

GARDNERVILLE TOWN BOARD

Meeting Agenda

Cassandra Jones, Chairman Linda Slater, Vice Chairman Lloyd Higuera, Board Member Ken Miller, Board Member Mary Wenner, Board Member 1407 Highway 395 N. Gardnerville, Nevada 89410 (p)775-782-7134 (f): 775-782-7135 https://www.townofgardnerville.com

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

Tuesday, July 3, 2018

4:30 p.m.

Gardnerville Town Hall

MISSION STATEMENT

"The Town of Gardnerville provides high quality services based on community needs in a cost effective and efficient manner. We will strive to protect the community's quality of life while proactively preparing for the future. We will be accessible and fully accountable to our community."
Copies of the finalized agenda were posted on June 28, 2018 on or before the third day prior to the meeting date, by Marie Nicholson
Office Specialist. Signed: Maus h Welson : in accordance with NRS Chapter 241 at following locations;
Carson Valley Chamber of Commerce, 1477 Hwy 395 N, Gardnerville NV 89410 at 8 30 A.M.
Douglas County Historic Courthouse, 1616 8 th Street, Minden NV 89423, at
Gardnerville Post Office, 1267 US Hwy 395 #L, Gardnerville NV 89410 at
Gardnerville Town Offices, 1407 Hwy 395 N, Gardnerville NV 89410 at 8:52 A.M. and on the Internet a
https://www.townofgardnerville.com/

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 894I0, or by calling (775) 782-7I34 at least 24 hours in advance.

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

Notice: Items on the agenda may be taken out of order; the Gardnerville Town Board may combine two or more agenda items for consideration; and the Gardnerville Town Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. All items shall include discussion and possible action to approve, modify, deny, or continue.

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

INVOCATION - Colleen Kurczodyna- Carson Valley United Methodist Church

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

PLEDGE OF ALLEGIANCE - Tom Dallaire

PUBLIC INTEREST COMMENTS (No Action)

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

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

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

FOR POSSIBLE ACTION: APPROVAL OF PREVIOUS MINUTES:

A. June 5, 2018 Regular Board meeting; with public comment prior to Board action.



GARDNERVILLE TOWN BOARD MEETING AGENDA - CONT'D

CONSENT CALENDAR FOR POSSIBLE ACTION

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

1. For Possible Action: Correspondence.

2. For Possible Action: Health and Sanitation & Public Works Departments Monthly Report of activities.

3. For Possible Action: Approve June 2018 claims.

ADMINISTRATIVE AGENDA

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

- 4. For Possible Action: Discussion on three development applications (1) DA 18-032; (2) LDA 18-005; & (3) DA 18-031: (1) Request by Ruins to Riches, LLC for a Mixed Use Commercial Overlay (DA 18-032) for a project consisting of an existing 10,000 square foot commercial building and 5 proposed four-plex buildings for a total of 20 residential units; (2) a request for a Tentative Parcel Map (LDA 18-005) to create 4 parcels: lot 1 containing the existing commercial building, lot 2 containing 2 four-plex units, lot 3 containing 2 four-plex units, and lot 4 to contain the proposed common area and one four-plex unit; and (3) a request for a major Design Review (DA-18-031) for the mixed use commercial project. The subject property is located at 1317 N US Highway 395, Gardnerville, in the Gardnerville Community Plan. (APN 1220-04-602-001-002); Appearance by Dennis McDuffee; with public comment prior to board action. (approx. 45 minutes)
- 5. For Possible Action: Discussion to approve or deny a change order to the Southgate Reconstruction Project to grind and replace the asphalt surface at highway 395 on South Industrial Way, at a cost not to exceed \$15,000; with public comment prior to board action. (approx. 10 minutes)
- 6. For Possible Action: Discussion to award or deny a town storm drain project it improve the flow from Hussman Ave by relocating the existing open channel across Ted Borda's property, located west of Hussman Ave, APN:1320-32-801-028, 1118 Mill Street, to a pipe outlet 400 lineal feet to the cottonwood slough, allowing for positive drainage and outflow during a large rain event and high irrigation water level; with public comment prior to board action. (approx. 10 minutes)
- For Possible Action: Discussion to approve or deny or provide direction to staff on a proposal by Douglas
 Disposal Inc. to offer a cardboard and food recycling service within the town service area to town
 customers; with public comment prior to board action. (approx. 15 minutes)
- 8. For Possible Action: Discussion on the public comment at the last board meeting about the speeding observed by the resident on Toiyabe Ave between Lampe Drive and Waterloo lane. Speeding within this section is dangerous to the residents that live on this street. Possible discussion area options for traffic calming to be presented by town staff for board consideration and or implementation, as directed to staff, options; with public comment prior to board action. (Approximate 45 minutes)
- 9. Not for Possible Action: Discussion on the Town Attorney's Monthly Report of activities for June 2018. (approx. 5 minutes)
- 10. Not For Possible Action: Discussion on the Town Manager's Monthly Report of activities for June 2018. (approx. 5 minutes)
 - a. Alley issue in arbor gardens
- 11. <u>Not For Possible Action</u>: 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, Community Foundation of Douglas County. (approx. 10 minutes)

