







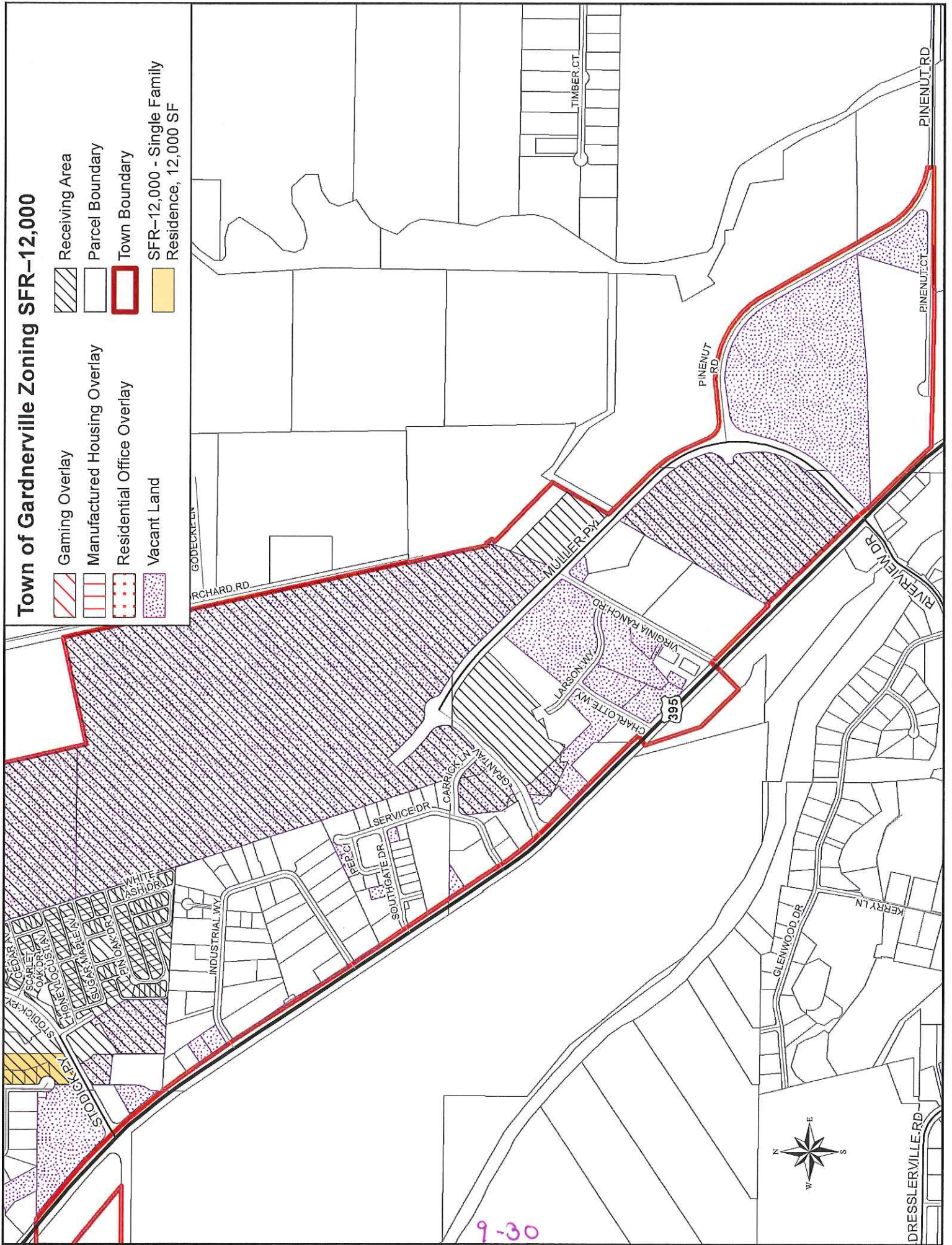










# Town of Gardnerville Zoning SFR-12,000

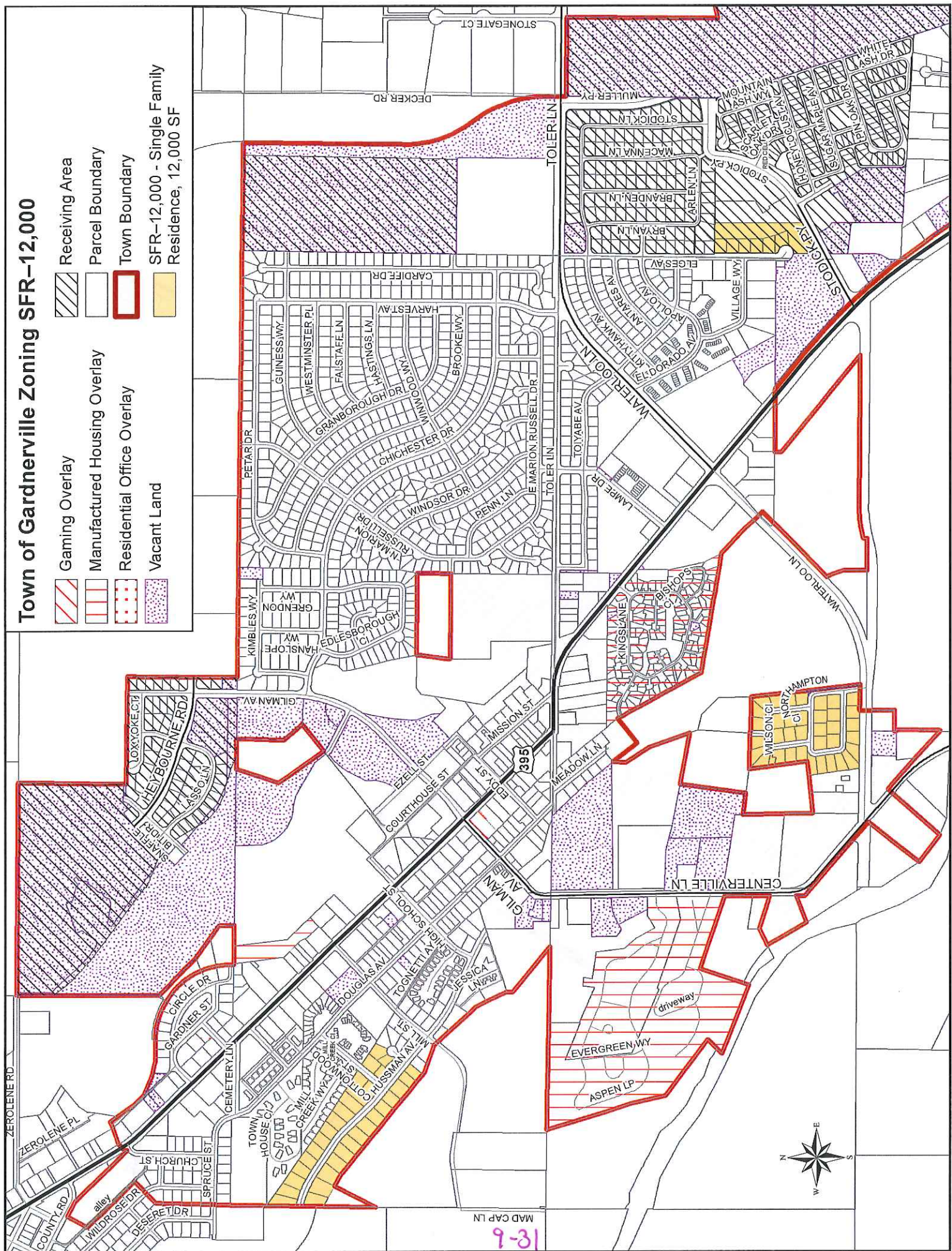
-  Gaming Overlay
-  Manufactured Housing Overlay
-  Residential Office Overlay
-  Vacant Land
-  Receiving Area
-  Parcel Boundary
-  Town Boundary
-  SFR-12,000 - Single Family Residence, 12,000 SF



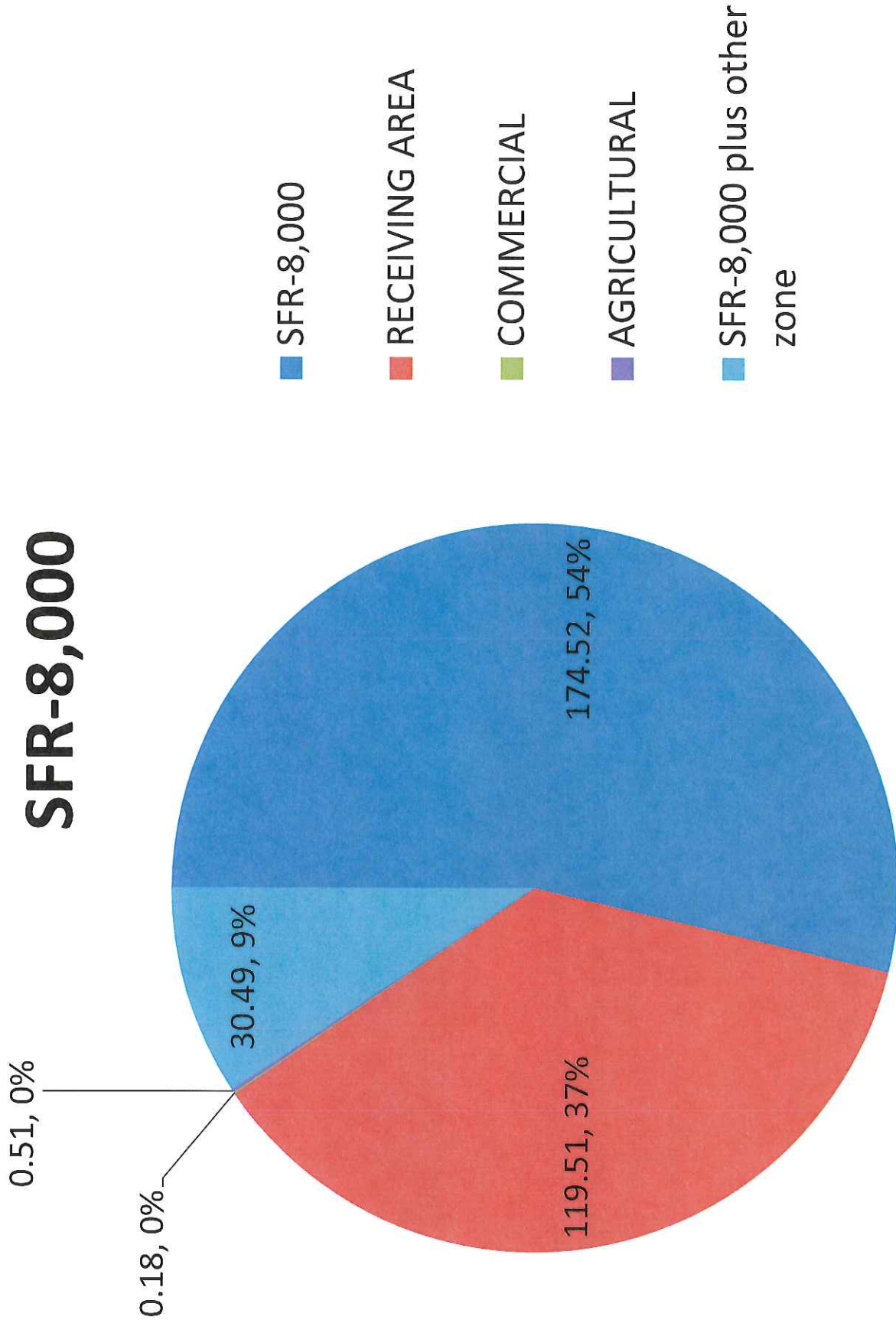
9-30

# Town of Gardnerville Zoning SFR-12,000









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-  Gaming Overlay
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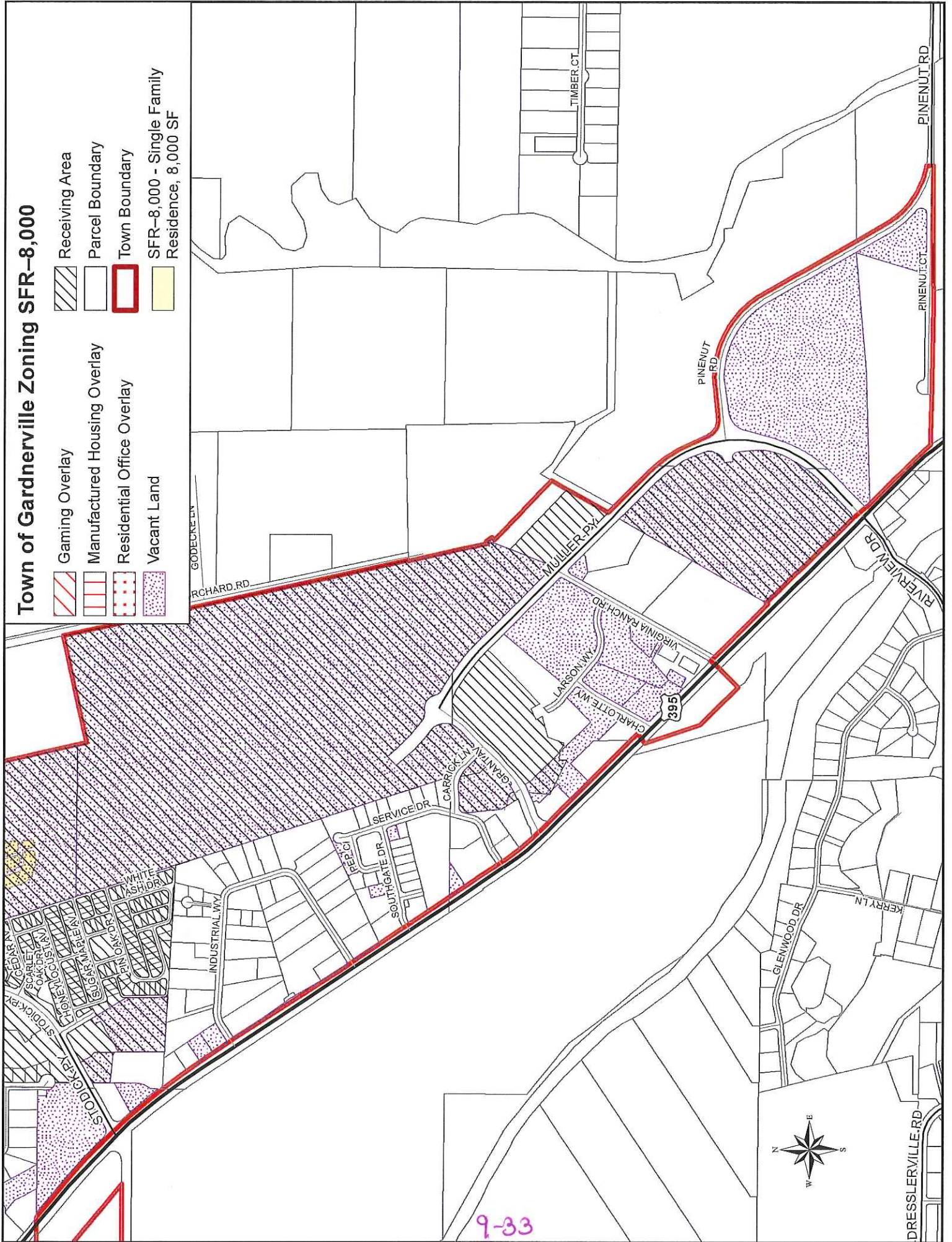


