participate in the county's update of the sign ordinance. Motion carried unanimously.**

8.  **For Possible Action:** Discussion to approve, approve with modifications or deny holding an opening invocation, which may include a prayer, a reflective moment of silence, or a short solemnizing message to be offered before town board meetings or at other town functions for the benefit of the town board by a member of the clergy, a public official or member of the attending public; with public comment prior to board action.

Mr. Dallaire advised Mr. Miller had asked Mike Rowe last month to research this issue. We talked to the county. They do have an invocation. Most of the time the people invited are not showing up. They do offer it on their agenda. There isn't any set policy the county has on that. The DA has given them some suggestions.

As long as Mr. Miller is in office he would be willing to make that invitation rather than town staff. I would compile a list and go down the list and ask them to respond by a certain date. If they do not, go to the next one.

Ms. Wenner enjoys the invocation.

Mr. Philips thought it was a great idea as long as we're not promoting one religion over another.

Vice-Chairman Higuera liked Mr. Miller's idea of having an open invitation and notifying the various churches. That would cut down on staff time.

Mr. Miller has the time to do it. I'm sure if we left someone off the list we would hear about it.

Ms. Wenner asked where you would get the list.

Mr. Miller would get it from the yellow pages or internet.

Public comment.

Ms. Marie Schnook is here to say that having opening prayers at meetings is a good idea. (Ms. Schnook read a prepared statement into the record. The recording is available at the town office).

Ms. Marion Barritt did not prepare a written statement. I was born in England. I have sampled various religions. I am the president of the Young at Heart. I do stand up when they do the prayer at lunchtime. But it is very difficult. I do not want to be forced to be a part of it. To do this at a public meeting, which is starting to happen more and more I think it is inappropriate. It is appropriate to say God Bless America. But I don't believe we should have prayers whether it be from different denominations, because you will miss some. I really wish you would strongly consider not doing this. People can pray in private and in churches. Thank you for listening.

Barbara Henningson lives at 1509 Hussman. I am here, not only representing myself and my desire, that I think it is very appropriate and wonderful and I would love to see all public meetings open with a word of prayer, a moment of silence, or any of the things that were listed; I am also here representing Trinity Lutheran Church which is here in Gardnerville. I love Marie's presentation. I did not have the ability or the time to put together a comment like that. I see according to the agenda you open with the Pledge of Allegiance. I feel that is very important and very appropriate. But in that meeting you should have made reference one nation under God and you were striking the authority of a God when you made that statement. In the same sense it is everyone's right to not join in with the pledge. It is everyone's right to not join in when someone is offering a prayer and it is not required to hold hands. It is a personal time, but I do not feel it is wrong in any respect for someone to ask for some guidance, which is what I assume would happen in a prayer before a public meeting in asking that everyone seated here can work together for the good of the town, the community and of each other. And having that moment of being in prayer helps everyone to have the right attitude as decisions are being made by this board who is representing a community of people and a country that has been founded on Christian beliefs. As we founded this country we did not find it wrong to give credit and realize it is important to have some help and guidance. I feel that's what a prayer is doing. It may not be the same to everyone. Everyone is praying to their own authority, not necessarily we're seeing the same person as the authority. Constitutionally it's now a possible thing to have. It is not against the Constitution. I think it would be a wonderful thing. I would love to see it happen not only for myself, but I do know the members of the Trinity Lutheran

people to turn up. What about a trial period? Try it for a year or six months and see how it goes. If we like it we continue.

Ms. Yturbide advised they could structure it as something that is temporary with a clause to come back for review. You would have a sunset clause that whatever you voted on would expire unless you bring it forward again.

Chairman Slater asked if it could be done on a yearly basis?

Ms. Yturbide believed they could.

Mr. Miller believed if you look at the recommended motion it would be a resolution. We look at some resolutions annually.

Chairman Slater would just like it to be consistent. I don't want the town to start a policy, skip a year and then it gets picked up the following year. Maybe try it for one year and if everybody feels comfortable then we can do it. But if there is hesitation then we can express our views at that time. If it falls to town staff it is extra work.

Geoff asked about making it an open invitation for whoever is here.

Mr. Miller has a problem with that because sometimes we have no public present.

Ms. Yturbide advised most importantly you need to be objective and there should be something set up so it can't appear as if you have any control or bias. People feel differently. If the town does an invocation it has to be content neutral. Once we open the door people are creative about how they look at whether content is being swayed one way or another by procedure. So to protect all of you, you would want it to be something that is very neutral; that a policy be set up with a rotation basis. I would suggest whatever decision you make any resolution be drafted by counsel and presented to you next month. You can look at it, have us take back your comments and try and craft whatever it is you would like.

Ms. Barritt is getting from Ms. Yturbide that you don't want to open yourselves up for a lawsuit.

Ms. Yturbide commented the Supreme Court has indicated you can do invocation. We need to look at creating a policy that puts you in the best position for whatever it is you would like to do. As a governmental body you are not trying to promote one faith or another, or the lack of faith.

Ms. Wenner asked if that left Ken open if he is the one who is in charge of finding entities.

Ms. Yturbide suggested we look at that when we come back with a resolution. Look at some options and try to present some choices for you relative to that.

**Motion Miller to have town counsel bring forth a resolution establishing the board's policy regarding opening invocations consistent with the holding of US Supreme Court in the Town of Greece vs. Galloway, 572 USWL 1757828, May 5, 2014.**

Vice-Chairman Higuera asked to get a second would you add that it be a test drive.

**Mr. Miller would add to his motion that it is to be reviewed annually.**

**Mr. Philips seconded the motion.**

Ms. Yturbide asked when you say for it to be reviewed annually, meaning that it would cease unless it was brought forward by vote again.

Mr. Miller agreed.

Chairman Slater clarified that is after counsel brings back the resolution for review and acceptance.

**Motion carried with Slater voting nay.**

Mr. Dallaire reported we had a long conversation with the developers of the Ranch. The improvements have been built. We didn't get the opportunity to take over the maintenance at that time. Sidewalks were cracked so there is quite a bit of painted concrete sidewalks that the developer will replace. The pavement seems to be in good condition. We are looking into the new pavement. The county has started requiring the new pavement as of 2007. The concern is the pavement has been down for 2 or 3 years and we have two more years before we have to do something to try and make that pavement last longer than 20 years. So they should be paying a prorated amount for that sealing of the street. I am working with county staff on that. That might be coming forward shortly. There are some minor things, a couple light standards are leaning. The new phase 2B is already built out. There are only a few homes left. They are starting phase 2A now. The builder does not like the way the foundations turned out so they are looking at changing the plans to slab on grade similar to what they did in Arbor Gardens. Anderson Engineering provided the towns an opportunity to review phase c through e. We have reviewed them and made comments. They have adjusted the plans. I have the plans and the hydrology report to get those submitted for Army Corps and Douglas County to build the trench. We will award the contract to Sierra View Construction to add the decorative tree grate and the new tree in front of the psychology office. The rock will be removed. The sidewalk at Heritage Bank has sunk and Heritage Bank will be paying for it as part of our contract. The sidewalk at Anker's Car Wash has come together similar to the panels we removed on 395 several years ago. We will replace those as well and possibly Gardner Park. We had one ramp added in Sunset Park by the Lampe Park tennis courts on Northampton. Walter & Walter came and wanted to know what kind of ramp and driveway approach we needed. This new one is compliant and they were willing to put it in per the standards. It is an ADA compliant ramp. Geoff has been working on a plan for the Arbor Gardens parcel. We did plant the one tree on the site on Arbor Day. He has come up with a plan. There will be an open house July 10<sup>th</sup> at New Beginnings. They have asked me to say a few words about that facility.

Mr. LaCost has been trying to incorporate ideas into one area to use as a test. My goal was to reduce the herbicides and pesticides that we currently use. If we can use natural plants and natural predators to combat the insects we will be better off and it will reduce the herbicide usage. There are companion plants you can use for roses. Putting plants that are comparable together will be a great addition. I also saw something interesting on Gardner Street. There are flowers coming up between the pavers. I was considering doing that for the park. Right across the street from this area is a senior citizen home so I was hoping to put community raised beds that are handicap accessible so the people across the way could have a small garden and take care of it.

Mr. Dallaire added we do have an Eagle Scout wanting to do a project.

Mr. LaCost would like to incorporate the garden and an arbor. There will be a two or three foot walkway between the circles so there will be walkways. We are using quite a bit of DG, but trying to incorporate more of the greenery.

Chairman Slater asked if he was going to use this concept for all the rest of it. My concern is, are you going to make sure you incorporate that throughout the town?

Mr. LaCost believed if it is successful we would be able to reduce the herbicide and pesticides. I understand if I can reduce the chemical usage on this garden, we can also reduce the chemical usage on the rest our parks and communities.

Mr. Philips asked how much maintenance we are talking about.

Mr. LaCost believed the bulbs would not need to be split for two, three or four years. When you do split them you could almost have a community sale. Ideally we want to do as little maintenance as possible.

Mr. Dallaire has incorporated the annuals in many areas. We have got to get to the point it's a priority and get those done. Staff just doesn't have the time for the tulips, daffodils and snapdragons. The problem is this is a brand new small piece of property. How do you make it look decent and useful. The design is functional and incorporates the New Beginnings facility, similar to the detention basin on the back side they have improved. People are always over there walking.

Mr. Miller asked if Mr. LaCost had spoken to Comstock Seed. The owner has done a lot of studies.

Mr. LaCost has talked with him. That's one of the reasons we will use the California poppies. The Comstock seed is more of a native natural plant and we would like to incorporate them in a lot of different areas.

Chairman Slater mentioned on Gardner Street 95 percent of the petunias are returns.



Mr. Dallaire explained that will be part of the discussion for the board along with the rate increase. We presented it to the board during the budget cycle. It is about \$3,000 for the year in fees. Is it going to be something that is part of doing business or do we need to do an increase? If we did a rate increase to cover it, it would be less than a penny per customer. So it isn't a significant amount of the budget.

Public comment closed.

**Motion Miller/Higuera to keep the meeting date for August the same as it says on the regular calendar.  
Motion carried unanimously.**

Meeting adjourned 6:55 p.m.

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Linda Slater  
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:** August 5, 2014 **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



Family Support Council  
of Douglas County

RECEIVED  
JUL 07 2014

BY: .....

Imagine a community without family violence.....we can do it together!

BOARD  
OF  
DIRECTORS

June 30, 2014

Executive Officers

Jeanne Koerner  
President

Alicia Main  
Vice President

Tami Force  
Interim Treasurer

Nancy Epstein  
Secretary

Board Members

David Aymami

Arthur Eunson

Sharla Hales

Carrie Nicolaisen

Ted Thran

Interim Executive  
Director

Cory Jo Allen

Tom,

On behalf of the Board of Directors and the committed Staff of Family Support Council, I want to express our sincerest appreciation for your support and dedication to our Mission with your participation in the Agency's signature fundraising event, Grillin' & Chillin' BBQ & Blues in early June. More than 500 members of our Douglas County community enjoyed an evening of incredibly delicious barbeque, lively band entertainment, and the comraderie that occurs only when you can sit in a beautiful location and share it with friends and family.

We are grateful for all your assistance in preparation for and during the signature event for Family Support. You were always there at the other end of the phone to help in whatever way you could and I am very thankful for your guidance and direction.

Your commitment to Family Support Council's vision of a community without violence makes us all feel that our efforts have not gone unnoticed. We appreciate your support and will continue to work on the community's behalf to provide our services in domestic and sexual violence, parenting, children's therapy, the emergency women's shelter, and local presentations to the youth and adolescents in both our middle schools and the high school.

Again, please accept our sincerest thanks for your time, energy, and unwavering support of the Agency's diligent work in our community.

With extreme gratitude,

Cory Jo Allen  
Interim Executive Director

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## Louthan, Carol

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**From:** John&Judy Cates <johnandjudy7@gmail.com>  
**Sent:** Thursday, July 17, 2014 9:50 AM  
**To:** Louthan, Carol  
**Subject:** Letter to Michael Plut re Ron Grove

To: Michael Plut  
From: John and Judy Cates  
Re: Landscape Maintenance  
Date: July 17, 2014

Hi Michael,

We have recently moved into Stodick Estates South and are avid daily walkers. Landscaping is one of our hobbies and we always notice when areas are well groomed and when they are not. We have a beautiful view of Stodick Parkway and were immediately impressed with the beauty and regular maintenance of the landscaping.

The last few days during our walks down Toler, we observed a Gardnerville landscaper working very hard cleaning up what had been an eyesore for quite a while. On the second or third day we stopped to talk to Ron Grove and were very impressed with his horticultural background, his work ethic, and his knowledge of landscaping. Ron is very gregarious, professional, and obviously enjoys his work tremendously. On the way back from our walk the same day, we saw Ron talking to other Stodick Estates residents, and found they also were praising him for the great job he was doing.

Michael, we would like to congratulate you on hiring such an outstanding employee. Not only is Ron a wonderful addition to the landscaping team, he is a great public relations representative for the Town of Gardnerville.

Sincerely,  
John and Judy Cates  
1419 Arlen Lane  
782-7823



## **NLC&M**

### **Local Government Affairs Committee**

#### **Possible 2015 BDR Topics**

#### Clean-up of Statues Governing Planning and Zoning Authority

The Nevada chapter of the American Planning association has been contacted. They are discussing among themselves and may recommend specific changes to NRS 278. The LGAC agrees that using our planning experts to suggest needed changes would be a better route than seeking a study. We are waiting for the planning group to forward their suggestions.

#### Expand the allowed uses of residential construction taxes to improve parks.

Consider seeking an expansion of the allowed uses of residential construction taxes for park improvements, particularly in established communities where a new park cannot be constructed.

There is general agreement that there is a need to allow the use of this revenue for improvement, reconstruction and enhancement of older parks. Routine maintenance would not be an allowable use of RCT revenue.

#### Reversion of changes to public records laws implemented by 2013 SB74.

This bill made several changes to how local governments provide copies of public records and what can be charged for the copies. For example, the bill requires that local governments provide audio or video copies at no charge.

There is general agreement that if we can show substantial costs to our members this may be a good use of a BDR. We are still gathering information on this.

Amend the timelines in NRS 616B.336 and NRS 354 for furnishing audited financial statements to the Insurance Commissioner and Department of Taxation so that the statements are due on the same date.