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

Adjourn
Freedom 5K July 4, 2018
Movies in the Park, Beauty and the Beast, July 13, 2018
Thirsty Thursday – Sip n Savor, July 19, 2018
Movies in the Park, Despicable Me 3, July 27, 2018
Next monthly meeting August 7, 2018



GARDNERVILLE TOWN BOARD

Meeting Minutes

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

1407 Highway 395 N. Gardnerville, Nevada 89410 (p)775-782-7134 (f): 775-782-7135 https://www.townofgardnerville.com

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

Tuesday, June 5, 2018

4:30 p.m.

Gardnerville Town Hall



INVOCATION – Pastor John Scheuermann of Trinity Lutheran Church



4:30 P.M. Call to Order and Determination of a Quorum - Chair Slater called the meeting to order.

Kara Hayes, Town Attorney Tom Dallaire, Town Manager

Geoff LaCost, Superintendent Public Works

Carol Louthan, Administrative Services Mgr

PRESENT: Linda Slater, Vice-Chairman Lloyd Higuera Ken Miller

Mary Wenner

ABSENT:

Cassandra Jones, Chairman



PLEDGE OF ALLEGIANCE - Linda Slater



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.

Patricia Biersdorff, a resident for 26 years on Toiyabe Avenue shared I've been to the town manager, and staff to put up a speed sign, which didn't do any good. When they built Chichester they made Toler a dead end. Our street is the only street. We have school buses, DART, trucks, parents taking their kids to school. I want one of you to sit on my deck anytime day or night. They speed. I can't back out of my driveway. I call it Alternate 395. I've asked for speed bumps. Reno has speed bumps. We haven't had a snow plow in 10 years. I don't know why you can't put a speed bump. I would like to get the barrier at Chichester out so people can go down Toler. Parents coming from the east side of Chichester have to come down my street. Toler has a double wide sidewalk. I want something done. It is a nightmare. Even when school is not in session it's still the same problem. I really want you to consider what to do. I want the barrier at Chichester down. I don't know why they did that. It's just getting worse and worse.

No further public comment.



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/Miller to approve the agenda.

No public comment.

Upon call for the vote, motion carried with Chairman Jones absent.

FOR POSSIBLE ACTION: APPROVAL OF PREVIOUS MINUTES:

A. May 1, 2018 Regular Board meeting; with public comment prior to Board action.

Motion Wenner/Higuera to approve the May 1, 2018 previous minutes.

No public comment.

Gardnerville Town Board Meeting June 5, 2018 – 4:30 p.m. Page 2

Upon call for the vote, motion carried with Chairman Jones absent.

CONSENT CALENDAR FOR POSSIBLE ACTION

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

- 1. For Possible Action: Correspondence.
 - Read and noted.
- 2. <u>For Possible Action</u>: Health and Sanitation & Public Works Departments Monthly Report of activities. Approved.
- 3. <u>For Possible Action</u>: Approve May 2018 claims. Approved.
- 4. <u>For Possible Action</u>: Approve Heritage Park Use application for High Sierra Fellowship on June 17, 2018 from 8:00 a.m. to 3:00 p.m. Approved.
- For Possible Action: Approve using \$25,000 in Valley Vision funds for the Gardnerville Station (from minutes of May 2018 manager's item)
 Approved.
- 6. <u>For Possible Action:</u> Approve purchase of 11 sets of street lights in the amount of \$42,486.00, from Great Basin Lighting.