# SFR-8,000



# Town of Gardnerville Zoning SFR-8,000

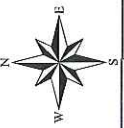
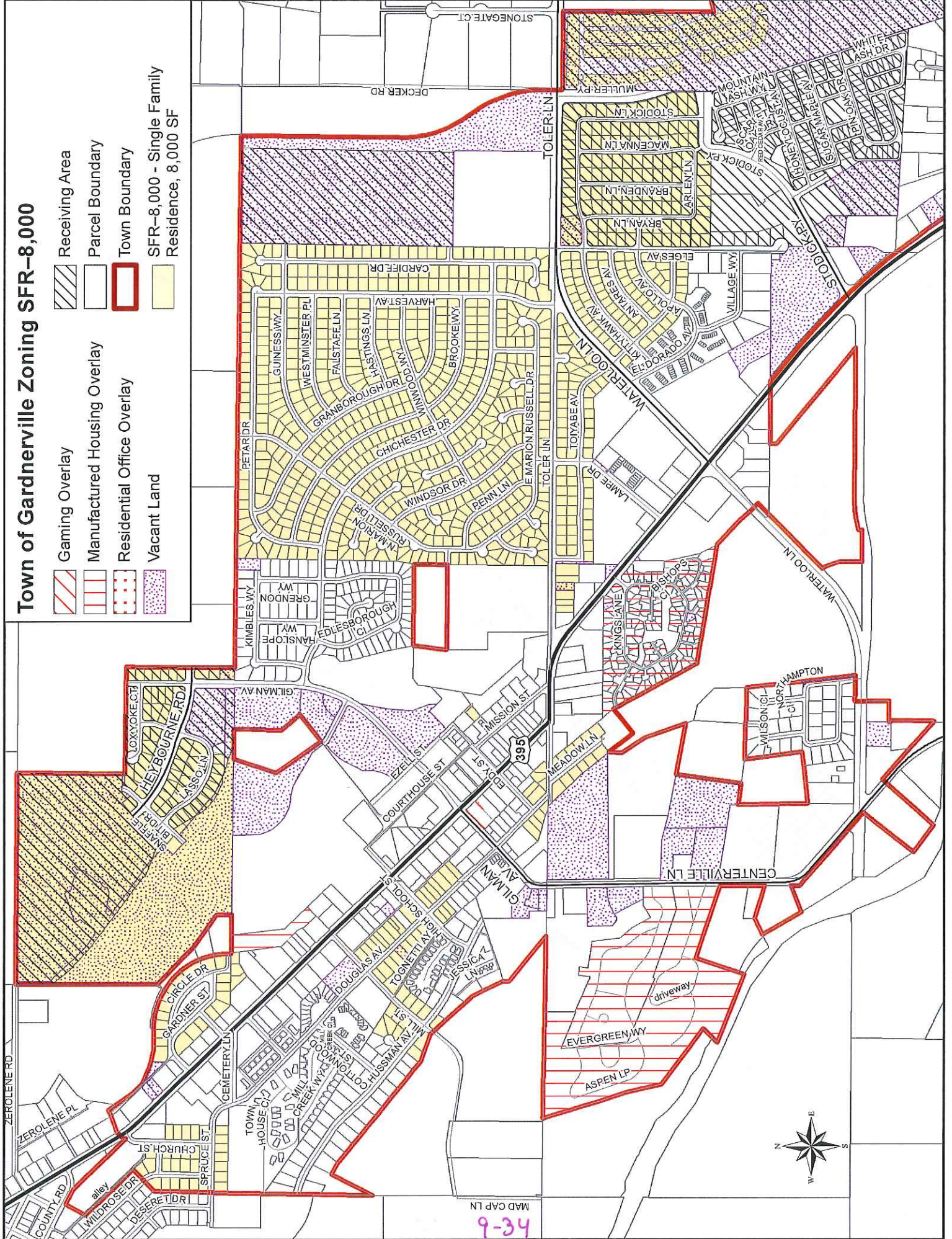
- |  |                              |   |   |
|--|------------------------------|---|---|
|  | Gaming Overlay               |  | Receiving Area                                |
|  | Manufactured Housing Overlay |  | Parcel Boundary                               |
|  | Residential Office Overlay   |  | Town Boundary                                 |
|  | Vacant Land                  |  | SFR-8,000 - Single Family Residence, 8,000 SF |



9-33










# Town of Gardnerville Zoning SFR-8,000

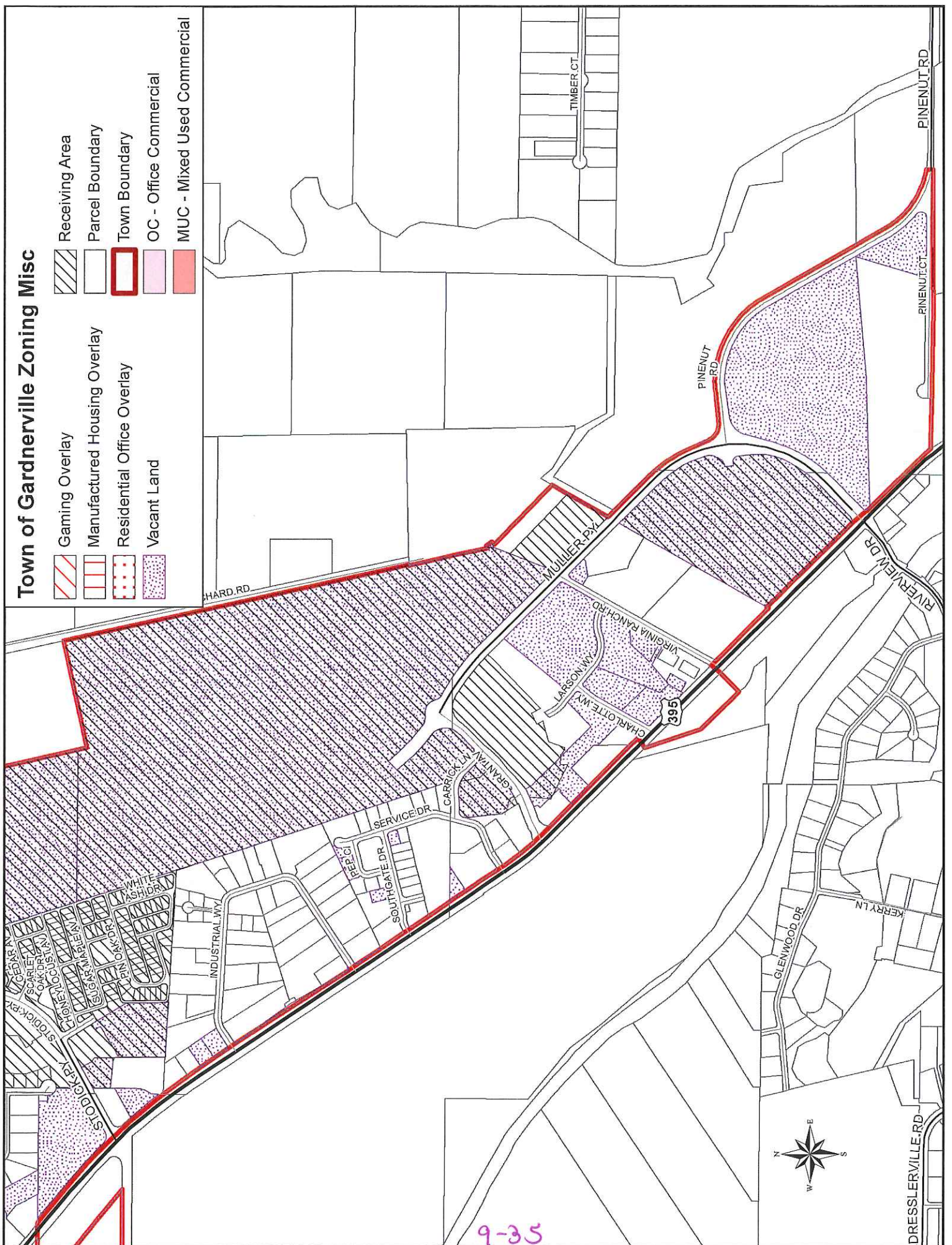
- Gaming Overlay
- Manufacturing Housing Overlay
- Residential Office Overlay
- Vacant Land
- Receiving Area
- Parcel Boundary
- Town Boundary
- SFR-8,000 - Single Family Residence, 8,000 SF



MAD CAP LN  
9-34










# Town of Gardnerville Zoning Misc

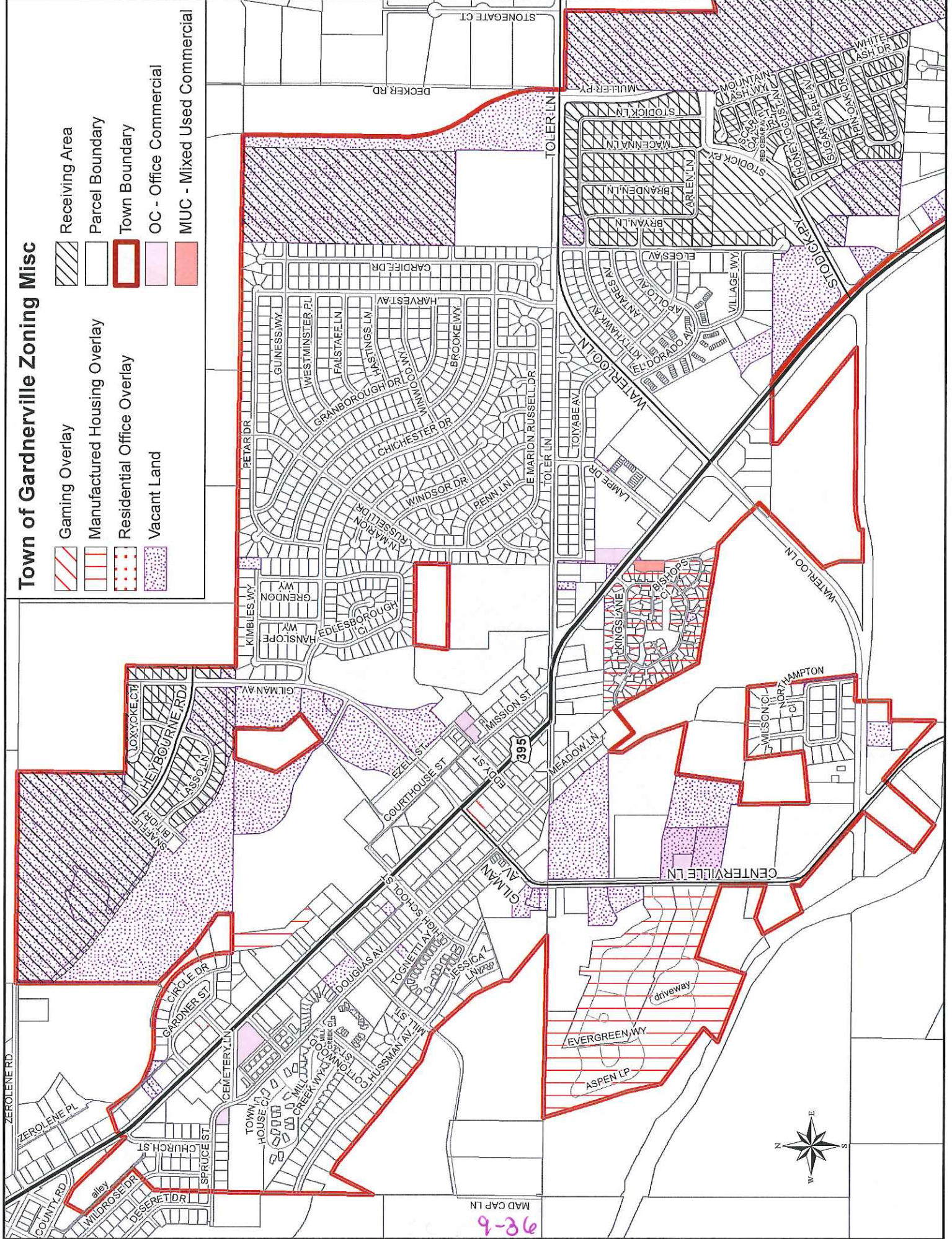
-  Gaming Overlay
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-  Residential Office Overlay
-  Vacant Land
-  Receiving Area
-  Parcel Boundary
-  Town Boundary
-  OC - Office Commercial
-  MUC - Mixed Used Commercial