Currently, audited financial statements from self-insured employers are due to the Insurance Commissioner within 120 days after the end of the fiscal year (October 30) while NRS 354 allows a local government 5 months after the end of the fiscal year (November 30) to submit audited financial statements to the Department of Taxation.

There is general agreement that this would be beneficial. We are checking to see if the Insurance Commissioner would be opposed or may submit the BDR.

Create and fund Nevada Coordinating Agency for the Main Streets USA Program  
Communities in Nevada cannot be officially recognized as “Main Street USA” members due to the fact that Nevada does not have a coordinating agency. The Main Street program has very specific guidelines for coordinating agencies including an identified funding source. This BDR could seek to have the League or another entity named as the state coordinating agency. Funding would be in the \$300 – 500k range for the biennium.

We have talked to a representative from GOED and there is interest at the state level in the Main Street program. We have reached out to the Lt. Governor’s office as well.

Right to know what is being transported.

Amend the law to require notice to local governments about what is being transported on railways and highways within their jurisdictions. There was uniform consensus that, at a minimum, first responders should be aware of what types of material are transiting through a jurisdiction.

LCB is continuing to research this item for us. An email with their initial response was sent out to the group Monday, 7/28.

Net metering and solar installations.

Consider seeking the repeal of provisions passed last session regarding net metering of solar installations. The change in the law has resulted in a loss of substantial funds to local governments with solar installations.

We are seeking information on what this change is costing municipalities that have solar installations. If the cost is sufficient then the LGAC may recommend that this issue be addressed with a BDR.

Authorization for GIDs to add services without needing approval of county commission and expansion of list of services GIDs are allowed to offer (NRS 318).

NRS 318.116 provides a list of services a GID may offer. When a GID is created by a county commission the services the GID will provide is defined. Currently, a GID that wishes to add a new service has to go to the county commission to get permission. This BDR would remove that requirement. The BDR could also add additional services a GID can provide to NRS 318.116.

We are still gathering information on this. There is some concern that this bill would be opposed by the counties or NACO. There has been a suggestion that we seek out a legislator to sponsor this bill.

#### Prevailing Wage Trigger

NRS 338.080 requires that any public works project in excess of \$100,000 pay prevailing wages. This figure has not been changed since 1985. \$100,000 in 1985 equates to over \$217,000 in 2014.

We have talked to a couple of Assembly R's and they do not plan on bringing a bill this session. There was a comment made that the caucus may bring a bill. There is general agreement that if we do not have a deal with labor there is no possibility of getting this passed. There has been some talk of possibly introducing the bill with a population cap.

Extend date for closing fiscal year to allow for later augmentations to reflect year-end activity.

Extending the date for the close of the fiscal year would enable local governments to perform the final budget augmentation at a more appropriate time to reflect year-end activity. The current timeframe creates a situation where local governments are forced to predict the future with a month left in the fiscal year. This can be problematic, especially if an emergency arises after the final augmentation has been posted but before the close of the fiscal year, or in instances where amounts are unknown until after July 1. It is recommended that the date for the close of the fiscal year be extended to the end of August.

The City of Reno has provided the following regarding this item. After further discussion with our Finance/Budget staff, it appears that the more appropriate "fix" for this issue may actually be an amendment to the following NAC provision:

**NAC 354.450 Deadline.** (NRS 354.107, 354.594, 354.598005) The procedure for augmentation must be completed before June 30 of the affected fiscal year. [Tax Comm'n, Local Gov't Reg. part No. 10, eff. 1-13-72; A 11-8-74; 1-14-82]

The Legislative Committee also recommended that a "white paper" be prepared that reflect the positions of the League to be provided to the sponsor(s) of an anticipated tax bill. The tax issues include:

- A study on, or imposition of, a tax on services.
- Reduction in the statutory rate of depreciation for improvements to real property.

Other items that were suggested or may be of interest to League members that were not forwarded to LGAC for consideration.

Publication of reports on internet website in lieu of newspaper (2013 AB4)

Repeal outdated requirements that reports be published in a newspaper.

Assembly Aizley is expected to bring a BDR regarding this topic. It is our understanding that the press association has been put on notice that the requirements for publishing in newspapers will slowly be phased out.

Authorization to impose a franchise fee on satellite TV providers.

Satellite TV providers are currently exempt from franchise fees.

There was some concern about the perception that cities are just after revenue. It is possible that this issue can be addressed through the comprehensive tax bill expected to be introduced this session.

Changes to the dates on which municipal governments are required to submit preliminary and final budgets to the Department of Taxation.

The Legislative Committee didn't see this as a pressing issue.



Authority to charge service fee/assessment to vacant properties in Redevelopment Areas.

To reduce blight and encourage development in Redevelopment Areas, local governments should be given the authority to charge service fees/assessments to vacant properties located in such areas.

There was no interest in pursuing this topic.

Change funding formula for Ethics Commission to require all public employers to contribute.

Currently, pursuant to NRS 281A.270, only counties with a population over 10,000 and cities with a population greater than 15,000 located in those counties are responsible for funding the Ethics Commission. However, every public employee in the State of Nevada is subject to the jurisdiction of the Ethics Commission, so requiring all public employers to contribute would create a more equitable funding formula.

There was not consensus on this by the Legislative committee. There was discussion about getting our smaller members not being in favor of this.

Public records clean-up related to confidentiality.

There is no explicit statutory authority allowing a local government to redact personal information from 911 audio/transcripts prior to releasing them to the public, so NRS 239 should be amended to allow such redaction.

Language concerning the confidentiality of juvenile records should be clarified and strengthened to provide such records greater protection from public disclosure.

There was discussion about reaching out to the Administrative Office of the Courts to see if they would be interested in using a BDR to address these issues.

Home Rule (2013 SB2)

Attempt to gain at least functional home rule. Nevada is considered a "Dillon's Rule" state. Judge John Dillon issued an opinion in 1868 that opined that municipal governments are a creation of the state legislature and therefore only have the powers that expressly granted to them, or necessary or essential to carry out expressly granted powers, by the legislature. This

means that unless a municipality cannot act unless it has specific statutory authority to take the action. A better, more flexible, approach to municipal government would allow municipal governments to take actions unless they are prohibited or limited by statute.

Senator Goicoechea has said that he will introduce a home rule bill this session.

# Gardnerville Town Board

## AGENDA ACTION SHEET



1. **For Possible Action:** Health and Sanitation & Public Works Departments Monthly Report of activities
2. **Recommended Motion:** Accept as submitted  
**Funds Available:**  Yes  N/A
3. **Department:** Administration  
**Prepared by:** Carol Louthan
4. **Meeting Date:** August 5, 2014 **Time Requested:** N/A
5. **Agenda:**  Consent  Administrative
6. **Background Information:**

Residential Accounts	1749
Commercial Accounts	215
Green Waste Accounts	1219
Cleanup Dumpsters	6
X-cans	690
# of new residential accounts	9 accts transferred to new owners & 3 new accts
# of new commercial accounts	1 new acct (Grocery Outlet & 1 transferred (Overland Hotel sold to Ranch Loan Trio)
Minimum User Accounts	39
Total tons of trash	355.83
Total tons of Greenwaste	52.27

Report by Mike Plut: Parks: the parks are being mowed two times a week to keep up with the mulching. Weeds and overgrowth are still problem. All of our water backflow check devices have been checked and only one needs a servicing, it'll get a rebuild kit and rechecked for the water company.

One of our seasonal employees was not working out and we had to let him go.

Public works: The Company and Decker ditch have been cleaned out by a contractor. Weeds are an ongoing problem throughout town. We're trying to keep on top of weeds this year's crop is making it difficult in both parks and right of ways. The dead-end sign has been relocated on Marion Russell so that it does not interfere with the trees. The dead-end signed at Sterling Ln. on S. Marion Russell Court has been moved and is now visible from at least Lampe Dr. The new street name signs and stop signs have been installed in the Chichester neighborhood to replace the faded sign.

Near the end of the month the state was out jetting the slot drains on 395 to improve storm drainage.

Our storm drains did well in the storm we had flooding that that I believe only backed up because of the quantity of rain in the short timeframe everything receded well, although we are installing diversion boards to route water from Stodick Parkway to Crestmore pond.

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

8. **Board Action:**

- Approved  Approved with Modifications  
 Denied  Continued

# Gardnerville Town Board

## AGENDA ACTION SHEET



1. **For Possible Action: Approve July claims**
2. **Recommended Motion: Approve as submitted**  
**Funds Available:**  Yes       N/A
3. **Department:** Administration  
  
**Prepared by:** Carol Louthan
4. **Meeting Date:** August 5, 2014    **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 07/01/14 - 07/31/14

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	7/14 BOARD	G'VILLE	Paid by Check # 622097		06/26/2014	07/03/2014	07/03/2014		07/03/2014	250.00
28960 - Miller Kenneth	7/14 BOARD	G'VILLE	Paid by Check # 622124		06/26/2014	07/03/2014	07/03/2014		07/03/2014	250.00
18629 - Phillips Michael	7-14 BOARD	G'VILLE	Paid by Check # 622156		06/26/2014	07/03/2014	07/03/2014		07/03/2014	250.00
2969 - Slater Linda	7-14 BOARD	G'VILLE	Paid by Check # 622184		06/26/2014	07/03/2014	07/03/2014		07/03/2014	275.00
				Account 510.150 - Board Compensation Totals				Invoice Transactions 4		\$1,025.00
20219 - NV ST Public Employees	Account 511.201 - PEBS-Ret.Medical 7-14 PREMIUMS	731	Paid by Check # 622984		07/14/2014	07/25/2014	07/25/2014		07/25/2014	20.90
13097 - Verizon Wireless	Account 520.055 - Telephone Expense 9727900254	842011146-00001	Paid by Check # 622793		07/01/2014	07/18/2014	07/18/2014		07/18/2014	165.07
				Account 511.201 - PEBS-Ret.Medical Totals				Invoice Transactions 1		\$20.90
25294 - F P Mailing Solutions	Account 520.060 - Postage/Po Box Rent R1102060084	600003046	Paid by Check # 622888		07/04/2014	07/25/2014	07/25/2014		07/25/2014	44.93
				Account 520.055 - Telephone Expense Totals				Invoice Transactions 1		\$165.07
2030 - Minden-Gardnerville Sanitation	Account 520.093 - Utilities-Sewer 14-070290	0296	Paid by Check # 622383		07/01/2014	07/11/2014	07/11/2014		07/11/2014	67.71
2030 - Minden-Gardnerville Sanitation	14-070581	0594	Paid by Check # 622383		07/01/2014	07/11/2014	07/11/2014		07/11/2014	21.16
				Account 520.060 - Postage/Po Box Rent Totals				Invoice Transactions 1		\$44.93
				Account 520.093 - Utilities-Sewer Totals				Invoice Transactions 2		\$88.87
5358 - ABC Fire Inc	Account 520.097 - Maint B&G IN00020578	4386	Paid by Check # 622812		07/07/2014	07/25/2014	07/25/2014		07/25/2014	335.45
				Account 520.097 - Maint B&G Totals				Invoice Transactions 1		\$335.45
2401 - NV ST Dept Business/Industry	Account 520.169 - EMRB Assessment AA14-337	PAYROLL	Paid by Check # 622142		06/20/2014	07/03/2014	07/03/2014		07/03/2014	67.50
				Account 520.169 - EMRB Assessment Totals				Invoice Transactions 1		\$67.50
15887 - Charter Communications	Account 520.187 - Internet Expense 0012509 7/14	8354110060012509	Paid by Check # 622560		07/08/2014	07/18/2014	07/18/2014		07/18/2014	65.00
				Account 520.187 - Internet Expense Totals				Invoice Transactions 1		\$65.00

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# Accounts Payable by G/L Distribution Report

G/L Date Range 07/01/14 - 07/31/14

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 532.056 - Subscriptions										
2667 - Record Courier	7034794 14-15	7034794/GVILLE	Paid by Check # 622429		06/23/2014	07/11/2014	07/11/2014		07/11/2014	27.30
				Account 532.056 - Subscriptions Totals						<u>\$27.30</u>
2549 - Dallaire Tom-Petty Cash	7-14 GVILLE	PETTY CASH	Paid by Check # 622868		07/15/2014	07/25/2014	07/25/2014		07/25/2014	16.00
				Account 533.800 - Office Supplies Totals						<u>\$16.00</u>
16648 - E Squared C Inc	40893	GVILLE	Paid by Check # 622589		07/01/2014	07/18/2014	07/18/2014		07/18/2014	37.50
				Account 533.806 - Software Totals						<u>\$37.50</u>
				Department 921 - Gardnerville Admin Totals						<u>\$1,893.52</u>

# Accounts Payable by G/L Distribution Report

G/L Date Range 07/01/14 - 07/31/14

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 520.084 - Replacement & Repair	1823	G'VILLE	Paid by Check # 622880		07/08/2014	07/25/2014	07/25/2014		07/25/2014	536.25
1130 - Do Co Weed Control				Account 520.084 - Replacement & Repair Totals				Invoice Transactions 1		<u>\$536.25</u>
Account 520.093 - Utilities-Sewer										
2030 - Minden-Gardnerville Sanitation	14-070763	0778	Paid by Check # 622383		07/01/2014	07/11/2014	07/11/2014		07/11/2014	126.96
				Account 520.093 - Utilities-Sewer Totals				Invoice Transactions 1		<u>\$126.96</u>
Account 533.817 - Small Projects										
7422 - Wheeler Screen Printing	3181	G'VILLE	Paid by Check # 622500		07/03/2014	07/11/2014	07/11/2014		07/11/2014	274.25
3115 - Swank Motion Pictures Inc	RG1944967	0223170001	Paid by Check # 623030		07/08/2014	07/25/2014	07/25/2014		07/25/2014	374.00
				Account 533.817 - Small Projects Totals				Invoice Transactions 2		<u>\$648.25</u>
				Department 923 - Parks & Recreation Totals				Invoice Transactions 4		<u>\$1,311.46</u>

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# Accounts Payable by G/L Distribution Report

G/L Date Range 07/01/14 - 07/31/14

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										
1130 - Do Co Weed Control	1823	G'VILLE	Paid by Check # 622880		07/08/2014	07/25/2014	07/25/2014		07/25/2014	536.25
Account 532.028 - Uniforms				Account 520.084 - Replacement & Repair Totals				Invoice Transactions 1		\$536.25
5666 - Allied Uniform Sales	3477	G'VILLE	Paid by Check # 622522		07/02/2014	07/18/2014	07/18/2014		07/18/2014	293.48
26819 - Martin Jody	7-14 PANTS	G'VILLE	Paid by Check # 622651		07/07/2014	07/18/2014	07/18/2014		07/18/2014	37.27
Account 562.000 - Capital Projects				Account 532.028 - Uniforms Totals				Invoice Transactions 2		\$330.75
2926 - NV Energy	3000696919 14 -15	21711 G'VILLE	Paid by Check # 622973		07/08/2014	07/25/2014	07/25/2014		07/25/2014	4,000.00
Account 562.000 - Capital Projects Totals				Account 562.000 - Capital Projects Totals				Invoice Transactions 1		\$4,000.00
Department 926 - Other Public Works Totals				Department 926 - Other Public Works Totals				Invoice Transactions 4		\$4,867.00
Fund 610 - Gardnerville Town Totals				Fund 610 - Gardnerville Town Totals				Invoice Transactions 23		\$8,071.98

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# Accounts Payable by G/L Distribution Report

G/L Date Range 07/01/14 - 07/31/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation Account 510.150 - Board Compensation										
4288 - Higuera Lloyd W	7/14 BOARD	GVILLE	Paid by Check # 622097		06/26/2014	07/03/2014	07/03/2014		07/03/2014	250.00
28960 - Miller Kenneth	7/14 BOARD	GVILLE	Paid by Check # 622124		06/26/2014	07/03/2014	07/03/2014		07/03/2014	250.00
18629 - Philips Michael	7-14 BOARD	GVILLE	Paid by Check # 622156		06/26/2014	07/03/2014	07/03/2014		07/03/2014	250.00
2969 - Slater Linda	7-14 BOARD	GVILLE	Paid by Check # 622184		06/26/2014	07/03/2014	07/03/2014		07/03/2014	275.00
		Account 510.150 - Board Compensation Totals					Invoice Transactions 4			\$1,025.00
13097 - Verizon Wireless	9727900254	842011146-00001	Paid by Check # 622793		07/01/2014	07/18/2014	07/18/2014		07/18/2014	165.08
		Account 520.055 - Telephone Expense Totals					Invoice Transactions 1			\$165.08
25294 - F P Mailing Solutions	RI102060084	600003046	Paid by Check # 622888		07/04/2014	07/25/2014	07/25/2014		07/25/2014	44.92
		Account 520.060 - Postage/Po Box Rent Totals					Invoice Transactions 1			\$44.92
5059 - Hydraulic Industrial Services Inc	22020	GVILLE	Paid by Check # 622627		07/03/2014	07/18/2014	07/18/2014		07/18/2014	185.77
		Account 520.084 - Replacement & Repair Totals					Invoice Transactions 1			\$185.77
2030 - Minden-Gardnerville Sanitation	14-070290	0296	Paid by Check # 622383		07/01/2014	07/11/2014	07/11/2014		07/11/2014	67.71
2030 - Minden-Gardnerville Sanitation	14-070581	0594	Paid by Check # 622383		07/01/2014	07/11/2014	07/11/2014		07/11/2014	21.16
		Account 520.093 - Utilities-Sewer Totals					Invoice Transactions 2			\$88.87
5358 - ABC Fire Inc	IN00020578	4386	Paid by Check # 622812		07/07/2014	07/25/2014	07/25/2014		07/25/2014	335.46
		Account 520.097 - Maint B&G Totals					Invoice Transactions 1			\$335.46
15887 - Charter Communications	0012509 7/14	8354110060012509	Paid by Check # 622560		07/08/2014	07/18/2014	07/18/2014		07/18/2014	65.00
		Account 520.187 - Internet Expense Totals					Invoice Transactions 1			\$65.00
2549 - Dallaire Tom-Petty Cash	7-14 GVILLE	PETTY CASH	Paid by Check # 622868		07/15/2014	07/25/2014	07/25/2014		07/25/2014	45.00
		Account 521.135 - Legal-Collection Cost Totals					Invoice Transactions 1			\$45.00

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# Accounts Payable by G/L Distribution Report

G/L Date Range 07/01/14 - 07/31/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation Account 532.028 - Uniforms	3477	G'VILLE	Paid by Check # 622522		07/02/2014	07/18/2014	07/18/2014		07/18/2014	293.49
5666 - Allied Uniform Sales	7-14 PANTS	G'VILLE	Paid by Check # 622651		07/07/2014	07/18/2014	07/18/2014		07/18/2014	37.27
26819 - Martin Jody				Account 532.028 - Uniforms Totals				Invoice Transactions 2		\$330.76
2667 - Record Courier	7034794 14-15	7034794/G'VILLE	Paid by Check # 622429		06/23/2014	07/11/2014	07/11/2014		07/11/2014	27.30
16648 - E Squared C Inc	40893	G'VILLE	Paid by Check # 622589	Account 532.056 - Subscriptions Totals				Invoice Transactions 1		\$27.30
				Account 533.806 - Software Totals				Invoice Transactions 1		\$37.50
				Department 925 - Health & Sanitation Totals				Invoice Transactions 16		\$2,350.66
				Fund 611 - Gardnerville Health & San Totals				Invoice Transactions 16		\$2,350.66
				Grand Totals				Invoice Transactions 39		\$10,422.64

\* = Prior Fiscal Year Activity

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# Gardnerville Town Board

## AGENDA ACTION SHEET



1. **For Possible Action:** Approve a request by the Douglas County Republican Committee to hold a political barbeque fundraiser in Heritage Park October 11, 2014 from 9:00 a.m. to 5:00 p.m. designated a Class III use per park use and reservation policy.
  
2. **Recommended Motion:** Approve  
**Funds Available:**  Yes  N/A
  
3. **Department:** Administration  
  
**Prepared by:** Tom Dallaire
  
4. **Meeting Date:** August 5, 2014 **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

Submitted 7/8/14



Park Use/Street Closure/Special Event Application  
Reservation Form/Release of Liability/Indemnification Agreement  
1407 US Highway 395 N - Gardnerville, Nevada 89410  
(775) 782-7134 Phone (775) 782-7135 Fax

Date of Application (must be submitted 10 business days prior to event): SATURDAY, OCT. 11, 2014

Organization: DCRCC Corporation: Yes \_\_\_ No X  
(If a corporation, a copy of the Articles of Incorporation must be attached)

Contact Person: 775-781-4849 email: dcrcgap@gmail.com  
Home/Cell Phone: --- Business Phone: Same Fax: ---  
Mailing Address: 1507 Hwy. 395N - Ste. B, Gardnerville, NV 89410  
(If corporation, attach home or business phone and addresses of president, vice-president and secretary)

Requesting: Heritage Park X Is request for exclusive use of park: Yes X No \_\_\_  
If Heritage Park but not exclusive use, describe which area of park is being requested:

Requesting: Street Closure NO Street(s) proposing to be closed: \_\_\_\_\_

(US Hwy 395, SR75, and streets closed at intersections of US Hwy 395 require NDOT encroachment permit; Waterloo, Toler, Elges, Grant, Stodick, and Muller require County permission)

Requesting: Other NO Location of Event/Activities (if other than Heritage Park): \_\_\_\_\_  
(Submit letter of property owner's permission if event is to be held on private property)

Name and description of event, concessions, fund-raiser, etc.: political BBQ

Event date(s): 10-11-14 Event hours (including set up & tear down): 9:00A-5:00P=8h

This event is: Non-Profit: X For Profit: \_\_\_ Closed to Public: \_\_\_ Open to Public: X  
(Non-profit organizations must submit IRS 501c letter with application)

If non-profit event, describe who benefits from proceeds of event: DCRCC

Number of patrons, customers, spectators, participants, etc. expected to attend on **each day** of the event: 200  
(Douglas County Outdoor Festival Permit is required if more than 500 attendees expected on any day of event)

Event Insurance Carrier: MERIDIEN, PC. Phone: ?  
(Certificate of Insurance **must be attached to this application** and must name the Town of Gardnerville as additional insured, and date and location of the event - see Special Event Policy for policy limits)  
7/8/14 - will send rider per template direct from insurer.

7/7/14 msg Carl - need spelling of last name

4-2

Is a fee charged to attend the event: Yes  No   
Is food being served: Yes  No  If yes, Health Permit # \_\_\_\_\_  
Will alcohol be sold or served: Yes  No  Liquor licenses/permits may be required  
Will there be band or amplified music: Yes  No   
Will you have tents, canopies, bounce houses, dance floors, etc.? Yes  No   
If yes, specify quantity, dimensions, etc.: 1 tent - 20 x 50

(Stakes are not permitted for use in securing tents, etc.; bounce houses, dance floors or tents larger than 20'x20' may be subject to additional security deposits and/or insurance coverage)

Clean-up/Sanitation/Garbage Plan: Town bin

(Groups of 50 or more are require to pay a minimum of one \$25 dumpster service fee; park restrooms accommodate a maximum of 100 people, one port-a-potty is required for every 100 people over 100)

Water and Sanitation Plan if food sold or consumed during event: None catered events

(Town's water coupler is available if you use hoses for water)

Other Town services, if required: ~~NONE~~ Electricity

(Electrical outlets, pavilion lighting, etc.)

Event Parking Area: Streets

(Event cannot block driveways of private residences around park. Please note that dirt lot east of Heritage Park is private property and may not be used for parking unless a letter of owner's permission is submitted)

Fire/Emergency Medical Services Plan: ? Ask Tom

(Submit East Fork Fire Protection District authorization and approval)

Security Plan if overnight use of Town facilities planned: NO

(Submit Douglas County Sheriff's Office authorization and approval)

Event Layout: All applicants **MUST** provide a drawing(s) clearly showing event area(s), streets requested for closure, booth spaces, etc. **If requesting use of Heritage Park, a Town furnished template will be provided indicating utility lines and other event constraints.**

A copy of the approved form **MUST** be at the event

WAIVER OF LIABILITY

The UNDERSIGNED, for himself/herself and on behalf of the above named Applicant Organization or Business, does hereby agree to protect, indemnify, save and keep harmless, the Town of Gardnerville, its elected and appointed officials, employees and volunteers and others working on behalf of the Town of Gardnerville, and Douglas County, Nevada, from any and all claims, demands, suits or loss, including all costs connected therewith, including but not limited to reasonable attorney's fees, administrative costs, and court costs and for any damages which may be asserted, claimed or recovered against or from the Town of Gardnerville, its elected and appointed officials, employees, volunteers or others working on behalf of the Town of Gardnerville, by reason of personal injury, including but not limited to bodily injury or death, and/or property damage, including loss of use thereof, which arise out of or is in any way connected or associated with this Reservation Form and Release of Liability and Indemnification Agreement.

I do hereby certify that, in representation of the above-named Applicant Organization or Business, I have received a copy of the Town's Park Use and Reservation Policy and the Town's Street Closure/Special Events Policy, that I have read those policies, and that the above-named Applicant Organization or Business will observe all rules and regulations contained therein, including any conditions of approval of the Town Board, and any other conditions and/or requirements that may be set forth by Douglas County, Nevada.

Authorized Representative(s) of Applicant:

C. Schnock, DCRCC Treasurer      Carl Schnock      7/7/14  
\_\_\_\_\_  
Signature    Printed Name    Date

(If applicant is a corporation, must include signature of president, vice-president, and secretary of corporation)

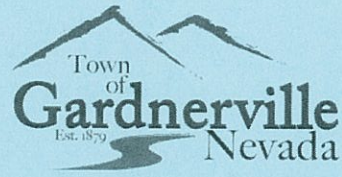
(Town Office Use Only)

Heritage Park:      ~~\$ 300~~ \$ 200  
Usage \$25/hr (\$300/day max) Paid \$ 200      Date: 7/8/14      CK# 4063  
Park Deposit \$300 ~~\$ 300~~ Paid \$ 300      Date: 7/8/14      CK# 4063  
Dumpster \$25/each      Paid \$ \_\_\_\_\_      Date: \_\_\_\_\_  
Additional Fees/Description \$ \_\_\_\_\_  
Deposit Refunded      Paid \$ \_\_\_\_\_      Date: \_\_\_\_\_      Facility Reviewed: \_\_\_\_\_

Street Closure:  
Application Fee \$100      Paid \$ N/A      Date: \_\_\_\_\_

Scheduled for Town Board Agenda: 8/5/14      Approved: \_\_\_\_\_  
Scheduled for Douglas County Commissioner Agenda: \_\_\_\_\_      Approved: \_\_\_\_\_

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



1. **For Possible Action:** Approve Gardnerville Special Event Application for the 24<sup>th</sup> Annual Carson Valley Sertoma Oktoberfest scheduled for September 21, 2014 in Heritage Park, designated a Class II use per park use and reservation policy.

2. **Recommended Motion: Approve**  
**Funds Available:**  Yes  N/A

1. **Department: Administration**

**Prepared by: Tom Dallaire**

2. **Meeting Date: August 5, 2014 Time Requested: N/A**

3. **Agenda:**  Consent  Administrative

**Background Information: See attached application.**

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

5.