9-35

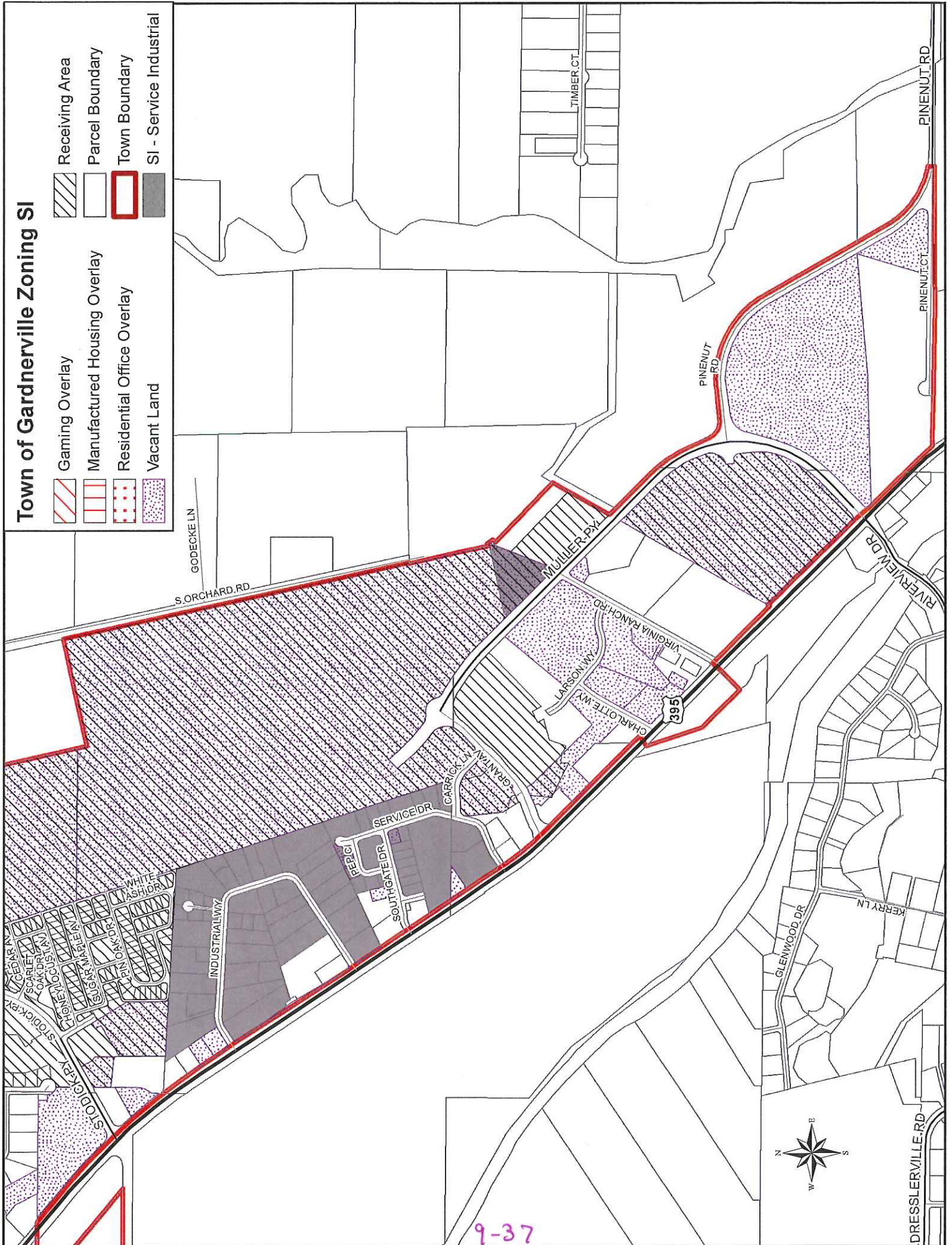
# Town of Gardnerville Zoning Misc

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


# Town of Gardnerville Zoning SI

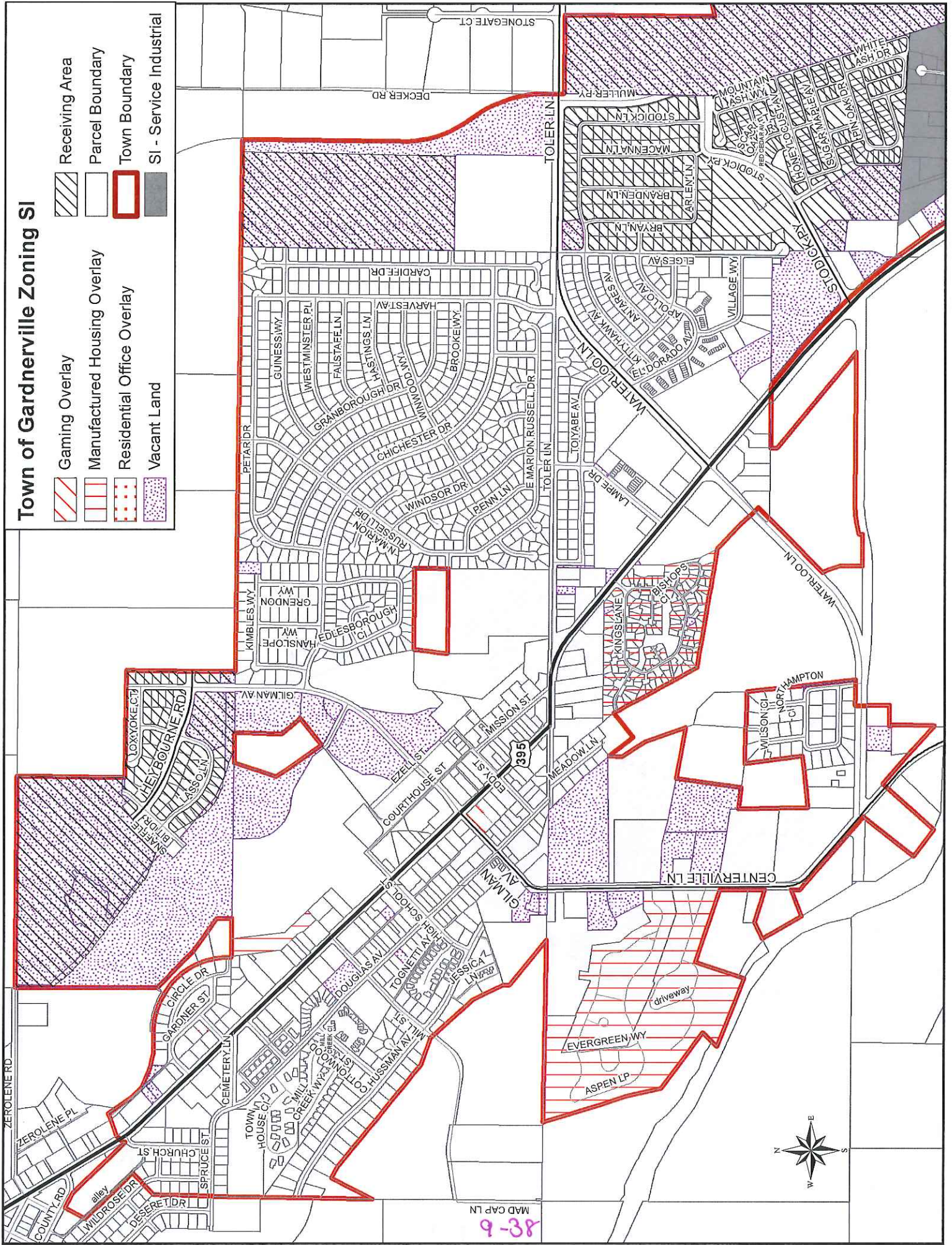
- |   |                              |   |                         |
|---|------------------------------|---|-------------------------|
|  | Gaming Overlay               |  | Receiving Area          |
|  | Manufactured Housing Overlay |  | Parcel Boundary         |
|  | Residential Office Overlay   |  | Town Boundary           |
|  | Vacant Land                  |  | SI - Service Industrial |





# Town of Gardnerville Zoning SI

-  Gaming Overlay
-  Manufactured Housing Overlay
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-  Vacant Land
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-  Parcel Boundary
-  Town Boundary
-  SI - Service Industrial



80-9  
MAD CAP LN

# Gardnerville - Strategic Plan

## Economic Vitality

Action: Explore areas of possible expansion for town east and west (Douglas or Mission Street)

## Strong Sense of Community

Action: Actively solicit and encourage community involvement in town planning

## Infrastructure that attributes to a safe and healthy community

Action: Actively pursue a bypass (Muller Parkway) to get truck traffic off main street

Action: Work with developers and other agencies in an effort to connect each subdivision with sidewalks and trails with signage for a more walkable community.

## Government Transparency/ Efficiency/ Accountability

Action: Encourage community involvement in Town planning.

Action: Promote connected developments through multi modal trails and providing pedestrian connections throughout town.

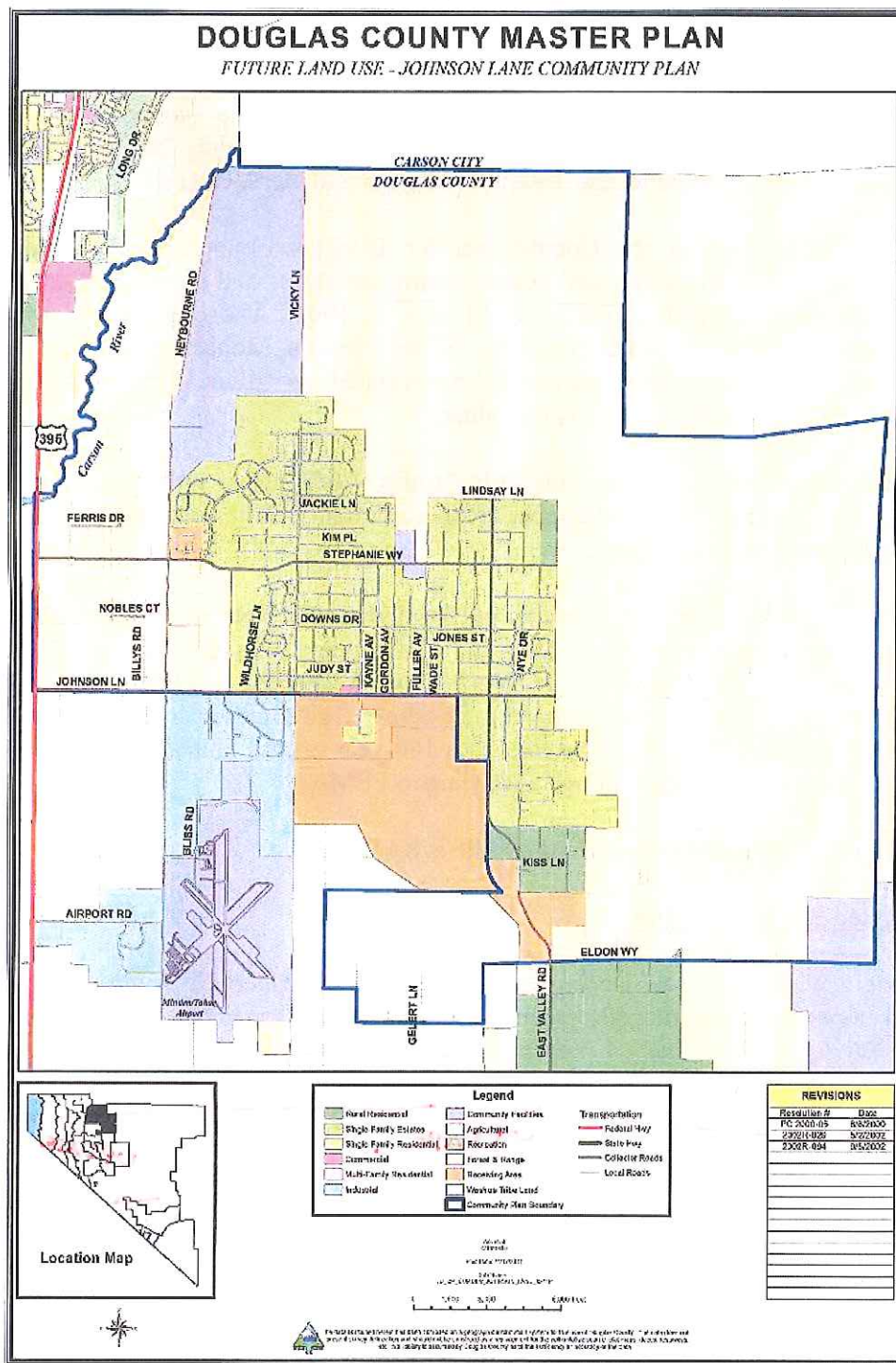


Planning is  
bringing the future  
into the present  
so that you can do  
something about  
it now.

KEVIN J. JENSEN

[www.TheSilverPen.com](http://www.TheSilverPen.com)

Map 2.10  
Johnson Lane Community Plan Future Land Use Map



## Minden/Gardnerville Community Plan

### Location and General Description

Minden-Gardnerville is the most urbanized community in the Carson Valley and is generally characterized as the heart of the valley. This community lies in the center of the Carson Valley and includes the Towns of Minden and Gardnerville.

The Town of Minden is the County seat for Douglas County. Both Minden and Gardnerville are rich in history and contain many structures and sites of historic value. Gardnerville was founded in 1879 and Minden in 1905. The community enjoys the scenic vista of the Carson Range of the Sierra Nevada Mountains and the Pinenut Mountains. The community is surrounded by irrigated agricultural lands which provide an amenity to local residents and visitors alike.

The Minden-Gardnerville Community Plan totals 4,052 acres, only 4 percent of the Carson Valley. However, it is the most urban community. The community is fairly flat with 1-2 percent slopes throughout.

The Minden-Gardnerville area contains potential wetlands both north and south of the community in the areas of the Martin and Cottonwood Sloughs. The community is located adjacent to the Carson River floodplains. According to FEMA, there are two principal areas of the community subject to flooding. The southern area along the Carson River is subject to spillage from the river in a 100-year event. This also has the effect of spilling north, into the Martin Slough according to FEMA.

The 2010 population of Minden-Gardnerville is 8,619 people.

### Existing and Future Land Use

There are a wide variety of land uses in the Minden-Gardnerville community. Of the land developed as residential, 63 percent is developed with lots between 5,400 square feet and 12,000 square feet; and 14 percent of the residential land is developed at a higher density, 8 to 15 dwelling units per acre. On average, this community provides a residential density of 5 units-per-acre.

Lodging and recreational uses total approximately 67 acres. About 40 acres of this is local park land. There is one major casino resort operation in the community, the Carson Valley Inn in Minden. There is another smaller casino, Sharkey's, in Gardnerville. Community support and institutional uses include the School District Administrative Center, Douglas County Library, Douglas County offices, Town offices, and the Judicial and Law Enforcement Center, which are all located in Minden. Located in Gardnerville are the Carson Valley Museum and Cultural Center, Town offices, State offices, Park and Recreation Department Administrative offices, and Extension Service. Office and

KLASHES  
FROM  
PINE NUTS.  
- PINE NUT  
- BULKEYE

OPENS SPACE?

UPDATE

UPDATE

cod?

commercial uses in Minden-Gardnerville total about 85 acres of land and are located primarily in the historic "core areas" of the two towns and along Highway 395.

Industrial uses include utilities and both light and medium industrial uses. These land uses total approximately 83 acres. Undeveloped land in the Minden-Gardnerville community consists mostly of lands which are irrigated agricultural lands designated as receiving areas and parcels available for infill projects. Agricultural lands in the community account for 26 percent of the total land area.

Analysis of  
Current Town  
or  
Urban Service  
Boundary.

Several areas are designated as Receiving Areas in the Community Plan. The areas are located generally north and southwest of Minden and north and east of Gardnerville. The development of these areas will be dependent upon the preparation and adoption of comprehensive specific plans for the areas which specify densities and uses and mitigates planning and environmental issues. The specific plan must be adopted prior to establishing these areas for actual development and rights must be acquired to support the planned densities.

The areas should be developed as distinct neighborhoods compatible and complimentary to surrounding neighborhoods. A variety of residential densities should be utilized with the predominant land use being single family. Multi-family uses, except Mixed-use Commercial districts, where appropriate, should be limited to small enclaves spread throughout the community rather than concentrating this use. Housing for seniors and affordable housing should be included within the overall housing mix.

Community support uses should be provided such as parks and church sites. Natural drainage features should be incorporated into the neighborhood designs to enhance open space elements which create linear parks and pathways to connect elements of the existing Towns. Buffering of agricultural lands should be included in future development plans.

Map 2.11 depicts the future land uses for the Minden/Gardnerville community.

### Key Issues

#### *Minden-Gardnerville as Focal Point of Douglas County*

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

#### *Major Commercial Development in the Downtowns of Minden and Gardnerville*

Compact commercial development and revitalization of downtown areas can be aided by intensifying commercial development in the downtown areas and limiting strip development in the expanding areas. Mixed commercial and residential uses,

incorporating higher residential densities, are encouraged in the downtowns to add vitality to the areas and reduce automobile congestion and emissions.

#### *Gardnerville Main Street Program*

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

#### *Open Space*

Because the Minden/Gardnerville area is predominately urban and built out, open space is particularly important for this community. The Martin Slough and the Cottonwood Slough should be considered key areas that could provide open space or a greenbelt for the urbanized community.

#### *Transportation Network and Roadways*

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

#### *Housing*

Residents have expressed a desire for a variety of housing types in their community, including without limitation smaller lot sizes, including single-family traditional development, and mixed-use commercial, both of which promote density and vitality in the historic district.

#### *Urban Level of Service*

Urban service levels are appropriate and urban standards should be maintained throughout the community. Streets should be constructed and maintained to urban standards. Community water and wastewater systems are required.