6. **Board Action:**

- Approved  Approved with Modifications  
 Denied  Continued



Park Use/Street Closure/Special Event Application  
Reservation Form/Release of Liability/Indemnification Agreement  
1407 US Highway 395 N - Gardnerville, Nevada 89410  
(775) 782-7134 Phone (775) 782-7135 Fax

Date of Application (must be submitted 10 business days prior to event): 6-16-2014

Organization: Carson Valley Sierra Club Corporation: Yes  No   
(If a corporation, a copy of the Articles of Incorporation must be attached) 5013c

Contact Person: Jim Woods email: Jim.Woods@CarsonValley.org  
Home/Cell Phone: 75-765-3914 Business Phone: 775-720-7009 Fax: N/A  
Mailing Address: 1200 Main Street Carson City NV 89401 89401  
(If corporation, attach home or business phone and addresses of president, vice-president and secretary)

Requesting: Heritage Park  Is request for exclusive use of park: Yes  No   
If Heritage Park but not exclusive use, describe which area of park is being requested:  
The area North of Cluckerton / Gilman Rd

Requesting: Street Closure  Street(s) proposing to be closed: \_\_\_\_\_  
(US Hwy 395, SR75, and streets closed at intersections of US Hwy 395 require NDOT encroachment permit; Waterloo, Toler, Elges, Grant, Stodick, and Muller require County permission)

Requesting: Other  Location of Event/Activities (if other than Heritage Park): \_\_\_\_\_  
(Submit letter of property owner's permission if event is to be held on private property)

Name and description of event, concessions, fund-raiser, etc.: FUND RAISER FOR LOCAL CHARITY

Event date(s): 21 Sept 2014 Event hours (including set up & tear down): 9am - 5:30pm

This event is: Non-Profit:  For Profit:  Closed to Public:  Open to Public:   
(Non-profit organizations must submit IRS 501c letter with application) \* Attached

If non-profit event, describe who benefits from proceeds of event: Local Charities

Number of patrons, customers, spectators, participants, etc. expected to attend on each day of the event:  
400  
(Douglas County Outdoor Festival Permit is required if more than 500 attendees expected on any day of event)

Event Insurance Carrier: Lawton Companies LLC - Kansas City MO Phone: 816-960-7000  
(Certificate of Insurance must be attached to this application and must name the Town of Gardnerville as additional insured, and date and location of the event - see Special Event Policy for policy limits)



Is a fee charged to attend the event: Yes  No   
 Is food being served: Yes  No  If yes, Health Permit # \_\_\_\_\_  
 Will alcohol be sold or served: Yes  No  Liquor licenses/permits may be required  
 Will there be band or amplified music: Yes  No   
 Will you have tents, canopies, bounce houses, dance floors, etc.? Yes  No   
 If yes, specify quantity, dimensions, etc.: SEE Attached Site Plan

(Stakes are not permitted for use in securing tents, etc.; bounce houses, dance floors or tents larger than 20'x20' may be subject to additional security deposits and/or insurance coverage)

Clean-up/Sanitation/Garbage Plan: SEPTONS WILL PROVIDE ON-SITE TRASH CAN -  
EMPTIED AS NEEDED - DUMPSTERS BY TOA  
 (Groups of 50 or more are require to pay a minimum of one \$25 dumpster service fee; park restrooms accommodate a maximum of 100 people, one port-a-potty is required for every 100 people over 100)

Water and Sanitation Plan if food sold or consumed during event: Town of Cantonville  
WATER VIA HOSE & COUPLER - SANITATION: TOA & NEW JOHN AS NEEDED  
 (Town's water coupler is available if you use hoses for water)

Other Town services, if required: ELECTRICAL POWER FROM PAVILION (115V/15V)  
 (Electrical outlets, pavilion lighting, etc.)

Event Parking Area: DIRT PARKING LOT WITH LETTER OF PERMISSION! WILL BE  
INSURED  
 (Event cannot block driveways of private residences around park. Please note that dirt lot east of Heritage Park is private property and may not be used for parking unless a letter of owner's permission is submitted)

Fire/Emergency Medical Services Plan: NOTICE TO SHERIFF OFFICE! Douglas Co Fire  
Center  
 (Submit East Fork Fire Protection District authorization and approval)

Security Plan if overnight use of Town facilities planned: N/A  
 (Submit Douglas County Sheriff's Office authorization and approval)

Event Layout: All applicants **MUST** provide a drawing(s) clearly showing event area(s), streets requested for closure, booth spaces, etc. **If requesting use of Heritage Park, a Town furnished template will be provided indicating utility lines and other event constraints.**

**A copy of the approved form MUST be at the event**

WAIVER OF LIABILITY

The *UNDERSIGNED*, for himself/herself and on behalf of the above named Applicant Organization or Business, does hereby agree to protect, indemnify, save and keep harmless, the Town of Gardnerville, its elected and appointed officials, employees and volunteers and others working on behalf of the Town of Gardnerville, and Douglas County, Nevada, from any and all claims, demands, suits or loss, including all costs connected therewith, including but not limited to reasonable attorney's fees, administrative costs, and court costs and for any damages which may be asserted, claimed or recovered against or from the Town of Gardnerville, its elected and appointed officials, employees, volunteers or others working on behalf of the Town of Gardnerville, by reason of personal injury, including but not limited to bodily injury or death, and/or property damage, including loss of use thereof, which arise out of or is in any way connected or associated with this Reservation Form and Release of Liability and Indemnification Agreement.

I do hereby certify that, in representation of the above-named Applicant Organization or Business, I have received a copy of the Town's Park Use and Reservation Policy and the Town's Street Closure/Special Events Policy, that I have read those policies, and that the above-named Applicant Organization or Business will observe all rules and regulations contained therein, including any conditions of approval of the Town Board, and any other conditions and/or requirements that may be set forth by Douglas County, Nevada.

Authorized Representative(s) of Applicant: \_\_\_\_\_  
James Woods CHAIRMAN Oktoberfest  
\_\_\_\_\_  
Signature Printed Name Date 7/25/14

(If applicant is a corporation, must include signature of president, vice-president, and secretary of corporation)

(Town Office Use Only)

**Heritage Park:**  
Usage \$25/hr (\$300/day max) Paid \$ 100 Date: 7/25/14  
Park Deposit \$300 Paid \$ \_\_\_\_\_ Date: \_\_\_\_\_  
Dumpster \$25/each Paid \$ \_\_\_\_\_ Date: \_\_\_\_\_  
Additional Fees/Description \$ \_\_\_\_\_  
Deposit Refunded Paid \$ \_\_\_\_\_ Date: \_\_\_\_\_ Facility Reviewed: \_\_\_\_\_

**Street Closure:**  
Application Fee \$100 Paid \$ \_\_\_\_\_ Date: \_\_\_\_\_

Scheduled for Town Board Agenda: \_\_\_\_\_ Approved: \_\_\_\_\_  
Scheduled for Douglas County Commissioner Agenda: \_\_\_\_\_ Approved: \_\_\_\_\_



# CERTIFICATE OF LIABILITY INSURANCE

9/1/2014

DATE (MM/DD/YYYY)

8/26/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER LOCKTON COMPANIES, LLC-1 KANSAS CITY  
444 W. 47TH STREET, SUITE 900  
KANSAS CITY MO 64112-1906  
(816) 960-9000

SEP 5 2013

## CONTACT NAME:

PHONE

(A/C. No. Ext):

E-MAIL

ADDRESS:

FAX

(A/C. No.):

## INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: PHILADELPHIA INDEMNITY INSURANCE

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

INSURED 1080371 SERTOMA INC  
AND ITS SUBSIDIARIES  
1912 E. MEYER BLVD  
KANSAS CITY MO 64132

COVERAGES SERIN03

CERTIFICATE NUMBER: 10455324

REVISION NUMBER: XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	Y	N	PHPK1066464	9/1/2013	9/1/2014	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 20,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS	N	N	PHPK1066464	9/1/2013	9/1/2014	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DED <input checked="" type="checkbox"/> RETENTIONS \$ 10,000	N	N	PHUB432385	9/1/2013	9/1/2014	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	NOT APPLICABLE			WC STATUTORY LIMITS OTHER E.L. EACH ACCIDENT \$ XXXXXXXX E.L. DISEASE - EA EMPLOYEE \$ XXXXXXXX E.L. DISEASE - POLICY LIMIT \$ XXXXXXXX
A	LIQUOR LIABILITY	N	N	PHPK1066464	9/1/2013	9/1/2014	1,000,000 OCCURRENCE 1,000,000 AGGREGATE

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
CARSON VALLEY SERTOMA (NV) # 10739 - TOWN OF GARDNERVILLE NEVADA IS NAMED AS ADDITIONAL INSURED UNDER GENERAL LIABILITY, SUBJECT TO POLICY TERMS & CONDITIONS, WITH RESPECT TO CARSON VALLEY SERTOMA'S OKTOBERFEST SEPTEMBER 22, 2013.

## CERTIFICATE HOLDER

## CANCELLATION

10455324

TOWN OF GARDNERVILLE  
1407 HIGHWAY 395  
GARDNERVILLE NV 89410

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



STATE OF NEVADA  
DEPARTMENT OF TAXATION

1550 E. College Parkway  
Suite 115  
Carson City, Nevada 89706-7937

Phone: (775) 687-4820 • Fax: (775) 687-5981  
In-State Toll Free: 800-992-0900

Web Site: <http://tax.state.nv.us>

LAS VEGAS OFFICE  
Grant Sawyer Office Building  
Suite 1200  
555 E. Washington Avenue  
Las Vegas, Nevada 89101  
Phone: (702) 486-2300  
Fax: (702) 486-2373

RENO OFFICE

4600 Kietzke Lane  
Building O, Suite 263  
Reno, Nevada 89502  
Phone: (775) 688-1295  
Fax: (775) 688-1303

KENNY C. GUINN  
Governor

DAVID P. PURSELL  
Executive Director

June 30, 2002

Account Number: RCE-002-483

Exp date: June 30, 2007

CARSON VALLEY SERTOMA  
PO BOX 1546  
MINDEN NV 89423

Pursuant to NRS 372.326 and related statutes, CARSON VALLEY SERTOMA has been granted sales/use tax exempt status as a charitable organization. Direct purchases of tangible personal property made by CARSON VALLEY SERTOMA are exempt from sales/use tax. Fraudulent use of this exemption letter is a violation of Nevada law.

Vendors selling tangible personal property to CARSON VALLEY SERTOMA are authorized to sell to them tax exempt. The vendor shall account for the exempt sale on its sales/use tax return under exemptions. For audit purposes, a vendor must have a copy of this letter in order to document the transaction was tax exempt.

This letter only applies to Nevada sales/use tax and does not provide exemption from any other tax.

This exemption applies only to the above named organization and is not extended to individuals, or contractors or lessors to or for such organizations.

Any vendor having questions concerning the use of this sales/use tax exemption letter may contact the Department at one of the district offices listed above.

If, upon further or future review by the Department, it is determined the above named organization does not meet or no longer meets the criteria outlined in NRS 372.343, this letter of exemption will be revoked.

Sincerely,

Richard Reed, Tax Administrator I  
Compliance Division, Carson City District

TAX ID # 43-1155565

2-17N JCE



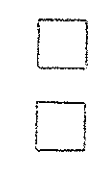
Power box for Well. Need keys.

bring for messes

CHAPEL



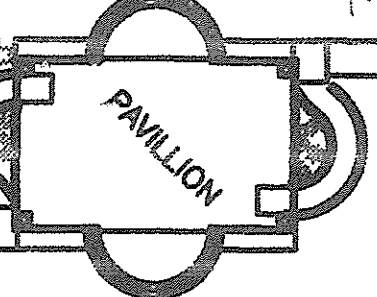
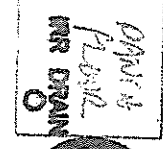
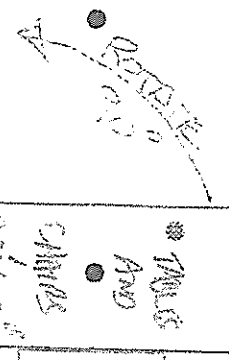
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20' x 20' situation



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hazard table

1st aid room

COURTHOUSE STREET

# Gardnerville Town Board

## AGENDA ACTION SHEET



1. **For Possible Action:** Discussion to approve Proclamation 2014P-02 recognizing the week of August 11<sup>th</sup> through August 17<sup>th</sup>, 2014 as Brain Injury Awareness week; with public comment prior to Board action.
2. **Recommended Motion:** Approve Proclamation 2014P-02 recognizing the week of August 11<sup>th</sup> through August 17<sup>th</sup>, 2014, as Brain Injury Awareness Week.  
Funds Available:  Yes  N/A
3. **Department:** Administration
4. **Prepared by:** Tom Dallaire
5. **Meeting Date:** August 5, 2014 **Time Requested:** 10 minutes
6. **Agenda:**  Consent  Administrative
7. **Background Information:** See attached. Presentation by Michael Smith at meeting.
8. **Other Agency Review of Action:**  Douglas County  N/A
9. **Board Action:**  
 Approved  Approved with Modifications  
 Denied  Continued

*Town of Gardnerville*  
*Proclamation 2014P-02*

**A Proclamation by the Gardnerville Town Board recognizing the week of  
August 11<sup>th</sup> through August 17<sup>th</sup>, 2014 as  
Brain Injury Awareness Week**

**Whereas**, a traumatic brain injury (TBI) is a blow, jolt or bump to the head or a penetrating head injury that disrupts the brain's normal function, often resulting in a lifetime of physical, cognitive and behavior challenges;

**Whereas**, 1.7 million Americans, including 475,000 children, sustain a traumatic brain injury each year, and as many as 5.3 million people nationwide live with long-term disabilities due to TBI;

**Whereas**, every 21 seconds, someone in the United States will sustain a traumatic brain injury (TBI), which equals more than 4,000 people daily; and

**Whereas**, the average lifetime cost of care for a person with a severe traumatic brain injury ranges from \$600,000 to \$1,875,000; and

**Whereas**, the effects of brain injury are devastating emotionally and financially to families; and

**Whereas**, many individuals with brain injury can make valuable contributions to our society with appropriate services and supports; and

**Whereas**, public awareness is critical to the prevention of brain injury and to enhancing the recovery process of all individuals affected; and

**NOW, THEREFORE LET IT BE RESOLVED THAT THE GARDNERVILLE TOWN BOARD DOES HEREBY PROCLAIM THE WEEK OF AUGUST 11<sup>th</sup> THROUGH AUGUST 17<sup>th</sup>, 2014AS BRAIN INJURY AWARENESS WEEK IN GARDNERVILLE.**

**Adopted: This 5<sup>th</sup> Day of August 2014.**

**GARDNERVILLE TOWN BOARD MEMBERS**

\_\_\_\_\_  
**Linda Slater, Chairman**

\_\_\_\_\_  
**Lloyd Higuera, Vice-Chairman**

\_\_\_\_\_  
**Mary Wenner, Member**

\_\_\_\_\_  
**Mike Philips, Member**

\_\_\_\_\_  
**Ken Miller, Member**



# Gardnerville Town Board

## AGENDA ACTION SHEET



1. **For Possible Action:** Discussion on the Main Street Program Manager's Monthly Report of activities for July 2014.

2. **Recommended Motion: Receive and file**

a. **Funds Available:**  Yes  N/A

3. **Department:** Administration

4. **Prepared by:** Paula Lochridge

5. **Meeting Date:** August 5, 2014 **Time Requested:** 5-10 minutes

6. **Agenda:**  Consent  Administrative

7. **Background Information** N/A

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

9. **Board Action:**

Approved  Approved with Modifications  
 Denied  Continued





## **Board Member Terms**

### **Through June 30, 2015**

- Suzanne Carreau
- Norie Jenkins

### **Through June 30, 2016**

- Dorette Caldana
- Kenneth Garber
- Margaret Pross

### **Through June 30, 2017**

- Tara Addeo
- Scott Bergan
- Stephanie Waggoner

### **Gardnerville Town Board Liaison**

- Ken Miller



# “Freedom 5K Fun Run & Walk/ Yankee Doodle Chalk Artfest”



Congratulations to all of the participants in the Fun Run/Walk! Here are our 1st, 2nd and 3rd place finishers... time unofficial:



1st Place: Mark Gookin with a time of 21:22



2nd Place: Jeff Gordon with a time of 22:19



3rd Place: Madison Cole with a time of 22:45.

A special thank you to all of our partners including: [Carson Valley Arts Council](#), [East Fork Gallery](#), [Carson Valley Lions Club](#), [Shop Small N. NV](#), the American Cancer Society and [Rolling Thunder Entertainment Co.](#) of Nevada

# CARSON VALLEY TIMES

## Valley Fourth of July events abound in Gardnerville, Genoa and Minden

### Staff Reports

Fourth of July festivities are scheduled around the Valley today, with everything from a 5K run and sidewalk art at Gardnerville's Heritage Park to a bike parade and free lunch at Minden Town Park.

*Fireworks will be at Lake Tahoe at dusk (after 9 p.m.) and at Mills Park in Carson City (also at dusk).*

Wherever you go and whatever you do, please feel free to share your Fourth of July photos with us! E-mail to [joey@carsonvalleytimes.com](mailto:joey@carsonvalleytimes.com) or post to our Facebook page at <http://www.facebook.com/cvalleytimes>

## GARDNERVILLE

[\(Click here for more on the Town of Gardnerville's planned events\)](#)



Freedom 5K Fun Run/Walk: 7 am at Heritage Park. Registration forms available for download at <http://www.MainStreetGardnerville.org> and <http://www.gardnerville-nv.gov> and

at the Town of Gardnerville office at 1407 Hwy 395 in Gardnerville. Submit the forms, with payment, to the Town of Gardnerville.

**Yankee Doodle Chalk Artfest:** Hosted from 7 a.m. to noon by the **Carson Valley Arts Council & East Fork Gallery**. Registration fee is \$10 in advance and includes the chalk. Applications are due by June 27. Registration forms available from the Carson Valley Arts Council, at 1572 Hwy 395 in Minden or on their website at <http://www.cvartscouncil.com>. Registration forms also available at the East Fork Gallery, 1503 Main Street, Suite K and at the Park & Recreation Office, 1325 Waterloo Lane in Gardnerville. Mail to CVAC, Attn: Chalk Artfest, 1572 Highway 395, Minden, NV 89423 or drop off at the East Fork Art Gallery or Gardnerville Town Office. During the event, families with children under 12 can visit the ***“Family Chalk Doodle Fun Zone”*** from 8 am – 12 noon free (no preregistration needed).

**Shop Small Northern Nevada:** A small business vendor fair will be set up at Heritage Park in Gardnerville along with bounce houses and family fun.

**Pancake Breakfast:** The **Carson Valley Lions Club** will host a ***“Pancake Breakfast”*** from 8-11am at Heritage Park. The \$6 breakfast includes pancakes, eggs, sausage and beverage.



Thank you for participating in our 2nd Annual Gardnerville Freedom 5K Fun Run/Walk Event on July 4th.

We would appreciate it if you could take a moment to fill out our survey. There are only 6 quick questions. Your feedback will help us plan for next year's event.

Thank you!

Main Street Gardnerville & Town of Gardnerville

[Continue >](#)

Online Surveys by  
powered by  
**Constant Contact**

7-7



Gardnerville Freedom 5K Fun Run/Walk Event Survey

1. What did you like about the Gardnerville Freedom 5K Fun Run/Walk? *(Please check all that apply.)*

- Start time
- Route
- Length
- Theme
- Cost
- Other

Comment:

500 characters left.

7-8



2. What would you change about this event?

Wouldn't Change Anything

Add Additional Activities

Other

Comment:

500 characters left.

3. How did you hear about this event? *(Please check all that apply. This will help us determine the best way to promote this event.)*

Record Courier

Carson Valley Times

KBUL 98.1

Banner/Flyers

Word of Mouth

E-Newsletter

Main Street Gardnerville Facebook/Twitter

Main Street Gardnerville Website

Town of Gardnerville Website

Town of Gardnerville Facebook

American Red Cross/Relay for Life

Other

Comment:

500 characters left.

4. Do you plan on participating in this event again next year?

Yes

No

I don't know

7-9

Comment:

500 characters left.

5. Which category describes your age?

Younger than 18

18 - 24

25 - 34

35 - 44

45 - 54

55 - 64

65 or older

Prefer not to answer

6. What Town/City do you live in?

Gardnerville

Minden

Genoa

Carson City

Reno/Sparks

Other

Comment:

500 characters left.

[Finish](#)

7-10



# Dog Days of Summer 2014





GARDNERVILLE'S HERITAGE PARK

JULY 25-27, 2014

FUN FOR THE ENTIRE FAMILY!!!!

Now is the time to get out and have some fun with your dog!  
We will train you AND your dog!

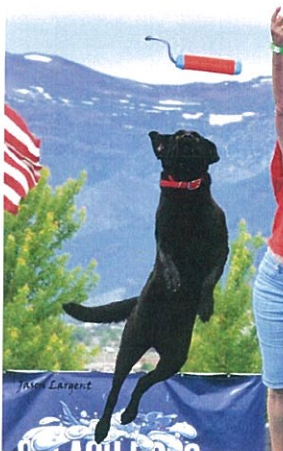
\$20 fee for training, which also covers a competitive jump if training is successful.

Competition jumps for lap dogs to big dogs starting at 3 pm on Friday and 11 am on Saturday and Sunday and continuing all day. New waves start every two hours. Come join the fun!!!!

For more info and to SIGN UP go to: [www.splashdogs.com](http://www.splashdogs.com)

Can your dog swim and likes to fetch???

Then give SPLASH DOGS a try!!!



**OPEN TRAINING ON THE DOCK  
FOR NEW DOGS ONLY**

Friday 12-2:30pm and 7pm  
Saturday 8am – 10am  
Sunday 8am – 10am



**JUST ANNOUNCED!!!!!!**

Training pool is coming too  
Training will now be available  
throughout the entire event.

Less waiting...more dogs...  
more fun!!!

What is better than a **free** day in the park cheering on the flying dogs!!!

Bring your chairs and enjoy a day in the park.

Please **only** bring your **leashed** dog if they will be training or competing.

Crates and/or x-pens are suggested.

Bring shade and enjoy!



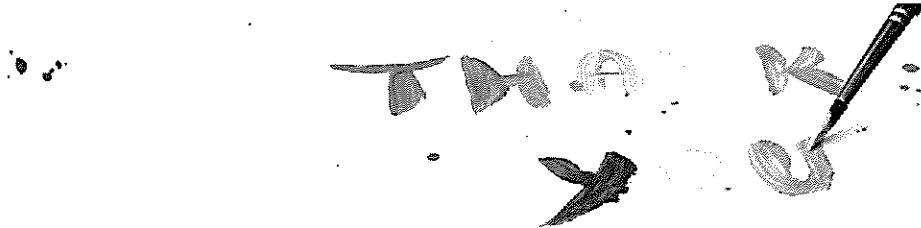
Special thank you to the Town of Gardnerville, the Gardnerville Water Company and Main Street Gardnerville.

Heritage Park is located on Gilman behind the Overland Basque Restaurant in the heart of Gardnerville.

## Lochridge, Paula

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**From:** pitchingup@aol.com  
**Sent:** Monday, July 28, 2014 1:16 PM  
**To:** Dallaire, Tom; Lochridge, Paula  
**Subject:** Splash



We can not thank you two and everyone involved in making this last weekend happen. Everyone thought that this venue was by far the very best we have ever been to. Even with the temperature almost at 100, all the grass made it wonderfully pleasant. Happy dogs and happier humans made this the best jump ever. Lots of community there watching. The bleachers were full almost the whole time and the awning was a lifesaver.

You have no idea how grateful we are.

Heather and Oreo



**New gazebo in the gardens, donated by  
Affordable Ambiance.**

July 7, 2014

# Children's Garden new addition to Heritage Park

Brad Coman | The Record-Courier

A Children's education garden is under construction this summer at Heritage Park because of a grant received by Main Street Gardnerville.

Volunteer Carol Sandmeier, head of the Heritage Park garden projects, said the organization received a \$5,000 USDA Specialty Crop Block grant to create an educational and fun garden for children.

The garden is under construction this summer with eight raised flowerbeds, a teaching corner, and an alphabet and butterfly garden in the master plan.

"The alphabet garden will be 26 feet long with a plant for each letter of the alphabet," Sandmeier said. "Some letters we'll have to be creative with like 'x.' We might have to put in a poem or something."

Construction is taking place this summer with help and donations from volunteers, she said.

The goal of the garden is to make it a place where children can learn about growing and eating healthy vegetables.

"Some of our gardens are in their third growing season and we just can't believe how the projects have mushroomed," she said. "Last year during our harvest we had some kids pull out some carrots and they were so excited they just started eating them on the spot, and we thought, 'yes, this is what we want them to be doing.'"

After construction on the children's garden is completed this summer, Main Street Gardnerville will start planning workshops and educational activities for students to begin in spring 2015.

"We'll have some more opportunities for kids to help with getting set up," Sandmeier said. "Kids will know best what kids want to do."

The organization would like to have a gardening summer camp next year and to bring in school groups to work in the garden or do workshops.

"We want to let kids know that gardening is a healthy thing to do and what you eat out of the garden is healthy and that it's fun to do it, too," she said.

Finishing the garden is this summer's focus, though, Sandmeier said.

Volunteers work on the children's education garden and other Heritage Park gardens the second Wednesday of each month at 5 p.m. and the fourth Saturday of each month at 9 a.m.

"A family that is moving donated a gazebo so we'll need a work crew to put that together," she said. "There are always weeds that need to be pulled."

Volunteers and their children can help "once or as often as they want," she said, "but if people come once they get the bug and want to come again."



Head volunteer Carol Sandmeier shows the Girl Scouts garden in the current children's area at Heritage Park Gardens Saturday. *(Left top photo.)*

The Children's Garden is being expanded at Heritage Park Gardens thanks to a grant to Main Street Gardnerville. *(Right top photo.)*

Main Street Gardnerville volunteers, including Carol Sandmeier (shown here), are in the process of finishing the Children's Garden at Heritage Park Gardens. *(Left bottom photo.)*

Carol Sandmeier shows where the teaching area will be in the Children's Garden on Saturday. *(Right bottom photo.)*



# CARSON VALLEY TIMES

## **Main Street Gardnerville seeking board members for separate 501c3**

*Courtesy of Main Street Gardnerville*

During the past several years, Main Street Gardnerville has been working to establish a separate 501(c)3 to support projects within the Gardnerville Community. Since Main Street Gardnerville is a 501(c)6, many grants are not available to us.

The Town Board of Gardnerville voted to approve continuation of this Main Street Gardnerville effort at their June 3, 2014, meeting.

In order to further the revitalization and beautification as well as educational programs within the community; we are seeking interested candidates to serve on a board of directors for the 501(c)3, which will be called the Gardnerville Community Enrichment Council.

This board would be a separate entity from Main Street Gardnerville and would have the opportunity to request money from a variety of sources that are more than willing to support such nonprofit organizations.

Initially, five or more board members are sought. In order to complete the process, a board must be in place before submitting our final paperwork to the County, State, and Federal Governments. So, final approval of the 501(c)3 may take time prior to its establishment.

Bylaws of this 501(c)3 are available by request which will give you an overview of the purpose and intent of the organization.

If you should have an interest in being on the board, please contact Dorette Caldana, President of the Board, Main Street Gardnerville, at 775-782-8027 or [dcaldana@charter.net](mailto:dcaldana@charter.net).

by Leslie Pearson  
Special to The R-C

July 18, 2014

## Valley business owner up for national retail award



Larry Rice, of Sierra Gourmet Grill and Wine Bar, will be traveling to Washington D.C. where he may receive an award.

Larry Rice, of Sierra Gourmet Grill and Wine Bar, will be traveling to Washington D.C. where he may receive an award.

The owner of Nevada Unique Store and the Sierra Gourmet Grill and Wine Bar is a nominee for a national retail award to be given at the end of July.

Larry Rice, a member of the National Retail Federation, will participate in its legislative retail advocates summit in Washington D.C. where he may be awarded America's Retail Champion.

"It's very exciting," Rice said.

"On a local level we work with Main Street Gardnerville to support that organization and we do work hard to provide something unique to the area."

Rice's store and restaurant provides food, art and furniture handcrafted by local artisans, he said.

"We're proud to give exposure to folks who can't get their stuff into larger box stores," Rice said.

Rice said that box stores have their place, but he would like to promote buying local first.

Legislators will have a chance to hear from Rice and 150 other business owners during the summit.

Two issues affecting Rice's business are online business taxes versus "brick and mortar" business taxes and the "red tape" that takes up a small businesses time, he said.

Rice sells items online as part of Nevada Unique Store's business and also has his physical business located at 1378 Highway 395.

“It’ll be interesting because I’ll be able to tell our legislators both sides of the fence,” he said.  
“There is a discrepancy between taxes for online business and brick and mortar businesses and I understand both sides of the issue.”

Rice said he would also like to speak with legislators concerning all the “red tape and paperwork” that needs to be taken care of in order to run a business.

Rice will leave for the summit at the end of the month and is “ecstatic” about possibly winning the retail champion award.