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**Minden/Gardnerville (MG) Community Plan Goals, Policies, and Actions**

**MG Goal 1 To preserve and enhance the existing character of the Minden-Gardnerville community.**

MG Policy 1.1 The County shall use its Master Plan and development regulations to maintain and enhance the existing character of the community.

MG Policy 1.2 The County shall support the expansion of commercial development, and plan for a wide variety of housing types and densities, including single-family traditional and mixed-use commercial, in a manner that is compatible with the Towns' existing character.

MG Policy 1.3 The County shall work with the Towns of Minden and Gardnerville to review and refine architectural and urban design standards for new development and revitalization projects.

MG Policy 1.4 The County shall work with the Towns to promote the revitalization of the downtown areas of Minden and Gardnerville, to preserve historic resources, and enhance their cultural and economic value to this community.

MG Policy 1.5 The County shall encourage all new development to complement and enhance the distinctive historic character of the Towns.

MG Policy 1.6 Douglas County shall use design guidelines and standards, and the Plan for Prosperity and Design Guidelines for each respective Town, to ensure that all new development is compatible with the traditional development style and existing "small town" atmosphere of the Minden-Gardnerville community.

MG Policy 1.7 Douglas County shall, in conjunction with the Towns, establish design standards for creation of gateways into Minden-Gardnerville, in order to further define and enhance the image of these urban villages.


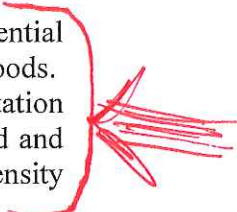
MG Policy 1.8 Douglas County shall plan for a wide variety of housing types and densities, including without limitation, Mixed-use Commercial zoning districts, in the Minden-Gardnerville community.


MG Policy 1.9 Douglas County shall, in conjunction with the Towns, evaluate the possibility of designating areas in the Minden-Gardnerville as community historic districts and, following such evaluation, by ordinance designate such districts, where appropriate.

MG Policy 1.10 Growth areas shall be planned with distinct neighborhoods in mind. Neighborhoods shall contain a mix of residential homes and, where appropriate Mixed-use Commercial zoning.

MG Policy 1.11 Multi-family residential projects proposed within or adjacent to existing single-family residential neighborhoods shall be designed in a manner which creates a compatible living environment in terms of building height, bulk, and site design. An over-concentration of multi-family projects within existing neighborhoods shall be discouraged.


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

 MG Policy 1.13 The County shall encourage the intermixing of multi-family residential projects within existing single-family residential neighborhoods. Whenever possible, multi-family projects, including without limitation Mixed-use Commercial zoning, where appropriate, shall be sited and designed to act as a buffer between commercial and higher density single-family residential land uses. 


MG Policy 1.14 Douglas County should work with the Towns to develop code provisions that addresses the location, size, and design of "big box" retail stores. 

**MG Goal 2 To pursue land uses consistent with the Plans for Prosperity that support the character of traditional Gardnerville and Minden and the community's quality of life objectives.**

MG Policy 2.1 Downtown Minden should become the principal specialty-shopping destination in the Carson Valley.

 MG Policy 2.2 A new grocery-anchored community shopping center, including Mixed-use Commercial zoning, should be developed at the intersection of U.S. Highway 395 and State Route 88.

MG Policy 2.3 The Town of Minden and Douglas County shall incubate and attract light industrial/ tech employers.

 MG Policy 2.4 The Town of Minden shall provide additional residential development at comparable densities to the traditional historic neighborhoods and some modest amounts of higher density housing, including without limitation Mixed-use Commercial zoning.

MG Policy 2.5 The Town of Minden, the School District, and the County shall develop community facilities that enhance the quality of life and support existing and future residents.



MG Policy 2.6 The areas identified within the Historic Minden Town Plat, between First and 10<sup>th</sup> Streets, inclusive, and County Road and US Highway 395, exclusive, are allowed to create residential lots with reduced setbacks and lot widths in keeping with the historic development patterns established for Minden.

MG Policy 2.7 Consistent with the Gardnerville Plan for Prosperity, the County and the Town shall pursue land uses that support the character of traditional Gardnerville and the community's quality of life objectives.

MG Policy 2.8 Create a mixed-use and connected community by continuing to plan for mixed-use projects that create and connect to walkable neighborhoods and existing pedestrian trails.

MG Policy 2.9 Ensure plans for mixed-use developments are realistic. Initial projects would benefit from a horizontal mix of uses that are connected through carefully coordinated site planning, where uses come together around streets and open spaces.

MG Policy 2.10 Improve U.S. Highway 395's image. Old Town and the 'S' curve continue to be a priority investment district. Other important sites identified include the South Gateway and Waterloo/U.S. 395. All new investment should improve the image of the Town.

**MG Goal 3 To focus compatible, high quality commercial and industrial development within the Towns of Minden and Gardnerville.**

MG Policy 3.1 Douglas County shall support the location of county-wide commercial uses in the Towns of Minden and Gardnerville, in areas planned for commercial use.

MG Policy 3.2 Douglas County shall use its zoning, project review process, and design guidelines for the County and each respective Town to promote development, including Mixed-use Commercial zoning, where appropriate, that will enhance property values and the aesthetics of the Towns and community.

MG Policy 3.3 Except where Mixed-use Commercial zoning is otherwise encouraged by this Master Plan, the County shall limit, subject to the recommendation of the Towns, the conversion of residences to commercial uses outside areas planned for commercial development in order to preserve the integrity of the neighborhoods and focus commercial development in downtowns Minden and Gardnerville.

MG Policy 3.4 The Eddy Street/Ezell Street neighborhood shall not be zoned commercial until adequate infrastructure and access, including the

completion of angle parking, curb, gutter, sidewalk, and streetscape on the east side of Ezell Street to Gilman is constructed.

MG Policy 3.5 The commercial zoning classification of the parcels located at 1349 and 1355 Centerville Lane, Gardnerville, (also identified as APN 1220-04-201-001 & 1220-04-101-004) shall be restricted to the Office Commercial zoning district. *VACANT* *NET/DEV. 122004 101-030*

MG Policy 3.6 The Minden 'Plan for Prosperity' shall identify "opportunity sites" within the U.S. Highway 395 corridor, and elsewhere, for future Mixed-use Commercial zoning overlay districts in keeping with the recognized goals and policies in the Minden/Gardnerville Community Plan. As necessary or desired, the Town of Minden will update the Minden 'Plan for Prosperity' by submitting amendments to the Board of Commissioners for consideration and approval.

**MG Goal 4 To promote appropriate, high quality commercial and industrial development in the Towns of Minden and Gardnerville.**

MG Policy 4.1 The County shall promote the development and growth of industries in Minden and Gardnerville that are compatible with existing and proposed land uses and in a compact land use form, including without limitation Mixed-use Commercial zoning districts. The County shall work with the Towns to limit and define big box structures within the design code. *START WITH RENO'S CODE.*

**MG Goal 5 To strengthen Minden's role as a government administrative center for Douglas County.**

MG Policy 5.1 The Town of Minden shall continue its role as the central location for County government's services. The County shall plan to provide sufficient, centrally located office and meeting space for government operations.

MG Policy 5.2 By encouraging Mixed-use Commercial zoning districts, where appropriate, the County will promote the development of residential housing nearer to the County seat, thereby enabling its growing workforce to live closer to work.

**MG Goal 6 To ensure the timely provision of community facilities, services, and infrastructure at appropriate levels for the Minden-Gardnerville Community.**

MG Policy 6.1 Douglas County shall plan and provide public facilities and services to the urban areas of the Minden-Gardnerville community at established urban levels of service. *WHAT ARE THOSE LEVELS*

- MG Policy 6.2 Douglas County shall require that all streets in new development be constructed to urban standards.
- MG Policy 6.3 The County shall work with the Towns to ensure adequate provision of park sites to meet the needs of the growing urban community.
- MG Policy 6.4 The County shall work closely with school authorities in the development, maintenance, and joint operation of Minden-Gardnerville school park sites.
- MG Policy 6.5 The County should plan parks in the Minden-Gardnerville Community Plan consistent with the County's park standards established in the Parks and Recreation Element.
- MG Policy 6.6 Douglas County shall require the timely and orderly provision of water and wastewater systems to serve new urban development in the Minden-Gardnerville community.
- MG Policy 6.7 Douglas County shall pursue the development of the Ironwood Extension and analyze the need for the Muller Parkway with limited access in the 20-year time frame of the Plan based on the traffic model. If not required, Muller Parkway shall be placed on the Thoroughfare Plan.
- MG Policy 6.8 Douglas County shall coordinate with the State to ensure that any modifications to U.S. Highway 395 through Minden and Gardnerville are compatible with the existing character of the towns and to not decrease the safety or desirability of walking in the towns' commercial centers. The State Department of Transportation's U.S. Hwy 395 Landscape and Aesthetics Master Plan shall be used as an implementation tool.
- MG Policy 6.9 Douglas County shall work with the Towns to plan and develop off-street parking and parking districts.
- MG Policy 6.10 Douglas County shall require the paving of all driveways, parking areas, loading areas, and other high activity areas in new or remodeled non-residential developments in this Community.

including PRIVATE ROADS!

TRANSPORTATION PLAN UPDATE. MULLER NEEDED!!

NOT USED

CAN WE DO THIS?

**MG Goal 7 To minimize the risks to the residents of the Minden-Gardnerville community from natural hazards.**

MG Policy 7.1 The County shall continue to work with the Town of Minden and Gardnerville ~~Town~~ Water Company to monitor the quality and quantity of groundwater in the Minden-Gardnerville community and to identify and mitigate negative impacts of human activities on groundwater quality and quantity.

MG Policy 7.2 Douglas County will work with the Gardnerville ~~Town~~ Water Company and the Town of Minden Utility to expand water systems to serve the needs of the community and the entire Carson Valley region.

MG Policy 7.3 Douglas County shall evaluate the need for additional policies regarding flood plain and floodway areas in the Minden-Gardnerville community following completion of FEMA investigations.

*Land Use Planning Concepts*

MG Concept 7.1 Revitalize Downtown Minden as a regional specialty-shopping destination at and focal point for civic activities.

MG Concept 7.2 Increase local employment opportunities.

MG Concept 7.3 Increase and improve commercial services.

MG Concept 7.4 Develop additional community facilities.

*Image and Identity*

**MG Goal 8 To preserve Minden's traditional scale and rural setting as a reference and context for new development.**

MG Policy 8.1 Minden's open space and wetlands buffer shall be preserved.

MG Policy 8.2 The views of the mountains shall be protected.

MG Policy 8.3 Development shall reflect the walkable scale and pace of Minden's traditional neighborhoods and downtown.

MG Policy 8.4 New residential, commercial and community facility development shall be integrated into the patterns of block and lots sizes traditional of Minden.

MG Policy 8.5 Streetscape shall be developed to underscore the civic role and settings along streets and roads.

- MG Policy 8.6 A combination of streetscape, site planning, and land use planning shall be employed to frame Minden's gateways and focal points.
- MG Policy 8.7 Architecture shall reflect the traditional form, scale, and character as found in Minden's historic neighborhoods.

*Community Design (Image and Identity) Concepts*

- MG Concept 9.1 Enhance and expand Minden's natural and civic open space system as a setting for the community.
- MG Concept 9.2 Preserve the scale and pedestrian friendliness of Downtown Minden as a shopping environment.
- MG Concept 9.3 Expand existing neighborhoods rather than building walled and isolated residential subdivision enclaves.
- MG Concept 9.4 Create and enhance the community design framework for Minden by using streetscape to define the hierarchy of civic streets and places.

Gville?  
Gville.  
Gville.  
Gville.

*Community Circulation and Connections*

- MG Goal 10 To provide a comprehensive circulation system for existing and future Minden neighborhoods with an emphasis on pedestrian facilities and connections.**
- MG Policy 10.1 The highways will be planned and managed to provide for growing regional traffic.
- MG Policy 10.2 Local roads will be used for town-scale economic activities and access.
- MG Policy 10.3 Residential streets are to be slow and safe vehicular and pedestrian routes for Townsfolk.
- MG Policy 10.4 A Town-wide and community-wide trail system for pedestrian and bicycles will be developed, which includes the existing trail system which provides pedestrian and bicycle access to Minden's open space.
- MG Policy 10.5 Public parking lots will be developed to support Downtown's revitalization efforts.
- MG Policy 10.6 Any future highway bypass should be a limited access facility and not transfer economic opportunities away from downtown Minden.

Gville.  
Carson Valley!

?Development?

9-50

*Community Circulation and Connections Concepts*

- MG Concept 11.1     There is a hierarchy of streets that serve both regional and local access needs.
  
- MG Concept 11.2     There is an overall access and parking strategy for Downtown.

*Handwritten notes in red ink:*  
- Above  
- Below  
- Above  
- Below  
- Above  
- Below  
- Above  
- Below

*Implementation Strategies for the Minden Plan for Prosperity*

Downtown

- MG Strategy 12 The Town and the County shall follow the Downtown Administrative Actions, the Downtown Regulatory Actions, the Downtown Financing Actions, and the Downtown Capital projects identified in the Minden Plan for Prosperity Action Plan.
- MG Strategy 13 The Town and the County shall follow the Regional Streets Administrative Actions, the Regional Streets Regulatory Actions, the Regional Streets Financing Actions, and the regional Streets Capital projects identified in the Minden Plan for Prosperity Action Plan.
- MG Strategy 14 The Town and the County shall follow the Traditional Neighborhoods Administrative Actions, the Traditional Neighborhoods Regulatory Actions, the Traditional Neighborhoods financing Actions, and the Traditional Neighborhoods capital Projects identified in the Minden Plan for Prosperity Action Plan.
- MG Strategy 15 The Town and the County shall follow the New Neighborhoods Administrative Actions, the New Neighborhoods Regulatory Actions, the New Neighborhoods Financing Actions, and the New Neighborhoods Capital projects identified in the Minden Plan for Prosperity Action Plan.
- MG Strategy 16 The Town and the County shall follow the Open Space System Administration Actions, the Open Space System Regulatory Actions, the Open Space System Financing Actions, and the Open Space system Capital Projects identified in the Minden Plan for Prosperity Action Plan.

Gardnerville Goals, Policies and Implementation Strategies

- MG Strategy 17 Revitalize Old Town Gardnerville as a mixed-use community center connecting and serving residents and visitors ✓
- MG Policy 17.1 Old Town should include a variety of civic, commercial, and residential uses that support the creation of a lively Carson Valley destination and a central place for Gardnerville. ?
- MG Policy 17.2 Public and private investment in Old Town should enhance pedestrian access, calm and slow traffic, and provide convenient parking. I
- MG Policy 17.3 New development should reflect the pedestrian scale, orientation and character of Gardnerville's traditional commercial, residential, and mixed-use buildings }

**MG Goal 18 Create a new ‘S’ Curve**

- MG Policy 18.1 Redevelop the ‘S’ Curve as a mixed-use extension and entry for Old Town with visitor, commercial, and residential uses.
- MG Policy 18.2 New investment should resolve the roadway safety of the curve and enhance pedestrian connections to adjacent neighborhoods and Old Town.
- MG Policy 18.3 New development should incorporate historic buildings, hide parking, and make an esthetic thematic connection to Old Town.