# Gardnerville Town Board

## AGENDA ACTION SHEET



1. **For Possible Action:** Discussion on July 4, 2014 Freedom 5K run/walk event and provide direction on continuing or discontinuing the event; with public comment prior to Board action.
2. **Recommended Motion:** Based on discussion.  
Funds Available:  Yes  N/A
3. **Department:** Administration
4. **Prepared by:** Tom Dallaire
5. **Meeting Date:** August 5, 2014 **Time Requested:** 10 minutes
6. **Agenda:**  Consent  Administrative

**Background Information:** This was the second Freedom 5k run. There were 21 runners last year and 81 this year.

We wanted to get board input on the event and if we should continue to hold the event next year. After staff having a post event meeting, we wanted direction from the board as to continue to have the event next year. Staff's thought on the event with all that is going on that day is to just hold the run and play music. Start the race at 8 am (both run and walker with walkers at a different starting line, and end at 10:30 am. No vendors, that did not seem to go well and not a lot of shopping that we saw. The chalk art will not be back next year, as there was very little participation. We did discuss adding a kids inflatable obstacle course and paying Bounce n play and bounce-osity for those obstacles.

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

# Gardnerville Town Board

## AGENDA ACTION SHEET



1. **For Possible Action:** Discussion on a request by Ken Hendrix, Jenuane Communities the Ranch, LLC, to modify an existing Planned Development PD 04-008 to:
  - a. Increase the number of residential units from 41 to 42 in the multi-family zoning portion of the project,
  - b. Request for approval of private roads without sidewalk,
  - c. Request a variance to improvement standards to reduce the width of the right-of-way from 60 feet to 32 feet,
  - d. Request to allow tandem parking for unit 1 in each of the proposed 14 buildings and,
  - e. Request a waiver of the recreational vehicle storage requirement, totaling 5 spaces.

The subject property is located at Heybourne Road and Gilman Avenue within the SFR-8000 PD/MFR (Single Family Residential and Multi-family residential) Zoning District within the Minden-Gardnerville Community plan (APN:1320-33-210-069); with public comment prior to Board action.

2. **Recommended Motion:** Continue this item and hold a special meeting in August, after the engineer, developer, Town and County staff have worked out several of these issues that are then identified on a plan ready to be approved by the board, or conditionally approve the modifications to the PD (04-008), the Ranch at Gardnerville Planned Development based on the findings, conditions, and conclusions in the staff report.

**Funds Available:**  Yes  N/A

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** August 5, 2014 **Time Requested:** 20 minutes

6. **Agenda:**  Consent  Administrative

**Background Information:** See the attached staff report.

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

8. **Board Action:**

Approved

Approved with Modifications

Denied

Continued



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

## MEMORANDUM

Date: July 26, 2014

To: Gardnerville Town Board

From: Tom Dallaire, P.E., Town of Gardnerville

Subject: PD 04-008 (Modification Planned Development); The Ranch at Gardnerville Multi Family Project; APN:1320-33-210-069

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### I. TITLE:

Discussion on a request by Ken Hendrix, Jenuane Communities the Ranch, LLC, to modify an existing Planned Development PD 04-008 to:

- a. Increase the number of residential units from 41 to 42 in the multi-family zoning portion of the project,
- b. Request for approval of private roads without sidewalk,
- c. Request a variance to improvement standards to reduce the width of the right-of-way from 60 feet to 32 feet,
- d. Request to allow tandem parking for unit 1 in each of the proposed 14 buildings and,
- e. Request a waiver of the recreational vehicle storage requirement, totaling 5 spaces.

The subject property is located at Heybourne Road and Gilman Avenue within the SFR-8000 PD/MFR (Single Family Residential and Multi-family residential) Zoning District within the Minden-Gardnerville Community plan (APN:1320-33-210-069);

### II. RECOMMENDATION

Staff recommends to the Gardnerville Town Board to CONTINUE this item and hold a special meeting in August, after the engineer, developer, Town and County staff have worked out several of these issues and are then identified on a plan ready to be approved by the board; or conditionally approve the modifications to the PD (04-008) The Ranch at Gardnerville Planned Development based on the findings, conditions, and conclusions in the staff report.

**III. FINDINGS AND BACKGROUND INFORMATION.**

The Ranch at Gardnerville was last modified in July, 2012 when the open space boundary was realigned to accommodate the changes of the roads and parcels with a change in the planned development boundary.

<p><b>9. For Possible Action:</b> Discussion to approve, approve with modifications, or deny a request for a planned development modification (PD) 04-008-4, for the Ranch at Gardnerville, LLC, requesting a modification to a previously approved planned development; to modify the planned development boundary identified in ordinance #2004-1108, extend and modify the development schedule and modify the subdivision design as a result of changes to the road improvements and re-designing of alley ways to the streets; including associated variances to the Douglas County Design Manual and Douglas County Development Code. The property is located south of Buckeye Road and north of Gilman Avenue along Heybourne Road, within the SFR-8,000 (Single Family Residential, 8,000 square foot minimum parcel size) zoning district with a PD (Planned Development) Overlay, and is located within the Minden-Gardnerville Community Plan Area, APN's: 1320-29-000-008, -014, 1320-33-210-033 &amp; 1320-32-501-017, with public comment prior to Board action.</p>	<p>7/3/20</p>
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A clarification on the Maintenance trail and trail access was provided by the town in May 2013

<p>1. Discussion on a request for clarification and possible modification to the Ranch at Gardnerville, LLC (PD) 04-008-4, specifically to amend the conditions of approval from the Town of Gardnerville dated October 27, 2004, Item number 1, "development shall provide linkage from the existing end of the Martin Slough Maintenance Road behind CVMS through to the new Town boundary" (Zerolene Road) clarifying the requirement to construct the maintenance path within the open space at phase I and determining the extent of those path improvements, APN's: 1320-32-614-001, 1320-29-000-008, -014, 1320-33-210-033 &amp; 1320-32-501-017, with public comment prior to Board action.</p>	<p>5/7/2013</p>
---	-----------------

This application to change the planned development is to allow one additional dwelling unit to the project increase from 41 to 42 units. This change allows the ratio of units per acre ratio to be increased from 14.08 units per acre to 14.43 units per acre, well under the 16 units per acre they are allowed per code which would result in 46 units total of the parcel.

The additional dwelling unit, if approved by the board, allows the plan in the next item to be approved.

The additional waivers listed above in items a-e and proposed in this item brings some concern of the public safety and quality of life and how well the development will function in the future.

**IV. ITEMS TO DISCUSSION:**

**The Narrow Roads** – Allowing 20' wide paved roads is similar to an alley in width. Access needs to be provided for emergency response vehicles and trash trucks. We do not own a small short trash truck that would be required to serve this area. Will the development be required to drive cars and trucks shorter than 20'. There is no sidewalk and the longer truck will be out in the road.

*Adjusted to 24' 7-30-2014*

9-3

**Recreational Vehicle storage** - Does the board think waiving this county requirement for the multifamily residential that is compatible with the Ranch and Chichester Estate residents a good idea. This will depend on the target demographics. I can understand waiving for senior low income housing. But this is upper end townhomes similar to the adjacent residents who do have recreational vehicles.

**Sidewalk issues** – the Plan for Prosperity requires any new development to have pedestrian friendly access. ADA guide is to have only one per site. Does the board want to allow only the minimum of one required access to this development? There currently are 8 units that do not have direct access to the public sidewalk system.

**Trash pick-up service** - They are proposing to use totes. Staff is concerned about the confined spaces available for placement of the totes on the street and storage inside the garage as the justification letter proposes. What direction can the board provide to staff on this issue? The staff report identifies several options. If the tote is the final option, then the board needs to limit each resident to one tote. Green waste will need to be taken off site by the HOA contractor.

**NOTE's from Board Meeting or other issues brought up during the meeting:**

SIDEWALK  
ADDED TO  
CONCEPT  
7-30-2014



#### IV. STAFF CONCERNS AND CONDITIONS:

The following are the conditions identified by staff in the review of the attached proposed PD modification;

1. Town staff can support the additional unit.
2. Town staff can support private roads.
3. Town staff can support the reduction of the right of way to 32 feet. The road width should accommodate larger trucks in the development; U-hauls, fire and rescues vehicles, refuse and street sweepers will all need access to the private development. Can the development propose roads that are couple feet wider? 20' of pavement is an alley width.
4. Town staff cannot support the reduction of roads down to 20' of pavement attached to rolled curb with no sidewalk. We do not feel like there is sufficient access to the units while larger vehicles are in the development and during refuse pickup operations.
5. Staff can support the tandem parking if sidewalks and access to the public right of ways where on street parking is provided have visitor access without walking on the 20' private roads. (This is a problem for many developments within Gardnerville that does not need to be repeated.)
6. Town staff cannot support the waiving recreational vehicle storage. Does the demographic target for these units own recreational vehicles? If so the parking should be provided. There is no other RV parking besides on the street and that is not acceptable.
7. The trash pickup service proposed is a concern to town staff with the proposed waivers for the project. The proposed narrow roads and tight radii within the development are possible but not an easy task and something town staff want to avoid. Can the radii be increased road width to 26' per AASHTO requirements for a refuse truck? Currently the radii of the tentative map and design review plan do not match.
  - a. The totes are Otto classic 95 gallon bins. The town currently allows two bins per customer and two green waste per customer. That's 4 bins total. I would submit to you there is not sufficient space provided on the narrow road proposed to place 84 - 34" deep by 27" wide bins 36" apart. The automated truck that serves the Ranch area will need the bin 36" apart to allow the fingers on the tipper and release the empty tote without dumping over the adjacent can. The driver does have some control of the fingers when operated by a joystick in the cab. And having to deal with a potential of 84 totes in this development, this is not a reasonable request to ask of the town, who has to provide the service. And per the Statement of Justification, do residents really store their trash can in the garage? So some suggestions for consideration in modifying the design;
    - i. Provide areas for the trash totes to be placed off the narrow road to allow a car or two to pass while the trash collection services are taking place. With an 8' truck and the 3' tote on each side of the road with wheels in the gutter you only have roughly 6 to 7 feet for a car to pass during the service. These are not much wider than the alleys that were installed several years back in Lacosta. It's not easy dealing with those areas and we should be working on solutions to make the situation better and not allowing additional designs be constructed just because we allowed it before.
    - ii. The town could limit the development to a single tote per residence to help with the additional tote issues.

ROAD INCREASED TO 24' WIDE

NOT ADDRESSING

TURB RADIUS ON CORNERS AND CURBS APPEARS TIGHT AS DIMENSIONS

- iii. The developer is insisting on totes. Then provide a storage place outside the structure for the units. If hidden from view, the Nevada legislature just passed a bill to allow an HOA to place cans outside in front of the residence if hidden within a containment area. A 9x20 garage is really small to suggest a 3' trash can is going to be stored inside.
- b. Provide dumpsters in place of totes. The original requirement of the development was one bin for every 4 residences (10 bins total). This requirement was for the development wanting only one pickup every week. After reviewing what is working in the town's service area and the demographics of the apartment complexes that have developments with up to 1 bin for every 8 units, these facilities are being dumped Tuesday and Friday. That system is working well and we would be good with a similar proposal for this development. Or possibly dumping 2 bins Monday and Friday and 3 bins on Wednesday if needed. We can work that out if the 6 bins are provided.
8. Town staff cannot support the waiver of no sidewalks. Sidewalks on one side of the road or at the adjacent apartments connecting to the public right of way to each section needs to be provided. The town's Plan for Prosperity states "Every new development in the town would be connected to existing and future sidewalk and local street system rather than be planned as an isolated project" (page iv). The plan applies to development within the Town of Gardnerville even though the plan was prepared prior to annexing the Ranch into its boundaries. The Plan for Prosperity Design Guidelines goal is to have new projects be organized around pedestrian oriented streets. The current plan provides a single link from the walkway off Gilman Ave. to the BBQ area inviting the public to utilize the facility and connects half the development to public roadway. Maybe with the on-street parking available along Heybourne and Gilman the development should offer pedestrian access to all structures proposed. The ditch behind the facility will have a maintenance path constructed as part of the open space improvements that will allow pedestrians to walk on that access. The developer may want to consider that with the backyard enclosed area. Only one parking stall has access to a sidewalk. How are pedestrians supposed to get to the other building units?
9. Cutting of Lasso Lane should be avoided at all costs. If it has to be cut, then cut the full width of Lasso and replace the section back to the concrete crosswalk, where the water connections are going to be made. This pavement has not been accepted by the town for maintenance. The pavement was placed just a few months ago.
10. The future ditch needs to be constructed and no longer bonded as it will need to be used prior to this development going in.
11. Stop, street signage and lights should be decorative in nature to match the town standards.
12. Curb cuts for the driveway entrances will need to provide handicap ramps straight through, unless sidewalk enters the site with colored stamp concrete to match the Ranch development at each entrance.
13. Provide more detail on the catch basin insert and provide a maintenance schedule. Onsite and discharge storm drain facilities proposed are required to be maintained privately, including but not limited to storm water treatment devices, piping, catch basins, and retention/detention ponds, that will convey runoff into town maintained storm drain systems shall have a maintenance and operations plan reviewed and approved by the town.

ROAD  
LARGER  
TOTES FIT  
ON ROAD

- Applicant is required to submit such plan before improvement plans will be approved. Adequate funding for perpetual maintenance of such facilities must be demonstrated.
14. All irrigation and/or storm water conveyance facilities shall be piped with exception of the Martin Slough and Park ditch. The Park ditch needs to extend from Gilman to the Martin Slough ditch. Ditch maintenance path and pedestrian access shall be provided. The ditch needs to be constructed prior to the site improvements going in. The development cannot discharge into a bonded "future" ditch by others.
  15. Where does the existing mail cluster box fit into this proposed development? Will the box need to be relocated. If so, it should be located on the opposite side of the street on the town parcel if possible.
  16. How will the trucks enter the site to provide fill material, and what is the route proposed to be used? The development needs to identify a construction route for the project and where the structural fill material will be delivered from. This project exceeds the town board expectation of the development through phases 2b to be constructed using Chichester Drive as an access route. This is set for phase 7B and an alternative route needs to be provided. A construction route needs to be identified at the improvement plan review phase. Maybe partner with the Ranch developers and remove the Gilman concrete median for access off the highway during short truck runs of fill material from south valley.

The previous conditions of the planned development are as follows and are contained within the town's letter of approval dated August 8, 2012, indicates the following shall be provided;

17. The Town will not accept dedication or maintenance of neighborhood monument signs and fences.
18. Multi-family units shall be served by 2-cubic yard dumpsters; one dumpster per four dwelling units. Dumpster location, access, and size shall be coordinated with the Town at the project design review stage. *Per the proposed plan (10) 2-cubic yard dumpsters need to be provided for the site. (see item 7 above as discussed with the board)*
19. All irrigation and/or storm water conveyance facilities shall be piped with exception of the Martin Slough and Park ditch. The Park ditch needs to extend from Gilman to the Martin Slough ditch. Ditch maintenance path and pedestrian access shall be provided. The ditch needs to be constructed prior to the site improvements going in. The development cannot discharge into a bonded "future" ditch by others.
20. Storm drain facilities proposed are required to be maintained privately, including but not limited to storm water treatment devices, piping, catch basins, and retention/detention ponds that will convey runoff into town maintained storm drain systems shall have a maintenance and operations plan reviewed and approved by the town. Applicant is required to submit such plan before improvement plans will be approved. Adequate funding for perpetual maintenance of such facilities must be demonstrated.
21. The following standard town conditions of approval shall apply:
  - a. All administrative, engineering, or legal fees incurred by the Town in connection with reviewing the project shall be reimbursed and paid to the Town.
  - b. Improvement plans shall be reviewed and approved by the Town's engineer.
  - c. Trash enclosures shall be constructed to town standards and access for service vehicles shall be approved by town staff.

- d. All drainage and agriculture irrigation facilities shall be piped and placed in the public right-of-way, *with the exception of Martin Slough and Park ditch which shall remain open in this project.*
- e. Construction runoff and dewatering practices shall be in accordance with the appropriate permits obtained from the Nevada Division of Environmental Protection. Discharge into existing town storm drain systems will only be allowed upon written approval from the Town, and will be subject to discharge quality and storm drain cleaning requirements as set forth by the town.
- f. Maintenance plans and level of service for landscape areas proposed for care by a homeowner's association are required to be submitted for review and approval by the town board, who will either recommend approval or denial to the board of county commissioners of the maintenance plan.
- g. Any damage to the town's existing infrastructure, including, but not limited to: streets, curb and gutter, sidewalks, or drainage systems, caused by the development of the project, shall be repaired or replaced by the developer.

**NOTE's from Board Meeting on conditions and modifying any conditions:**



July 24, 2014

**Via Hand Delivery**

Dirk Goering, AICP  
Associate Planner  
DOUGLAS COUNTY COMMUNITY DEVELOPMENT  
Post Office Box 218  
Minden, Nevada 89423

RECEIVED

JUL 24 2014

DOUGLAS COUNTY  
COMMUNITY DEVELOPMENT

**The Ranch at Gardnerville PD 04-008  
Esplanade at The Ranch  
Description and Statement of Justification**

Dear Dirk:

On behalf of our client, Jenuane Communities The Ranch, LLC, please consider this letter our statement of justification and project description for a modification to The Ranch at Gardnerville Planned Development.

Submitted concurrently with this Planned Development Modification is a Design Review for the development of fourteen (14) triplex condominium buildings containing a total of 42 single ownership units and one remaining common area parcel. The proposal includes a total of 42 building envelopes the smallest being approximately 1,499 square foot in size. The project is located at the intersection of Gilman Avenue and Heybourne Road in the Town of Gardnerville (APN 1320-33-210-069). The project site is part of The Ranch at Gardnerville Planned Development and totals 2.91 acres. The site is zoned SFR-8000 PD and MFR PD and is designated as Receiving Area in the Douglas County Master Plan.

The applicant proposes to modify the Planned Development by increasing the multi-family residential units by one unit to 42 and the overall density for the planned development to a total of 634 dwelling units. Additionally, the proposed project includes the following variances from the standard ordinance:

- Request for private roads;
- Request for modification of urban local road improvement standards to include the reduction of the private road right-of-way from 60 feet to 32 feet, reduction of the standard road width from 35 to 24 feet, and removal of sidewalks;
- Allowance of tandem parking for Unit 1 in each building; and,
- Waiver of recreational vehicle storage requirements totaling 5 spaces.

**BACKGROUND:**

The Ranch at Gardnerville Planned Development was originally approved on December 2, 2004 (PD 04-008) as the Anker Park Subdivision. The total site area was 201.45 acres in size and included 603 single family lots and 30 multi-family lots for a total of 633 dwelling units. Since the original approval, there have been several modifications to the Planned Development including a modification (PD 04-008-4) approved in November 2012 which allowed the applicant flexibility to increase the multi-family residential units to 41 units and decrease the number of

Douglas County Community Development  
The Ranch at Gardnerville PD Modification  
July 24, 2014  
Page 2 of 11

single family units proportionally, not to exceed MFR density standards at the time of design review.

The proposed request will result in a density of 14.4 dwelling units per acre, still below the maximum of 16 dwelling units per acre as allowed under MFR. If approved, the application will require transfer of one additional development right as required for the additional density.

**KEY ISSUES:**

Master Plan & Zoning Consistency: The request is consistent with the master plan designation of Receiving Area and the base zoning district of multi-family which calls for a maximum density of 16 dwelling units per acre. The project proposes 14.4 dwelling units per acre.

Neighborhood Compatibility: The Esplanade at The Ranch project site is located south of Heybourne Road and west of Gilman Avenue within The Ranch at Gardnerville Planned Development. The multifamily residential units are compatible with the existing single family residences to the north and Chichester Estates Subdivision to the southeast.

Phasing: The development of the overall Planned Development will be constructed in up to 24 separate subphases. The Owner is not requesting any amendment to the phasing plan which shows the multi-family component of this planned development to be constructed in Phase VII B by December 31, 2035.

Development Schedule: The applicant plans to commence construction of the multi-family component immediately upon receipts of final project approvals and permitting. The multi-family project will be constructed in a single phase. The applicant anticipates project build-out could occur within 18 to 36 months depending on market demands.

Roads/Traffic: Access to the project will be via private roads at three locations. Two of the connections are off of Lasso Lane and one connection off of Gilman Avenue. On June 12, 2013, Traffic Works prepared an updated traffic study for Phases 4 through 8 of the project, serving as a supplement to the previous traffic analysis dated September 2004.

Drainage/Flood Plain: The Esplanade at the Ranch project site is located in a Zone X, Unshaded flood zone which is an area determined to be outside of the 500-year floodplain. Storm drainage will be collected on site and conveyed to the ditch that will be constructed (by others) south of the site. Onsite catch basins will be equipped with inserts to pre-treat storm water run-off prior to discharge from the site.

Maintenance of Common Area Facilities: Common area within the multi-family development will be maintained by a homeowner's association.

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Trash Receptacles: Trash receptacle will be stored within in each unit's enclosed garage pursuant to Douglas County Code 20.690.030(Q).

Storage Space: 150 cubic feet of storage space will be provided within the garage of each unit.

Variations from Standard Ordinance: The proposed project includes the following variations from the standard ordinance:

- Request for private roads;
- Request for modification of urban local road improvement standards to include the reduction of the private road right-of-way from 60 feet to 32 feet, reduction of the standard road width from 35 to 24 feet, and removal of sidewalks;
- Allowance of tandem parking for Unit 1 in each building; and,
- Waiver of recreational vehicle storage requirements totaling 5 spaces.

The applicant has made the request for private roads and modifications to the urban local road improvement standards in order to allow the project design to provide for full 20-foot driveways and additional open space. While the proposed project is considered multi-family, the desire is for the units to reflect single-family residential components and blend into the existing single-family residential neighborhood. The deviations from the standard ordinances reflect the style and type of housing development proposed, which is more upscale, urban density single-family attached homes. The reduction and modification of the roadway standards is in favor of driveways and landscaped areas which will be maintained by the homeowner's association.

The proposed project exceeds the required parking standards by providing 145 parking spaces (70 garage spaces, 65 driveway spaces, and 10 off-street spaces). Each unit must provide two parking spaces, one of which must be covered. However, these spaces for Unit 1 of each building are tandem parking spaces which are not allowed under code without approval.

The applicant requests a waiver of the requirement to construct a recreational vehicle storage facility. A Recreational vehicle storage facility was not a requirement of the overall Ranch at Gardnerville Planned Development. The applicant requests that this be extended to the multi-family component of the project as well.

Open Space: Open space requirements were met through the overall planned development and through the utilization of transferrable development rights. Therefore, the additional open space within the multi-family development is above and beyond what is required. The project includes a total of 43,103 square feet of landscaping area which exceeds the 6,150 square feet (15% of paved area) required per Douglas County Code 20.694.100(A).

The following paragraphs provide our analysis of the required findings for a Planned Development per Douglas County Code §20.676.040:

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**Planned Development Findings:**

1. *The plan is consistent with the statement of objectives of a planned development contained in the master plan and in this chapter.*

**Comment:** The stated purpose of a planned development process in Chapter 20.676.010 is to provide a method of comprehensive planning for smaller, less complex development projects than are typically processed with a specific plan, and which meet certain criteria. These criteria are as follows:

- i. The project site contains topographic constraints, environmental resources, or other features which require special planning consideration;

**Comment:** The project site is not constrained by physical or environmental features that would otherwise render it subject to the stated criteria. Douglas County requires that a planned development application be filed for this project since the site is located within a designated Receiving Area.

- ii. A more efficient and desirable design can be achieved through flexible design standards or mixed land use patterns than can be attained through the strict adherence to zoning standards;

**Comment:** By carefully planning both the street patterns and connections to the adjoining regional roads, the project meets the objectives of the receiving areas as contained in Douglas County code. The project proposes residential development compatible with the density allowed under the MFR/PD zoning district.

- iii. Adequate public facilities and infrastructure exist or can be provided to the project site to serve the proposed type and intensity of development;

**Comment:** Adequate public facilities exist to serve the proposed development, including all typical urban services (community sewer, community water, storm drainage) and related key infrastructure. Minden-Gardnerville Sanitation District (MGSD) and the Town of Minden will provide community sewer and community water service to all lots within the proposed development, respectively.

- iv. Detailed development plans are known at the time the comprehensive development plan is prepared, allowing combined review and approval.

**Comment:** Detailed development plans have been submitted with this application, including grading, drainage, utility plans, floor plans, elevations, and project phasing plans.

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- v. Build-out of the planned development project area is contemplated within the scope and duration of the plan.

**Comment:** The applicant plans to commence construction of the multi-family component immediately upon receipts of final project approvals and permitting. The applicant anticipates project build out could occur within 18 to 36 months depending on market demands. However, the applicant is not proposing a change to the current phasing plan. The overall planned development will be constructed in up to 24 subphases, the timing of which will be determined based upon market conditions then present in the community. The multi-family component of this planned development is to be constructed in Phase VII B by December 31, 2035.

- vi. The project is located within a receiving area as shown on the master plan land use maps, and is proposing to utilize transfer development rights.

**Comment:** The project is located within a receiving area and will require one additional transfer development right. The transfer of an adequate number of development rights to the site will occur concurrently with or immediately prior to the recordation of the final map.

- 2. *The extent that the plan departs from zoning and subdivision regulations otherwise applicable to the property, including but not limited to density, bulk and use are deemed to be in the public interest.*

**Comment:** The proposed development does not require any variances to the standard subdivision regulations with respect to density, bulk and use and is consistent with the Receiving Area land use density regulations and policies as previously discussed. The applicant is requesting a variance to standard ordinances including a request for private roads; a request for modification of urban local road improvement standards to include the reduction of the private road right-of-way from 60 feet to 32 feet, reduction of the standard road width from 35 to 24 feet, and removal of sidewalks; allowance of tandem parking for Unit 1 in each building; and, a waiver of recreational vehicle storage requirements totaling 5 spaces.

- 3. *The ratio of residential to non-residential use in the planned development is consistent with the master plan.*

**Comment:** This finding is not applicable to this particular application.

- 4. *The purpose, location and amount of the common open space in the planned development, the reliability of the proposals for maintenance and conservation of the common open spaces are adequate as related to the proposed density and type of residential development.*

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**Comment:** Common facilities for the overall Planned Development include the regionally significant Martin Slough riparian area parcel and the detention ponds. Perimeter fencing will be privately maintained. Within the multi-family development, additional open space with amenities will be provided to the residents. These areas will be maintained by a homeowners association.

5. *The physical design of the plan and the manner in which the design of the planned development makes provisions for adequate public facilities, as required by this code.*

**Comment:** All public facility requirements contained within the adopted code are met with the proposed development, including adequate water, sewer, streets, drainage and open space.

6. *The beneficial relationship of the proposed planned development to the neighborhood in which it is proposed to be established, as expressed in the compatibility standards of this code.*

**Comment:** No compatibility standards are specifically expressed in the development code; however this proposal is compatible with adjacent land uses as it provides similar residential land uses as adjacent approved developments.

7. *Where a development plan proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public, residents and owners of the planned development and the integrity of the plan and, where the plan provides for phases, the period in which the application for each phase must be filed.*

**Comment:** As indicated in previous paragraphs, the overall planned development will be constructed in a series of 24 subphases. The timing and scope of each respective phase will be dependent on market and economic factors within the community. It is anticipated that the multi-family component build-out could be completed within 18 to 36 months of the project approval. However, the applicant is not proposing a change to the current phasing plan which indicates that the multi-family component of this planned development is to be constructed in Phase VII B by December 31, 2035.

8. *That each individual unit or phase of the development, if built in stages, as well as the total development, can exist independently and be capable of creating a good environment in the locality and be as desirable and stable in any phase as in the total development.*

**Comment:** The accompanying project phasing plan demonstrates that each phase can exist independently with adequate access and utility services being provided to each phase.

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9. *The uses proposed will not be a detriment to the present and proposed surrounding land uses, but will enhance the desirability of the area and have a beneficial effect.*

**Comment:** The planned development will increase the desirability of the area by promoting a high quality neighborhood that is compatible with surrounding development.