**MG Goal 19 Improve Relationship to Minden-Millerville area**

- MG Policy 19.1 Gardnerville’s northern entry should include commercial and institutional uses that take advantage of U.S. Highway 395 visibility.
- MG Policy 19.2 New investment should reduce the number of pedestrian and auto conflicts.
- MG Policy 19.3 Site planning and building design should reflect the traditional character of Gardnerville’s adjacent commercial and residential areas.

**MG Goal 20 Enhance Community-Serving Commercial Center-‘Commercial Quad’**

- MG Policy 20.1 New commercial uses located in the Commercial Quad area should enhance its role as a sub-regional and community-serving address.
- MG Policy 20.2 The development of projects in the Commercial Quad area should have easy access for automobiles and safe pedestrian connection between parcels and adjacent areas.
- MG Policy 20.3 New development in the Commercial Quad area should contribute to the overall character of the district as a convenient and comfortable shopping experience.

**MG Goal 21 Provide Commercial Services for Residential Uses-‘South-Central Gardnerville’**

- MG Policy 21.1 New development on U.S. Highway 395 frontage should include commercial and residential uses that complement and serve adjacent subdivisions.
- MG Policy 21.2 New development should be accessed from Stodick Parkway and a future roadway from U.S. Highway 395 into the Virginia Ranch

GP 2011



development, and provide safe and comfortable pedestrian connections to adjacent neighborhoods.

MG Policy 21.3 New development should be designed to orient towards the street, hide parking, provide connected walking edges and respond to visibility created by the bend in U.S. Highway 395.

**MG Goal 22 Create Southern Gateway to Gardnerville**

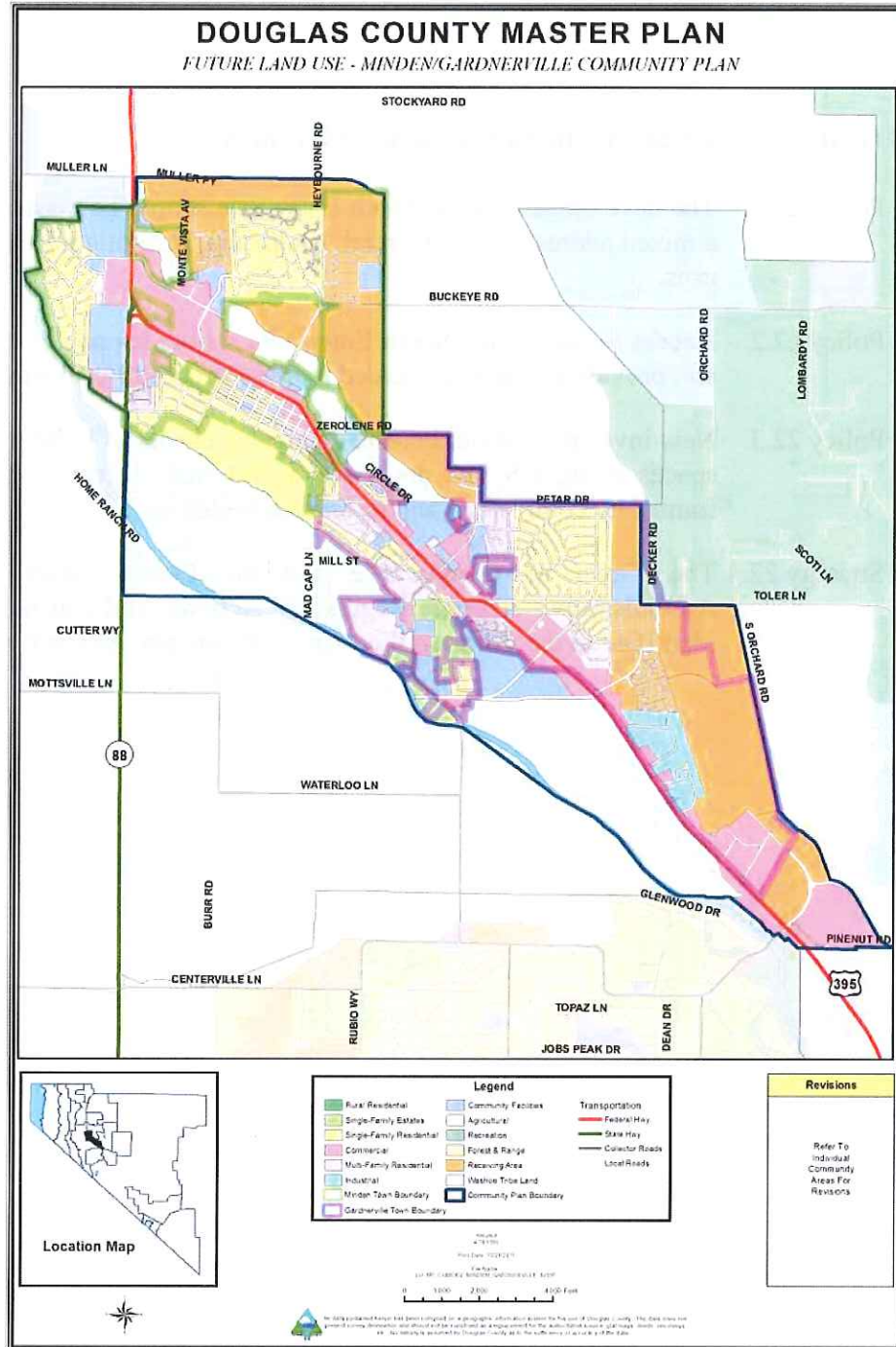
MG Policy 22.1 The development of the South Entry area should be master planned as a mixed address of commercial, healthcare, institutional and residential uses.

MG Policy 22.2 Access to uses in the South Entry area should happen from side roads and provide a pedestrian-scaled internal street and walkway system.

MG Policy 22.3 New investment should create a gateway cluster of buildings and open spaces along US 395 and have an internal system of open spaces framed by commercial and residential buildings.

MG Strategy 22.4 The Town of Gardnerville and the County shall follow the Administrative Actions, Regulatory Actions, and Financing Actions identified in the Gardnerville Plan for Prosperity Action Plan.

### Map 2.11 Minden/Gardnerville Community Plan Future Land Use Map

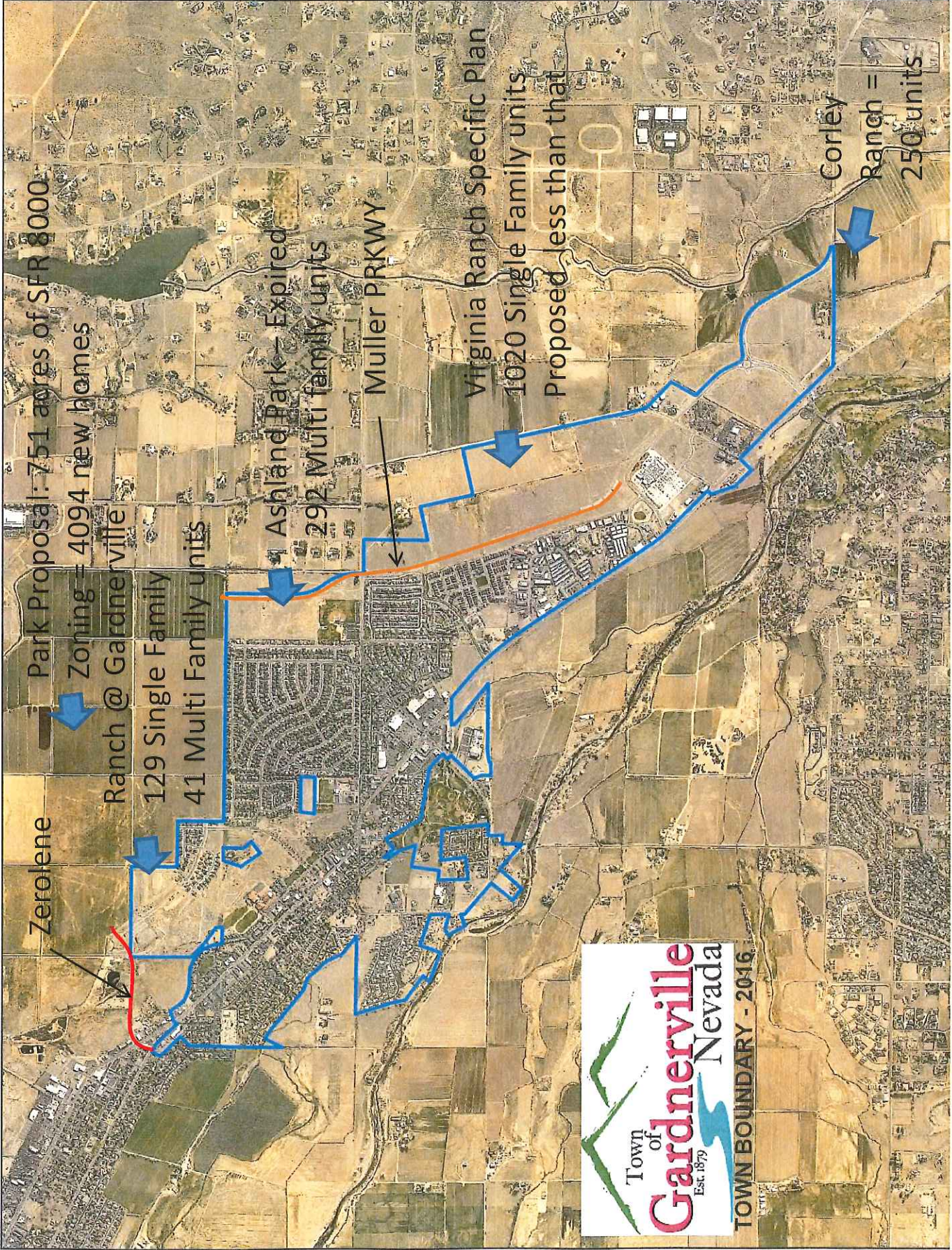


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	April 1 2000	JULY 1 2000	JULY 1 2002	Percent Change 7/08 - 7/09	JULY 1 2009	Percent Change 7/11 - 7/12	JULY 1 2012	Percent Change 7/12 - 7/13	JULY 1 2013	Percent Change 7/13 - 7/14	JULY 1 2014	Percent Change 7/14 - 7/15	JULY 1 2015
State of Nevada Counties	1,998,257	2,066,831	2,206,022	-1.0%	2,711,206	1.0%	2,750,217	1.8%	2,800,967	1.5%	2,843,301	1.9%	2,897,584
Cities													
Towns													
Carson City	52,457	53,095	54,844	-1.9%	56,506	-1.1%	55,441	-1.4%	54,668	-1.3%	53,969	0.6%	54,273
Churchill County	23,982	26,247	25,116	-0.5%	26,859	0.4%	25,238	0.3%	25,322	-0.9%	25,103	0.1%	25,126
Fallon	7,536	8,386	8,178	-1.6%	9,113	1.1%	8,706	0.0%	8,706	-0.7%	8,645	1.4%	8,770
Clark County	1,375,765	1,425,723	1,549,657	-0.8%	1,952,040	1.0%	1,988,195	2.2%	2,031,723	1.9%	2,069,450	2.4%	2,118,353
Boulder City	14,966	15,519	14,842	-3.7%	16,064	2.8%	15,759	-0.8%	15,635	0.0%	15,627	1.2%	15,813
Henderson	175,381	198,691	209,486	-0.7%	267,687	0.8%	266,846	2.8%	274,270	2.4%	280,928	2.5%	287,828
Las Vegas	478,434	483,448	514,640	-0.4%	591,422	0.1%	589,156	1.6%	598,520	2.0%	610,637	1.7%	620,935
Mesquite	9,389	15,605	13,216	4.7%	20,677	-1.5%	16,778	4.2%	17,477	4.5%	18,262	4.4%	19,061
North Las Vegas	115,488	124,936	135,967	0.2%	215,022	-0.8%	222,009	1.9%	226,199	1.9%	230,491	2.1%	235,395
Bunkerville	877	909	1,180	5.3%	1,222	-9.6%	1,084	-1.5%	1,067	-2.7%	1,039	5.7%	1,097
Enterprise	21,138	21,905	46,193	0.5%	150,473	1.4%	162,872	4.8%	170,699	2.0%	174,064	5.6%	183,755
Indian Springs	1,339	1,387	1,557	-2.8%	1,447	2.0%	1,192	0.9%	1,203	1.4%	1,220	1.2%	1,235
Laughlin	7,800	8,083	6,403	-9.7%	7,914	17.4%	8,414	5.0%	8,835	1.4%	8,963	2.5%	9,186
Moapa Valley	711	736	1,076	5.4%	1,052	-21.8%	1,086	0.7%	1,094	23.6%	1,352	0.8%	1,363
Mt. Charleston	8,770	9,088	6,277	1.9%	7,269	-10.2%	6,868	0.0%	6,871	-0.3%	6,851	0.3%	6,875
Paradise	166,260	172,297	187,746	-1.8%	178,974	1.7%	184,745	1.7%	187,949	1.6%	191,047	0.9%	192,810
Searchlight	741	767	822	-4.2%	718	-30.7%	395	0.3%	397	-13.2%	344	0.8%	347
Spring Valley	125,607	130,168	139,290	-1.4%	174,458	7.2%	184,910	2.1%	188,818	1.3%	191,342	3.5%	197,958
Summerlin	4,675	4,845	12,239	1.2%	28,342	0.5%	25,260	6.3%	26,855	1.4%	27,244	3.9%	28,300
Sunrise Manor	154,616	160,231	176,587	-3.2%	179,808	2.9%	196,570	1.6%	199,754	1.5%	202,710	2.0%	206,720
Whitney	14,422	14,946	18,979	4.2%	37,690	-0.5%	38,910	2.4%	39,857	1.8%	40,567	2.7%	41,662
Winchester	29,658	30,735	33,994	-5.1%	35,235	-5.1%	31,634	1.0%	31,960	1.4%	32,413	1.1%	32,770
Douglas County	41,259	43,101	44,212	-1.4%	51,390	0.7%	48,015	1.0%	48,478	0.2%	48,553	-0.7%	48,223
Gardnerville	3,377	3,528	4,065	-3.0%	5,250	0.5%	5,495	0.8%	5,541	4.0%	5,760	-0.2%	5,751
Genoa	235	245	227	0.2%	256	1.3%	219	0.6%	220	-1.5%	217	-1.1%	215
Minden	2,697	2,818	2,830	-1.0%	3,229	0.9%	3,010	-0.6%	2,993	2.7%	3,072	0.0%	3,072
Eiiko County	45,291	50,756	46,577	1.5%	51,325	3.8%	51,771	3.1%	53,384	0.0%	53,358	0.4%	53,551
Carlin	2,161	2,395	2,074	1.0%	2,345	0.0%	2,376	20.0%	2,851	-4.2%	2,731	-0.1%	2,727
Elko	16,708	18,642	16,690	0.0%	18,428	6.2%	20,406	2.7%	20,958	-0.4%	20,865	-0.7%	20,714
Wells	1,346	1,563	1,389	-0.6%	1,515	9.0%	1,280	2.1%	1,307	8.0%	1,411	-2.8%	1,371
West Wendover	4,721	3,867	4,839	-0.9%	4,945	-2.3%	4,367	2.0%	4,453	-0.7%	4,420	1.3%	4,478
Jackpot	1,178	1,310	1,288	-3.1%	1,184	-5.1%	914	1.0%	923	-1.8%	907	-1.0%	898
Montello	191	216	181	1.3%	167	-23.5%	60	-0.3%	60	-6.3%	56	-0.9%	56
Mountain City	135	150	127	-7.0%	121	7.4%	110	-0.7%	109	-1.6%	107	-7.0%	100
Esmeralda County	971	1,513	1,125	-4.3%	1,187	4.3%	860	-0.2%	858	7.9%	926	-0.4%	923
Goldfield	369	574	438	6.4%	441	-9.9%	259	12.8%	293	-7.2%	272	-3.7%	262
Silver Peak	148	230	128	-22.7%	141	9.4%	128	3.4%	132	-3.2%	128	4.0%	133

9-56



Zerolene

Park Proposal: 751 acres of SFR 8000

Zoning = 4094 new homes

Ranch @ Gardnerville

129 Single Family

41 Multi Family units

Ashland Park - Expired

292 Multi family units

Mueller PRKWY

Virginia Ranch Specific Plan

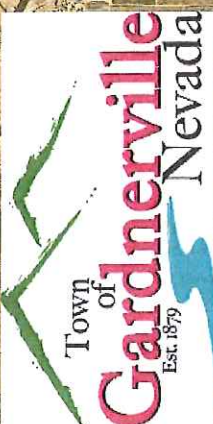
1020 Single Family units

Proposed less than that

Corley

Ranch =

250 units



TOWN BOUNDARY - 2016

## ***Master Plan Update 2016***



### **The 2016 Douglas County Master Plan Update is Now Underway**

During 2016, the Community Development Department will be working with residents, businesses, property owners, and community organizations to prepare the five-year update to the County's Master Plan. There will be many opportunities for public input throughout the update process.