10. *Any deviation from the standard ordinance requirements is warranted by the design and additional amenities incorporated in the development plan which offers certain unusual redeeming features to compensate for any deviations that may be permitted.*

**Comment:** While the proposed project is considered multi-family, the desire is for the units to reflect single-family residential components and blend into the existing single-family residential neighborhood. The deviations from the standard ordinances reflect the style and type of housing development proposed, which is more upscale, urban density single-family attached homes. The reduction and modification of the roadway standards is in favor of driveways and landscaped areas which will be maintained by the homeowner's association.

11. *The principles incorporated in the proposed development plan indicate certain unique or unusual features which could not otherwise be achieved under the other zoning districts.*

**Comment:** Development within a receiving area requires a planned development overlay zoning district; there is no other alternative approach for entitling development within these areas.

12. *The planned development will not result in material prejudice or diminution in value of surrounding properties, and will not endanger the health, safety and welfare of the community.*

**Comment:** The project is proposed to be developed at land use types and densities that are compatible with adjacent residential developments. Therefore, the proposal will not result in material prejudice or diminution of value of these surrounding properties. There exists no evidence or findings to date that indicate the proposal will endanger the health, safety or general welfare of the community.

13. *The subdivision of land proposed in the planned development meets the requirements of the Nevada Revised Statutes and this code.*

**Comment:** The proposed subdivision meets the requirements of NRS Chapter 278 and Douglas County Development Code Planned Development standards.

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*14. The subdivision of land proposed in the planned development conforms to the density requirements, lot dimension standards and other regulations applicable to planned developments.*

**Comment:** The proposal is consistent with the regulations applicable to planned developments within receiving areas in Douglas County's urban areas.

*15. The subdivision of land proposed in the planned development conforms to the improvement and design standards contained in the development code and adopted design criteria and improvement standards.*

**Comment:** All of the proposed improvements conform to Douglas County's design standards consistent with the requested variances.

*16. Where applicable, adequate transfer development rights have been established consistent with the number of proposed units within the planned development.*

**Comment:** Transfer of development rights will occur prior to or concurrent with the recordation each phase of this proposed subdivision development.

*17. The planned development has a beneficial relationship to the neighborhood in which it is proposed to be established.*

**Comment:** The Planned Development is consistent with the neighborhood development within this area of Minden and Gardnerville.

Tentative Subdivision Map Findings:

*1. The property to be subdivided is zoned for the intended uses and the density and design of the subdivision conforms to the requirements of the zoning regulations contained in Part II of this development code;*

**Comment:** With the proposed Planned Development, the proposal conforms to the requirements of Part II of the development code.

*2. If planned development is proposed, the tentative subdivision map conforms to the density requirements, lot dimension standards and other regulations applicable to planned developments;*

**Comment:** The tentative map conforms to the planned development regulations.

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3. *The tentative subdivision map conforms to public facilities and improvement standards contained in the development code;*

**Comment:** All adequate public facilities are provided with this development application.

4. *The tentative subdivision map conforms to the improvement and design standards contained in the development code and adopted design criteria and improvement standards;*

**Comment:** All of the proposed improvements conform to Douglas County's design standards consistent with the requested variances.

5. *If applicable, that a phasing plan has been submitted and is deemed acceptable;*

**Comment:** The applicant plans to commence construction of the multi-family component immediately upon receipts of final project approvals and permitting. The multi-family component will be constructed in a single phase. The applicant anticipates project build out could occur within 18 to 36 months depending on market demands. However, the applicant is not proposing a change to the current phasing plan. The overall planned development will be constructed in up to 24 subphases, the timing of which will be determined based upon market conditions then present in the community. The multi-family component of this planned development is to be constructed in Phase VII B by December 31, 2035.

6. *The approval contains terms that plan for the possibility of abandonment or termination of the project;*

**Comment:** The project-phasing plan has been developed so that any phase of the project can stand alone and independent of subsequent phases in case of abandonment or termination of the project.

7. *There are no delinquent taxes or assessments on the land to be subdivided, as certified by the County Treasurer.*

**Comment:** All taxes are paid current as demonstrated by the receipt from the County Treasurer's office that is attached to this application.

8. *The project is not located within an identified archeological/cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report.*

**Comment:** The project site is not located in an identified cultural resources study area.

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**NRS 27A380 and 410** The following is a discussion on the criteria prescribed by Nevada Revised Statute (NRS) 278A.380 and 278A.410. Comments to these two sections are below:

In addition to the findings required by Title 20 for planned development approval, NRS 278A.380, (Purposes of provision for enforcement and modification) and NRS 278A.410 Section 2, provides:

"The enforcement and modification of the provision of the plan must be to the further mutual interest of the residents and owners of the planned development and of the public in the preservation and integrity of the plan as finally approved. The enforcement and modification of the provisions must be drawn also to insure that modifications, if any, in the plan will not impair the reasonable reliance of the residents and owners upon the provision of the plan or result in changes that would adversely affect the public interest."

**Comment:** The existing provisions of Title 20 Section 20.676 allow for modifications to a Planned Development, where the review requires the same kind of findings that are required of the initial application.

NRS 278A.410 (2) Modification of the plan by City and County provides as follows:  
"All provisions of the plan authorized to be enforced by the city or county may be modified, removed or released by the city or county, except grants or easements relating to the service or equipment of a public utility unless expressly consented to by the public utility, subject to the following conditions:

1. No such modification, removal or release of the provisions of the plan by the city or county may affect the rights of the residents of the planned unit residential development to maintain and enforce those provisions.

**Comment:** This request does not change or impact the enforcement or maintenance of the plan under the existing CC&R's.

2. No modification, removal or release of the provisions of the plan by the city or county is permitted except upon a finding by the city or county, following a public hearing that it:

- (a) Is consistent with the efficient development and preservation of the entire planned unit development;

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**Comment:** As conditioned, the plan will not impact the residents within and adjacent to the proposed development. Measures to reduce traffic and noise have been addressed by limiting access points, buffering with open space, and compatibility with the surrounding residential character.

(b) Does not adversely affect either the enjoyment of land abutting upon or across a street from the planned unit development or the public interest; and

**Comment:** This request will not result in a change of conditions which would adversely affect neighboring properties as described or the public interest.

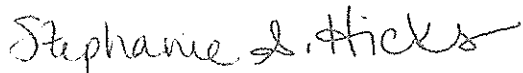
(c) Is not granted solely to confer private benefit upon any person.

**Comment:** The modification does not seek to confer a private benefit.

Thank you for your consideration regarding this matter. Should you have any further questions, please do not hesitate to call.

Yours faithfully,

R.O. ANDERSON ENGINEERING, INC.

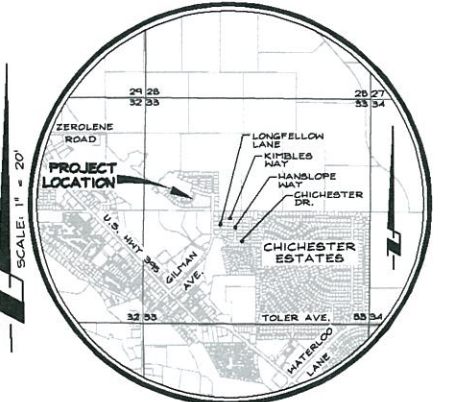
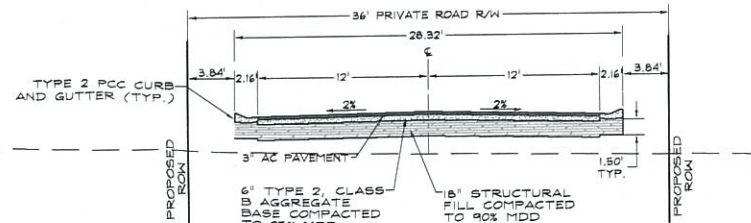


Stephanie A. Hicks, AICP, CFM  
Director of Grants & Hazard Mitigation Planning

cc. Ken Hendrix  
Carrie McAninch  
Tom Dallaire, P.E.  
Jenifer Davidson



**INTERIOR ROADS CROSS SECTION (PROPOSED)**



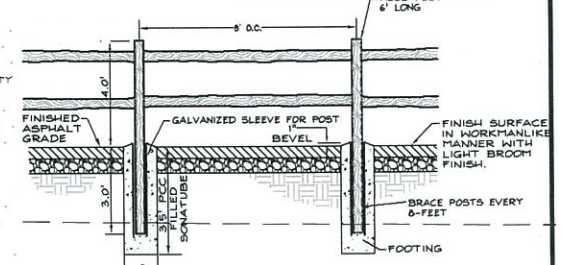
**VICINITY MAP**  
SCALE: 1" = 2,000'  
**PROJECT SUMMARY**

TITLE:	JENUANE COMMUNITIES THE RANCH
APPLICANT/OWNER:	CENTENIAL EXCHANGE COMPANY LLC P.O. BOX 548 GLENBROOK, NV 89413
PROJECT ADDRESS:	THE RANCH AT GARDNERVILLE PHASE III B
A.P.N.:	1320-33-210-069
SECTION:	33
TOWNSHIP:	13 NORTH
RANGE:	20 EAST
ZONING:	5FR 8,000 PD & MFR PD
MASTER PLAN:	RECEIVING AREA
PROJECT AREA:	2.41 AC
LANDSCAPING:	(.15) * (41,008) = 6,150 #
REQUIRED:	43,103 #
PROVIDED:	
FLOOD ZONE:	UNSHADED 'X' PER MAP PANEL 32005C0255G DATED 01/20/2010
PROJECT SETBACKS:	FRONT 10-FT, REAR 10-FT, SIDE 10-FT, SIDE STREET 10-FT

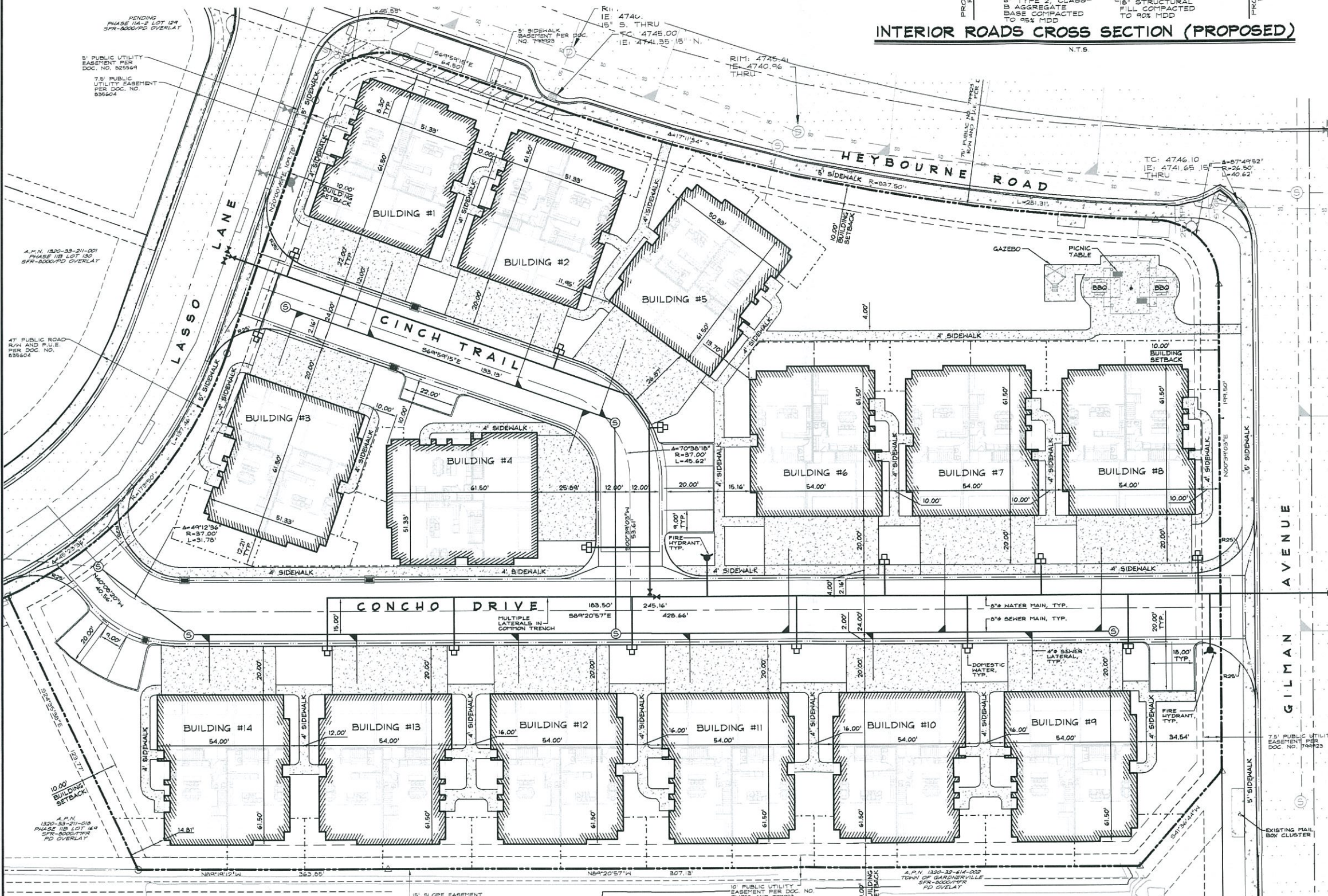
TOTAL REQUIRED:	(42 UNITS/2) = 84 SPACES
TOTAL PROVIDED:	GARAGE = 70 SPACES DRIVEWAY = 65 SPACES STREET = 10 SPACES
TOTAL PROVIDED:	145 SPACES

**RECEIVED**  
JUL 31 2014

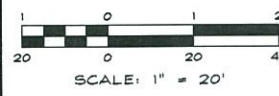
BY: .....



**ELEVATION**  
**SPLIT RAIL FENCE DETAIL**



NO.	DATE	REVISION	BLOCK	BY



**RO Anderson**  
ROBERT O. ANDERSON, CIVIL ENGINEER  
1605 Emerald Ave. #100, Reno, NV 89502  
775-782-2324

**JENUANE COMMUNITIES THE RANCH**

**SITE & UTILITY PLAN**



DRAWN:	RSR	JOB:	2115-001
ENGINEER:	JJH	DRAWING:	SEE PLOT STAMP
SCALE:	1" = 20'	SHEET:	C1
DATE:	07/01/14	OF:	2 SHEETS

9-20