### **Background**

The Douglas County Master Plan provides guidance on the location of different types of development in order to protect public health, safety, and welfare. The Master Plan includes eleven different elements such as Land Use, Housing, and Transportation, as well as a five-year action plan to address specific development and quality of life issues within the County. The current Douglas County Master Plan was first adopted in April 1996 and was last updated in 2011. At a joint workshop on February 9, 2016, the Board of Commissioners and the Planning Commission gave direction to staff. The minutes of the workshop are available [here](#).

### **We Want to Hear From You**

The public participation process for the 2016 Master Plan will include Community Workshops in June, stakeholder interviews, and a [Master Plan Survey](#). The Master Plan Survey will remain open until July 31, 2016.

The presentation from the Community Workshops may be viewed [here](#). A summary of comments from the four Community Workshops may be viewed [here](#).

Workshop attendees completed questionnaires concerning the existing goals for their community plans. The questionnaire responses may be viewed [here](#).

Comments and suggestions on the Master Plan may be submitted at any time. Draft chapters will be posted for review and feedback during the summer and fall of 2016.

The Douglas County Planning Commission and Board of Commissioners will hold public hearings on the Master Plan in early 2017.



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

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

### **Master Plan Map Amendment**

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1. Are public services currently provided to the parcel (s), such as public water, public sewer, and power? If these services are not currently provided, this request will not be reviewed.
2. Explain the reason for the proposed Master Plan map amendment.
3. Please provide a description of the proposed map change (s).
4. What is the size of the parcel(s), the future land use and current zoning for the parcel(s)?
5. Which Regional or Community Plan would be affected by the proposed map amendment?
6. Is the parcel(s) located within the Town of Gardnerville, Genoa, or Minden? If yes, please indicate which town.
7. Is the parcel(s) located within an Urban Service Area? \_\_\_\_ Yes \_\_\_\_ No

*2016 Master Plan Update  
Amendment Request Form*

8. Is the parcel(s) located within a General Improvement District? If yes, please indicate which GID.
9. What is the address and Assessors Parcel Number (APN) for the parcel(s)?
10. Which road(s) currently provide access to the parcel(s)?
11. Please address each of the four findings for Master Plan Amendments (Section 20.608.040 of the Douglas County Development Code), which are listed below.
  - A. The proposed amendment is consistent with the policies embodied in the adopted master plan and the applicant has demonstrated the amendment promotes the overall goals and objectives of the master plan and has demonstrated a change in circumstances since the adoption of the plan that makes it appropriate to reconsider one or more of the goals and objectives of land use designations.
  - B. The proposed amendment is based on a demonstrated need for additional land to be used for the proposed use, and that the demand cannot be reasonably accommodated within the current boundaries of the area.
  - C. The proposed amendment would not materially affect the availability, adequacy, or level of service of any public improvement serving people outside of the applicant's property and will not be inconsistent with the adequate public facilities policies contained in chapter 20.100 of this title.
  - D. The proposed amendment is compatible with the actual and master planned use of the adjacent properties and reflects a logical change to the boundaries of the area in that it allows infrastructure to be extended in efficient increments and patterns, it creates a perceivable community edge as strong as the one it replaces, and it maintains relatively compact development patterns.

**Contact Information**

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**Owner:**

Contact Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

**Owner's Representative/Applicant:**

Contact Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

**LETTER OF AUTHORIZATION**

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

**Where to submit request form:**

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

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



Master Plan Workshop Questionnaire Results  
June 2016

Which Community Do You Live In?	Do you agree with the existing goals for your community?	If not, which goals would you modify, add, or delete?	Are there development or quality of life issues that need to be addressed in your community or the County in general? Please specify.
Carson City (Non-Resident)	NA	In regards to preservation of agriculture - policy language contains statements such as " shall encourage the ag community," "cooperation with the ag community," "shall work with the ag community" - A goal should be to [Establish a committee that represents the ag community and is responsible for communicating with them] This committee will use the MP actions/policy as their agenda.	One of the actions under the goals to preserve agriculture should be to [Investigate the feasibility of establishing a market for Ecosystem Services]. This mechanism could compensate ag land owners for the viewshed, wildlife, floodplain, water filtration, etc. that they currently provide our community for free.
East Valley	Yes/No	No industrial north of Toler/Fish Springs Rd Maintain + enhance the rural feel of the E Valley Area	No gravel pit or other industrial uses
East Valley	Yes/No	No industrial north of Toler Ln/ Fish Springs Rd including any PF zoned land. Keep PF zoned land in EV Community. All of PF parcel of DCSID so effects of activities there are guided by Community Plan.	If DC Lands Bill is ever approved, lands acquired in EV area shall never be sold for development or used for anything but open space. Noise from the airport has exponentially increased in EV area in the last few years due to changes to the airport. Changes to the airport directly impact the EV community and have to be considered with the development of the Airport Plan!
East Valley	No	Airport Goals	Incompatibility of Industrialization Goals with preserving and enhancing character of existing rural residential character of all communities. E.G., Airport, Solar, DCSID Goals versus preserving rural agricultural life.
East Valley	No	Flood Zone!	Water - Sewer

Master Plan Workshop Questionnaire Results  
June 2016

Which Community Do You Live In?	Do you agree with the existing goals for your community?	If not, which goals would you modify, add, or delete?	Are there development or quality of life issues that need to be addressed in your community or the County in general? Please specify.
Fish Springs	Yes	Goal 1: Maintain rural atmosphere! (No GIDS) Goal 2: Limit future residential development to protect dropping aquifer in Fish Springs Goal 4: Maintain and expand access to BLM land for recreation	Potential issues and land use designations when Lands Bill passes will directly affect hundreds of residents.
Fish Springs	No	We don't have the water in Fish Springs to make these larger lots into smaller lots	Revise the Corley Ranch decision. Also, if the Land Bill passes in Washington, leave it alone.
Foothill	Yes		Master Plan amendments, particularly those to accommodate new residential development, should be harder to obtain, each and every required finding should be strictly adhered to
Gardnerville	Yes		Increase greenbelts or parks, to include river parks. Enhance, repair and upgrade existing parks so as to increase the recreation factor for residents and visitors alike.
Gardnerville (work in Gardnerville but represent landowners in all communities in D.C.)	Yes	Increase mixed residential/commercial use in downtown areas. Provide more incentives for development where services already exist. Retain/increase incentives for the permanent protection of floodplains, open space, agriculture lands. All of the above = well-balanced, well-planned community.	Provide for transfer of Receiving Areas to location that makes better sense today, without taking the Receiving Area from the current landowner(s). More multi-family zoning near downtowns. Strongly support TDR Program.
Gardnerville (Chichester)	Yes	None @ this time	None known
Gardnerville Ranchos	Yes		Infrastructure - roads connecting water/sewer lines for more cohesive functional systems

Wells Barnett Associates, LLC  
Stateline, NV

Master Plan Workshop Questionnaire Results  
June 2016

Which Community Do You Live In?	Do you agree with the existing goals for your community?	If not, which goals would you modify, add, or delete?	Are there development or quality of life issues that need to be addressed in your community or the County in general? Please specify.
Gardnerville Ranchos	Yes	None, the existing MP is a very good document. If any changes, should make it more difficult to amend	
Gardnerville Ranchos			Improve roadway from ranchos to Gardnerville. Add pedestrian/bike trail Ranchos to Gardnerville. Underground transmission lines when possible. Prohibit light pollution (nighttime lighting).
Gardnerville Ranchos/Silver Ranch	Yes		Quality of Life to be preserved in our community. Safety most important.
Genoa	Yes	Some type of land use for multi generational living units and common use facility (club house).	
Indian Hills/Jacks Valley	No	1. existing character is a complete mishmash, why 'preserve' it? 2. what is timely and appropriate 3. I support rec + open space, but would like 'smart' qualities applied to all these goals.	walkability - safe separate sidewalks for children walking to Jacks Valley Elementary, connections between older 1-acre parcels and new subdivisions
Indian Hills/Jacks Valley	No	Complete Vista Grande Blvd.	The County needs to complete Vista Grande from Jacks Valley Rd to Topsy Ln. We need another access in and out of the North County.
Indian Hills/Sunridge	?	Too vague! Too much motherhood and apple pie. More specific goals are needed to show how the stated goals can be achieved.	Poor yard maintenance affects the nearby property values. Is there an ordinance in place that can be enforced on parcels that have gross weeds or junk?
Johnson Lane	No	Goal 4 for recreation and open spaces should be eliminated since impacts private land or government (federal) owned lands	Flooding, traffic safety, and limited water

Master Plan Workshop Questionnaire Results

June 2016

Which Community Do You Live In?	Do you agree with the existing goals for your community?	If not, which goals would you modify, add, or delete?	Are there development or quality of life issues that need to be addressed in your community or the County in general? Please specify.
Johnson Lane	Yes		Flooding off of the alluvial fan south of Johnson Lane (between Johnson Ln and Sunrise Pass)
Johnson Lane	Yes		
Johnson Lane (Upper Stephanie - Minden)	Yes		
Minden (Westwood)	Yes	None: Home area is fully developed, connector road maintenance improved Work: Still need to work airport items General: Main business area Minden business retention	MGSD connection fees for business
Ruhensstroth	Yes	Goal 1: correct keep Goal 2: correct keep Goal 3: correct keep Goal 4: correct keep	Quit changing our rural character. The BOC did not listen to Ruhensstroth residents who opposed corley development, you opened a worm mess. Residents are better informed. Not all 5 commissioners live in our area. They say they know what we want, but they to do not listen.
Topaz Ranch Estates/ Holbrook Junction	Yes	Clean up - old HWY 208 dump from Granite to Holbrook Jct - N. Lakeshore Topaz Visitor garbage Elementary/Middle School in TRE/Holbrook Do Not convert ballfield to dog park, just fence the adjacent 1/2 acre as available	Develop + Strengthen existing business in TRE, Holbrook, & Lake Topaz
Topaz Ranch Estates/Holbrook Junction	Yes	increased ingress + egress for entire community in case of fire/flood, need to be able to get to/from Gville not Walker or Smith Valley	change TRE ballfield to a dog park

Wells Barnett Associates, LLC  
Stateline, NV

Master Plan Workshop Questionnaire Results  
June 2016

Which Community Do You Live in?	Do you agree with the existing goals for your community?	If not, which goals would you modify, add, or delete?	Are there development or quality of life issues that need to be addressed in your community or the County in general? Please specify.
Topaz Ranch Estates/Holbrook Junction		Small elementary school around TRE community center?	Bus service would be wonderful - perhaps 2 or 3 days a week for grocery and errands to be done in GV and Minden. It would also help elderly maybe not drive so much ( safety issue)
West of 88 (South of Fredericksburg)	Neutral as they do not affect me.		Lower speed limits on: Fairview, Fredericksburg, Foothill lower to 40 mph = more \$ for County by enforcing speed laws. Speed of 55 is dangerous within 75-100 feet of some residence front doors. Thank you.

# Gardnerville Town Board

## AGENDA ACTION SHEET



1. **For Possible Action:** Discussion to possibly modify town lighting at Kingslane and Douglas Avenue; with public comment prior to Board action.
2. **Recommended Motion:** Discussion and provide direction to staff on the two projects.

**Funds Available:**  Yes  N/A

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** August 2, 2016 **Time Requested:** 20 minutes

6. **Agenda:**  Consent  Administrative

**Background Information:** Staff came to the board 6/2/15 on changes to lighting standards in subdivisions. We tried the new version of the light that is dark sky compliant. We currently provide a negslaga light head within the downtown core. Does the board want to use those lights on Douglas with or without the decorations? Staff recommends poles only, and the new light as the display light on Gilman just north of Chichester Drive and at the trailhead on Snaffle Bit. Staff wants to continue to use those new light heads in the Ranch replacing the 6 existing light heads in the first 3 phases that have been constructed.

Kingslane will most likely require 4 decorative lights. Possibly the new light heads on a taller light pole. It is needed to meet the NDOT light standards of average 20 LUX within the crosswalk area. Light has to be located on each side to light the entire sidewalk and the pedestrian as they walk across the street. This is the crosswalk that will tie Lampe Park to the Martin Slough nature trail and will be used heavily in the future. The other option is to install a similar set up as Bently did on 4<sup>th</sup> street and 395 in Minden, but there are overhead powerlines which will be an issue.

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

8. **Board Action:**

- Approved  Approved with Modifications  
 Denied  Continued



**Kingslane - Option with 4 lights at crosswalk**

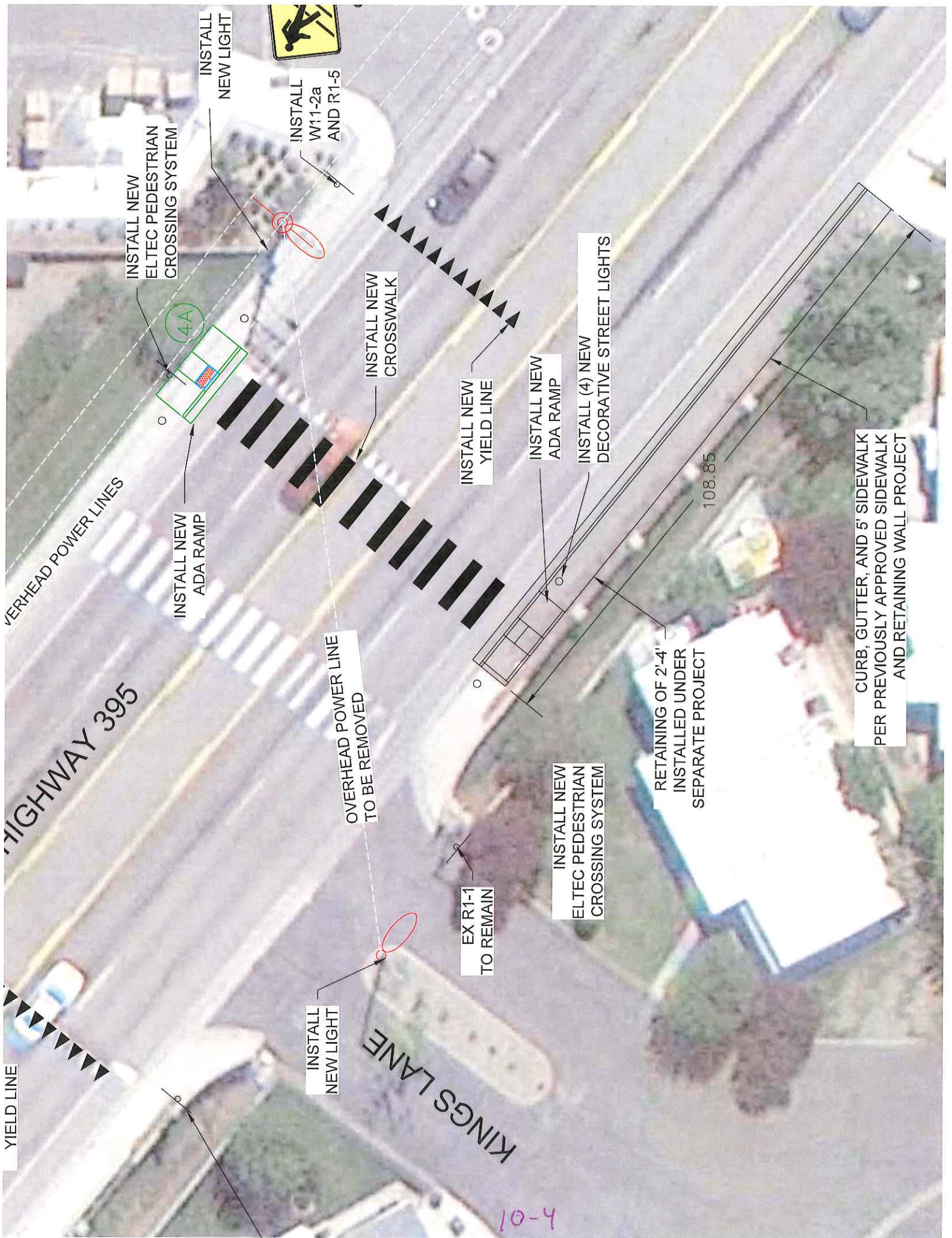


**Kingslane Option similar to (4<sup>th</sup> street Minden)**



There is an option to include the plastic insert globe. But that reflects light outward and the fixture losing is night sky compliant feature and becomes a night sky friendly as it will shine light outward from the globe.





YIELD LINE

HIGHWAY 395

KINGS LANE

INSTALL NEW ELTEC PEDESTRIAN CROSSING SYSTEM

INSTALL NEW LIGHT

INSTALL W11-2a AND R1-5

INSTALL NEW ADA RAMP

INSTALL NEW CROSSWALK

INSTALL NEW YIELD LINE

INSTALL NEW ADA RAMP

INSTALL (4) NEW DECORATIVE STREET LIGHTS

OVERHEAD POWER LINE TO BE REMOVED

EX R1-1 TO REMAIN

INSTALL NEW ELTEC PEDESTRIAN CROSSING SYSTEM

RETAINING OF 2'4" INSTALLED UNDER SEPARATE PROJECT

CURB, GUTTER, AND 5' SIDEWALK PER PREVIOUSLY APPROVED SIDEWALK AND RETAINING WALL PROJECT

108.85

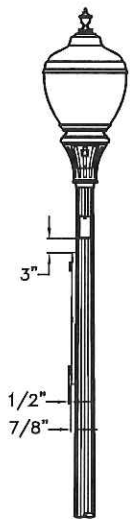
10-4

**LUMINAIRE SPECIFICATIONS:**

CATALOG NO.: CP3243-AGPF-5SM4-64W-5K-120to277-RAL9005TX-PX-R30-SQ  
 GLOBE MATT: FROSTED POLYCARBONATE ACORN  
 IES CLASSIFIC: TYPE 5  
 WATTAGE: 54  
 LIGHT SOURCE: LED  
 LINE VOLTAGE: 120 AT 277 VOLTS  
 DRIVER: MOUNTED ON A STAINLESS STEEL QUICK RELEASE TRAY ALL COMPONENTS SHALL HAVE MOLEX QUICK CONNECTORS.  
 MOUNTING HARDWARE: SQUARE HEAD BOLTS  
 IP66 WEATHERPROOF LUMINAIRE WITH "V" GROOVE SILICONE GASKET  
 PHOTO CELL: TWIST LOCK TYPE, 120 VOLTS, INSTALLED IN FITTER - PX IF SHORTING CAP IS USED

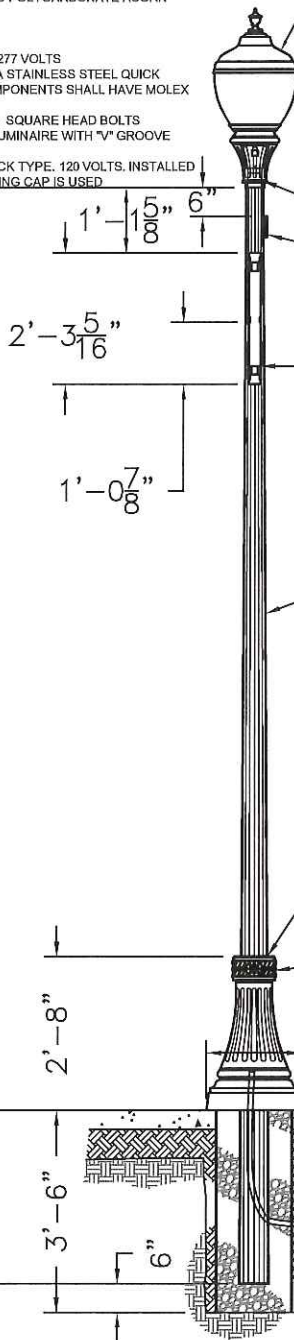
#CP3243-AGPF-5SM4-64W-5K-120to277-RAL9005TX-PX-R30-SQ

GASKET ON (QUARTER TURN) SYSTEM ONLY  
 PHOTOCELL MAY BE REQUIRED OR PRE INSTALLED SHORTING CAP (PX) WILL BE PROVIDED OR OTHER PER THE DIRECTION OF THE TOWN. (NVE CODE #28-0490)



SIDE VIEW

19'-0" POLE LENGTH  
 16'-0" POLE HEIGHT  
 3'-0" (DIRECT BURIAL)



2 7/8"  $\phi$  x 3" TENON  
 15A, 120 V, GFI RECEPTACLE WITH WEATHER PROOF COVER (270° CW FROM HANDHOLE) ON POLES WITH HANGER OPTION ONLY  
 POLES WITHIN GARDNERVILLE MAIN STREET DISTRICT ONLY SHALL PROVIDE CHRISTMAS DECORATION HANGER WELDED IN-PLACE (IN-LINE WITH HANDHOLE)

11 GA., 6 3/16" BASE DIA., GALVANIZED STEEL FLUTED TAPERED POLE 0.14"/FT. TAPER, VI-A20-F/19' (NVE CODE #28-1108)

**PAINT SPECIFICATION**  
 ALL CAST IRON AND STEEL LIGHT POLE PARTS ARE TO BE FACTORY POWDER COATED "BLACK".

APPLY SILICONE SEALANT AT INSTALLATION  
 A20 VERTICALLY SPLIT BASE WITH REMOVABLE ACCESS DOOR (NVE CODE# 28-0130)  
 20"  $\phi$  SIDEWALK

N9 BOX - JUNCTION BOX FOR POLE ELECTRICITY WITH POLYETHYLENE PIPE CONDUIT  
 16"  $\phi$  x 42" TALL SONO TUBE, FILLED WITH 3/4" MINUS GRAVEL, COMPACTED, COMPACT TYPE II BASE BETWEEN NATIVE EARTH HOLE AND SONOTUBE

MANUFACTURE

DISTRIBUTOR

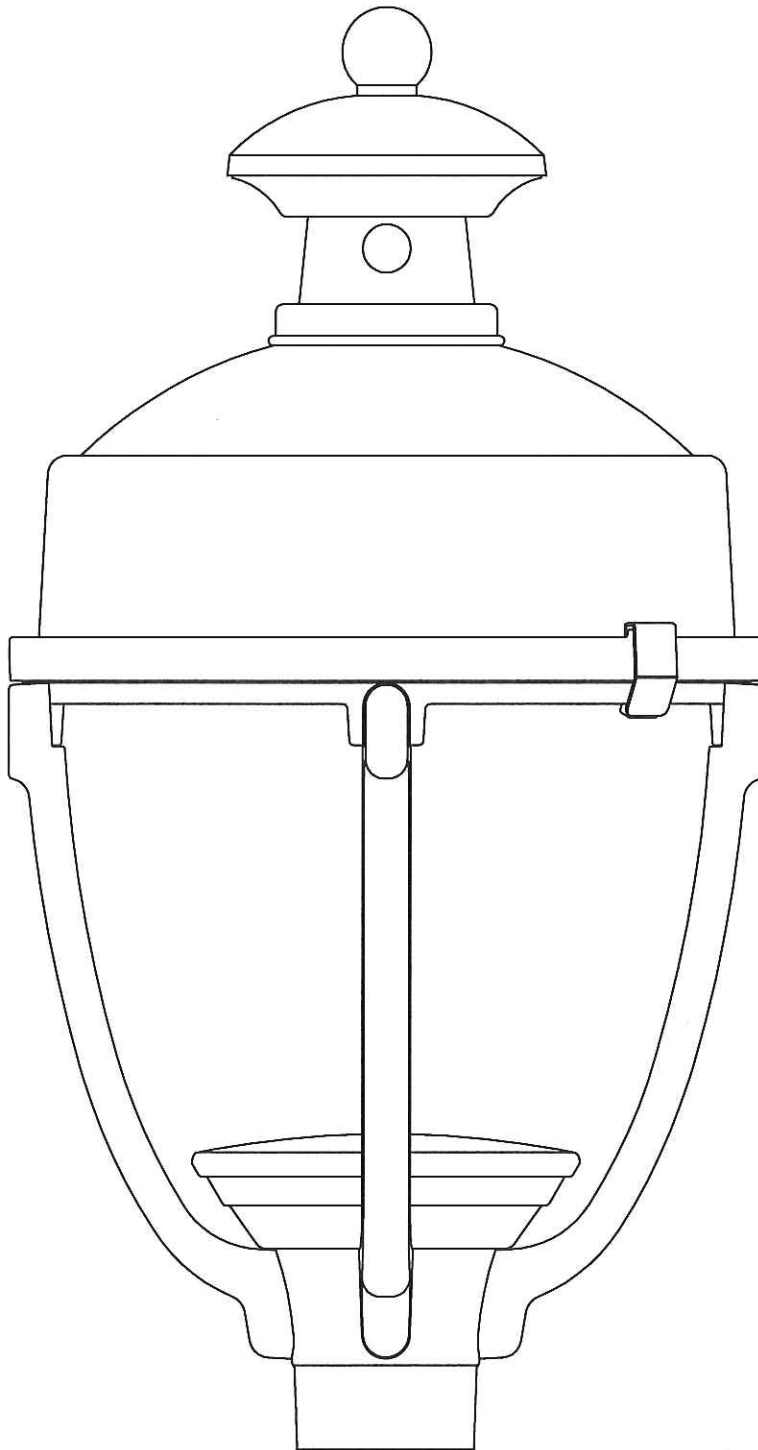
 VISCO CAST IRON & STEEL MANUFACTURERS OF STREET LIGHTS 29579 AWBREY LANE EUGENE, OREGON 97402 PHONE (541) 688-7741 FAX (541) 461-0951	 LIGHTING Cyclone TEL 450 436 5500 FAX 450 436 3011	 GBL Great Basin Lighting Inc. MANUFACTURE REPRESENTATIVES & CONSULTANTS 105 Terminal Way Suite 202 Reno, Nevada 89502 (775) 333-0900
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STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION  
**TOWN ROADS DECORATIVE LIGHT STANDARD**

SECTION	TOWN OF GARDNERVILLE
RELEASE DATE:	10/2011
DWG:	TOG-04

19 1/2"  
[50cm]



37 1/4"  
[94cm]

10-6

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



1. **For Possible Action:** Discussion on the Town Attorney's Monthly Report of activities for July 2016.

2.

3. **Recommended Motion:**  
**Funds Available:**  Yes  N/A

4. **Department:** Administration

5. **Prepared by:** Tom Dallaire

6. **Meeting Date:** August 2, 2016 **Time Requested:** 5 minutes

7. **Agenda:**  Consent  Administrative

**Background Information:** To be presented at meeting.

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

9. **Board Action:**

Approved  Approved with Modifications  
 Denied  Continued

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



1. **For Possible Action: Discussion on the Town Manager's Monthly Report of activities for July 2016.**
2. **Recommended Motion:**  
**Funds Available:**  Yes  N/A
3. **Department: Administration**
4. **Prepared by: Tom Dallaire**
5. **Meeting Date: August 2, 2016 Time Requested: 5 minutes**
6. **Agenda:**  Consent  Administrative

**Background Information:** See attached report.

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



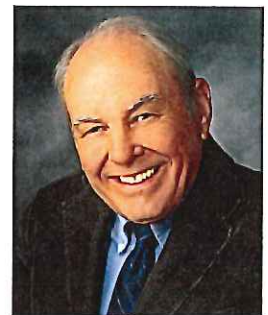
Mary Wenner , Chairwoman  
Ken Miller, Vice Chairman  
Cassandra Jones, Board Member  
Linda Slater, Board Member  
Lloyd Higuera, Board Member

## Town Manager Monthly Report August 2016 Board Meeting

- A. Gardnerville Station (former Eagle Gas):** McGinley provided the bid docs. They specified the site be re paved with 3" of new ac. I asked them to change that to grindings until we can get the site improved. Is the board ok with grindings where all the concrete is located? Next step is to get the approval from NDEP for the contractor so the final step in cleaning the site can be completed. We have a 50% plan set if you are interested in the current design plans. The structural engineer will not allow any more equipment to hang from the existing roof structure so they are planning on building an internal frame for a structure to hang all the ceiling hardware, lights and acoustic ceiling panels on. We discussed converting the outside storage to be enclosed for the table and chair storage area. Also, the CDBG funding is opening back up last cycle for projects up to \$300,000. We asked Douglas County to submit our project as presented last cycle. So stay tuned.
- B. 395 Crosswalks:** I had a meeting with Tim and Gary Whisler about the lighting issues caused by NE Energy. Because the PUC only allows NV Energy to bill for lights, rapid flashing beacons is not considered a light and does not have an allowable billing rate, therefore needs to be metered; which is the problem with the 4<sup>th</sup> street light and the reason the overhead lights are on but not the rapid flashing beacons. They need to install a meter to serve power to the beacons. This is going to be an issue at Mission Street. I think we will propose solar there as well, or pull a service off Mission Street to power the pole. The SHPO process is going to become quite a bit more complicated as well. We are waiting to hear from the consultant as to how much more work this is going to be. This is just out of control!
- C. Kingslane Sidewalk Project:** We received three comments back from NDOT staff on what the ramps look like. I need to spend time on this this coming month to get the final plans done.
- D. Toiyabe Storm Drain Project:** - I received the contours form GID for the town. I need to spend time on this analyzing the drainage in the area to see if we can just abandon the pipe in place and improve the drainage inlets at the shop where the water will end up. Then we can have the existing pipe filled with sanded grout to eliminate the sink holes.
- E. Maintenance Yard Plans:** I have not received a revised set of plans from ROA on the yard improvements prior to leaving on vacation.
- F. Office Items:**
- Continued to work with Mike and Bill from ROA on the BLA (boundary line adjustment). We are close to getting this recorded. The redlines are complete and mylars are ready to submit. We need Mike to update the deeds and create the two easements. Dave is ready for this to be complete as well.
  - We were able to sign papers on the property and issue the \$2000 for the escrow account to open. We are working on getting a check from the county for \$125,000 by the end of August. August will be the date of the payments in the future.
  - Redesigned Mill Street again after discussing what the contractor wants to do. Spoke with the couple across the street and I am getting a price on sidewalk on their property to Gasoline Alley as well. Redrew the corner at southwest Mill to finish the ADA upgrades at that location.
  - Still no news from the county on the alley at the French Bar. Doug is in the middle of several lawsuits. This will take some time for this to get to the top of his pile and they are down a couple of staff members.
  - Signed all the paperwork for the credit card processing. With Carol on vacation this coming month it will get set up when she returns.
  - Had several complaints about the infestation of bugs around Chichester and Arbor Gardens.



PRESENTATION TO  
LEADERSHIP DC  
July 19, 2016



Five member elected Town Board  
14 full time employees, 1 part time and one seasonal employee

Population 5,751

Town Boundary: 2.4 square miles

General Fund: \$1.2 million

Health & Sanitation: \$1,000,000

- Provides trash collection service to 223 commercial and 1789 residential customers

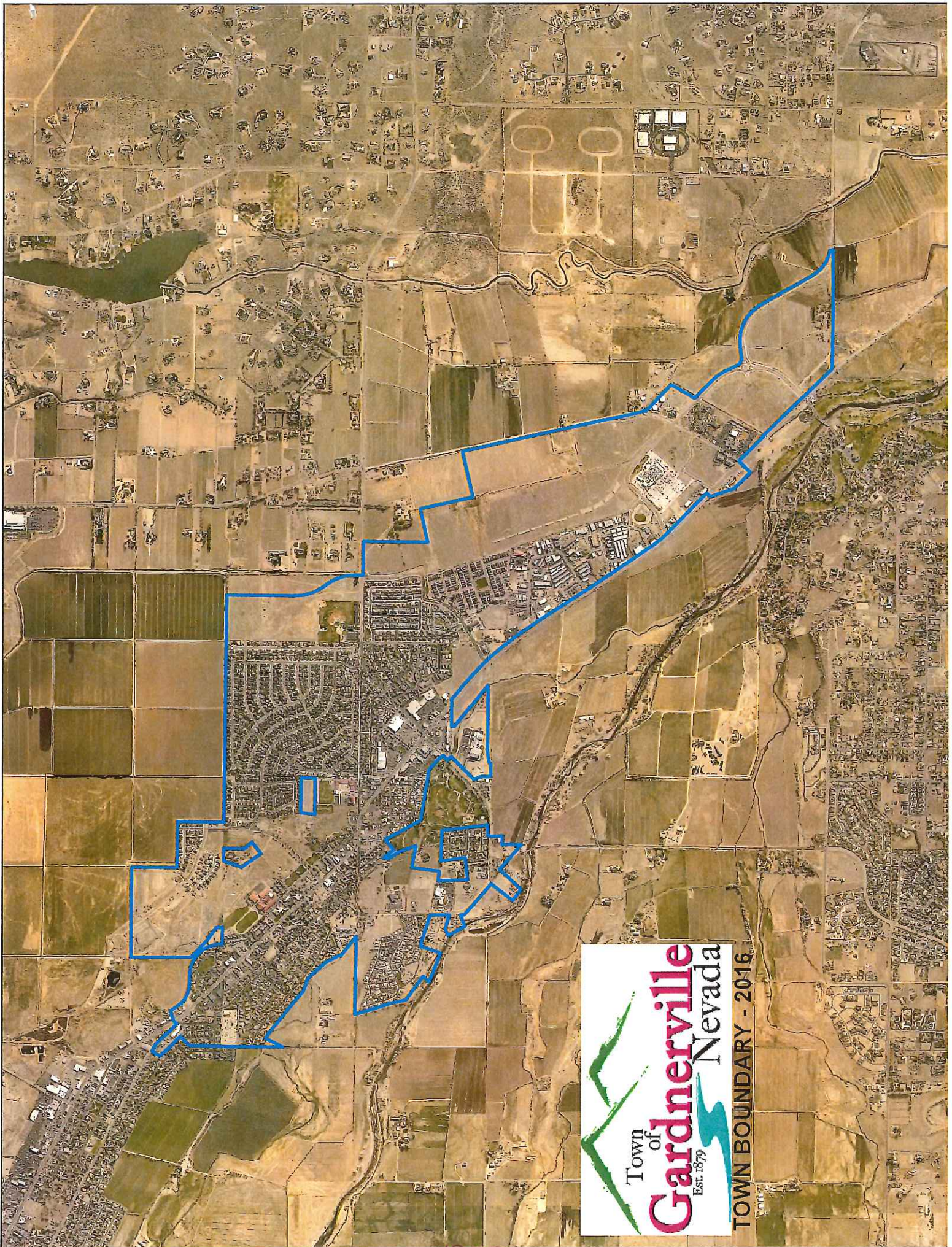
The Town maintains:

- 20 miles of roads
- 80,611 LF or 15.27 miles of storm drain system
- 44,685 LF or 8.46 miles irrigation ditch
- 5 regional detention ponds
- 296 street lights & 119 decorative street lights
- Street and traffic signs

• 4 parks: Heritage Park, Gardner Park, Arbor Gardens Park, Martin Slough Nature Park and trail

- Owned parcels 21 - 69.73 acres

12-2



Town of  
**Gardnerville**  
Est. 1879  
Nevada

TOWN BOUNDARY - 2016



## GID and Town Services

**NRS 318.116 Basic powers which may be granted to district.** Any one, all or any combination of the following basic powers may be granted to a district in proceedings for its organization, or its reorganization pursuant to [NRS 318.077](#) and all provisions in this chapter supplemental thereto, or as may be otherwise provided by statute:

1. Furnishing electric light and power, as provided in [NRS 318.117](#);
2. Extermination and abatement of mosquitoes, flies, other insects, rats, and liver fluke or *Fasciola hepatica*, as provided in [NRS 318.118](#);
3. Furnishing facilities or services for public cemeteries, as provided in [NRS 318.119](#);
4. Furnishing facilities for swimming pools, as provided in [NRS 318.1191](#);
5. Furnishing facilities for television, as provided in [NRS 318.1192](#);
6. Furnishing facilities for FM radio, as provided in [NRS 318.1187](#);
7. Furnishing streets and alleys, as provided in [NRS 318.120](#);
8. Furnishing curbs, gutters and sidewalks, as provided in [NRS 318.125](#);
9. Furnishing sidewalks, as provided in [NRS 318.130](#);
10. Furnishing facilities for storm drainage or flood control, as provided in [NRS 318.135](#);
11. Furnishing sanitary facilities for sewerage, as provided in [NRS 318.140](#);
12. Furnishing facilities for lighting streets, as provided in [NRS 318.141](#);
13. Furnishing facilities for the collection and disposal of garbage and refuse, as provided in [NRS 318.142](#);
14. Furnishing recreational facilities, as provided in [NRS 318.143](#);
15. Furnishing facilities for water, as provided in [NRS 318.144](#);
16. Furnishing fencing, as provided in [NRS 318.1195](#);
17. Furnishing facilities for protection from fire, as provided in [NRS 318.1181](#);
18. Furnishing energy for space heating, as provided in [NRS 318.1175](#);
19. Furnishing emergency medical services, as provided in [NRS 318.1185](#);
20. Control of noxious weeds, as provided in [chapter 555](#) of NRS; and
21. Establishing, controlling, managing and operating an area or zone for the preservation of one or more species or subspecies of wildlife that has been declared endangered or threatened pursuant to the federal Endangered Species Act of 1973, 16 U.S.C. §§ 1531 et seq., as provided in [NRS 318.1177](#)

## **NRS 269.575 Town services.**

1. Town services, any one of which or any combination of which may be supplied to the residents of a particular unincorporated town include, but need not be limited to:
  - (a) Cemetery;
  - (b) Dump stations and sites;
  - (c) Fire protection;
  - (d) Flood control and drainage;
  - (e) Garbage collection;
  - (f) Police;
  - (g) Parks;
  - (h) Recreation;
  - (i) Sewage collection;
  - (j) Streets;
  - (k) Street lights;
  - (l) Swimming pools;
  - (m) Television translator;
  - (n) Water distribution; and
  - (o) Acquisition, maintenance and improvement of town property.
2. Each unincorporated town is limited to that service or those services whose supply provided the basis for the formation of the town, as adjusted from time to time pursuant to [NRS 269.570](#).

**Kevin MacMillan**BONANZA INTERIM EDITOR

September 13, 2008

## GID vs. town: What are the differences?



EDITORS NOTE: This is the second in a regular series of stories detailing the effort to create the Town of Incline Village. Today's topic deals with the differences between a general improvement district and an unincorporated town, per Nevada Revised Statutes. Independent Incline Web site [townofinclinevillage.org](http://townofinclinevillage.org) has a list of answers to this question: What is the advantage of Incline Village becoming a Town? Generally, those answers address the difference between an unincorporated town and a general improvement district. The official differences between the two is detailed in Nevada law, specifically Nevada Revised Statute 318, which deals with GIDS; and NRS 269, on which the unincorporated Town of Incline Village would be created if the idea moves forward through Election Day and into 2009. In a recent e-mail to the Bonanza, Washoe County Manager Katy Simon offered this explanation as to the main difference between an unincorporated town and a GID. Both GIDs and unincorporated towns exist throughout the state and are effective in providing higher levels of service provision to specific communities, Simon said. According to Nevada Revised Statutes, the difference between a general improvement district and an

unincorporated town is a function of the duties that each entity can perform. GIDs (like IVGID) can do water, sewer, roads, recreation and trash services, for example. Unincorporated towns can perform those duties and more, such as contract for financial services. Below are short explanations and definitions of GIDs and unincorporated towns, per NRS and a 2001 University of Nevada, Reno, report titled Legal and Economic Considerations for Incorporation of Nevada Towns which dissects NRS to explain the main differences between a GID and an unincorporated town. Look for the full report online by typing in its title into an online search site. It is available in HTML or PDF format. General Improvement Districts According to Nevada law, a general improvement district is pursuant to NRS Chapter 318, which is titled General Improvement District Law. These districts serve a public use and will promote the health, safety, prosperity, security and general welfare of the states inhabitants. Each district is a body corporate and politic and a quasi-municipal corporation. (NRS 318.015) Furthermore, the board that manages a GID has all rights and powers necessary or incidental to or implied from the specific powers granted and specific powers shall not be considered as a limitation upon any power necessary or appropriate to carry out (its) purposes... There are 21 basic powers granted to general improvement districts. According to NRS 318.116 Any one, all or any combination of the following basic powers may be granted to a district ... GIDs do not have the authority to provide for police, planning, or zoning. These 21 powers are listed in NRS 318.116. Some include: Furnishing facilities for swimming pools, furnishing electric light and power; furnishing curb, gutter and sidewalks; and furnishing recreational facilities. As for revenues and finances, depending on the specific purposes of the GID, the GID board may have the power to levy a general ad valorem tax, special assessments, establish tolls, rates and other service charges. The GID may also be able to borrow money and issue short-term notes, warrants, interim debentures, general obligation bonds, revenue bonds and special assessment bonds. The ability of the board to use debt will depend on the population and purpose of the district. A district may be eligible for distributions from the state government if it provides two of the following: Fire protection, road repair, maintenance and construction, or parks and recreation. Furthermore, the total ad valorem tax levy for all public purposes must not exceed \$3.64 on each \$100 of assessed valuation. This has implications for a GID, as any given piece of taxable property within its boundaries may be subject to tax by the state, county, town, other special districts or school district. If a GID is being considered as one means of local organization and ad valorem taxes are being considered as one source of possible revenue, then the \$3.64 limit needs to be taken into consideration. Also, a GID may not find it financially feasible to pay for all of the services it would like to provide. According to NRS 277.045, counties, incorporated cities, unincorporated towns, school districts and other special districts may enter into cooperative agreements to provide governmental functions. These agreements may involve use of property, equipment or personnel. A GID may not have to make the capital expenditures necessary to build new structures, purchase equipment or hire additional staff. It may be able to reach an agreement with the county to use existing structures, equipment and staff as necessary for a fee. Unincorporated towns Generally, unincorporated towns enjoy the same amount of government power as GIDs, except they have the power to oversee more locally. NRS Chapter 269 contains the statutes

providing for and limiting the power of board of county commissioners and other boards to manage the affairs of and provide for unincorporated towns. The county and any other boards that may participate in the management of the towns affairs are limited to those powers stated or inferred from these statutes. As provided for in NRS 269, the board of county commissioners may oversee the affairs of any unincorporated town. However, the citizens of those towns have the option of more specific control. A town board may adopt all ordinances, rules and regulations and perform all other acts necessary for the execution of the powers and jurisdiction conferred, as well as revise and codify those ordinances into a town code. It can also punish breaches of ordinances. Following is a list of some of the additional services unincorporated towns can provide; this full list is provided in NRS 269: Fire protection and police protection; business licenses; the keeping of animals; and the limiting of competition by providing or franchising for the following: Ambulance service; public transportation or taxi cabs; waste disposal; operations at an airport (excluding police and fire protection but may include car rental and concession stands); water and sewage treatment (unless regulated in that town by an agency of the state); concessions on property owned or leased by the town; and landfills. Similar to a GID, an unincorporated town may not find it financially feasible to pay for all of the services it would like to provide. One key difference between a GID and an unincorporated town is that under current law, there are more limited general obligation bond provisions under the NRS 269 town law than the GID law. However, it is the goal to ask the 2009 Nevada State Legislature to modernize the NRS 269 Town law to allow the appropriate general obligation bonding for Towns. Find out more about the differences on [townofincline.village.org](http://townofincline.village.org), or join the discussion on the Bonanzas Independent

Incline blog at [tahoebonanza.com/blogs/independentincline](http://tahoebonanza.com/blogs/independentincline).

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



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

2. **Recommended Motion:** No motion required.

**Funds Available:**  Yes       N/A

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** August 2, 2016      **Time Requested:** 10 minutes

6. **Agenda:**  Consent       Administrative

**Background Information:** To be presented at meeting.

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

8. **Board Action:**

- Approved       Approved with Modifications  
 Denied       Continued