 Approved.

Motion Higuera/Wenner to approve the consent calendar.

No public comment.

Upon call for the vote, motion carried with Chairman Jones absent.

ADMINISTRATIVE AGENDA

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

7. Not For Possible Action: Update on Nevada League of Cities activities by Wes Henderson, Executive Director.

Mr. Wes Henderson, Executive Director of Nevada League of Cities, thanked the board for their public service. I appreciate what you do and your membership in the League. The caucuses have met twice and are discussing possible subjects for BDR's. Our league president is Gerri Schroder from the City of Henderson. The National League of Cities focus is on infrastructure. We would like to see some federal funding for infrastructure flow directly to the local municipalities and not go through the state or counties. We visited DC in March for the annual congressional city conference. We were asked to provide a list of some funding opportunities. You received a copy of a delegation brief that we left, a summary of the federal marijuana legislation. I did a briefing on the federal budget bill and infrastructure opportunities. We discussed the need for federal assistance in fighting the opioid crisis and a need to transfer federally managed public lands to cities and municipalities for public purposes and economic development. We discussed the tax exempt status for municipal bonds and the importance of eliminating the online sales tax loophole. We have begun planning our conference for this year. It will be September 13th through 15th in Winnemucca. We are now doing a Thursday-Saturday format. We already engaged a speaker for our conference. I attended the Rural Roundup. Thank you Vice Chairman Slater for serving as a member of the executive committee representing the small towns and GID's. She also chairs a small town and GID caucus. Thank you very much for your service. July 2nd is a council, mayors and chairs meeting. July 16th is the next small town GID caucus. August 3rd and 4th we will have a western municipal association summer meeting in Beaverton, Oregon. Our next board meeting is August 20th. I encourage you to attend our conference September 13th – 15th. Thank you for your membership and participation in the League. Whenever we can be of help please reach out and contact me.

Vice-Chairman Slater asked what decision was made about the Nevada League of Cities acquiring a place in Carson City to make their permanent home.

Gardnerville Town Board Meeting June 5, 2018 – 4:30 p.m. Page 3

Mr. Henderson answered we have been looking at the possibility of the purchase of a building. Right now we are not in the financial shape to buy a building. We have located an office that we are in the process of trying to negotiate a lease. We would move our office a couple blocks to the south. It is a little bit bigger building for less money. Hopefully the lease will be signed shortly.

Vice-Chairman Slater asked if Mr. Henderson would briefly share the discussion about the Nevada League of Cities hiring a lobbyist.

Mr. Henderson reported we have done the last couple of sessions without additional help. We think it would be beneficial to have some help. We are going to enter into a contract with a lobbyist. We are going to hire someone to help during the legislative session. The contract may be structured so that they have a retainer for a two-year period so we have the use of their services at all times.

8. For Possible Action: Discussion on the Town of Gardnerville sponsoring ("Mustang") the Minden Airport Aviation Roundup held October 13 & 14, 2018 in the amount of \$5500. Presentation by Bill Chernock; with public comment prior to Board action.

Mr. Chernock shared this has become a tradition. This is our third aviation roundup. We had planned to take 2018 off. The idea being we would do Aviation Roundup every other year. Bobby Thompson received a phone call from the Navy and the Blue Angels saying we have a hole in our schedule for October, would you like us to do a show at the Minden/Tahoe airport. And the answer was a quick yes. So we have Aviation Roundup on October 13 & 14, 2018. You were given some of the information. The changes for this year are all positive. The Blue Angels entire team and all of support will be staying here in the valley. In addition to the Blue Angels, Red Bull is coming in force. They are bringing the aerobatic helicopter along with their wingsuit flying team. In order to make this work we ask for sponsors. We believe the valley gains incredible notoriety when we expose our particularly special place to a whole lot of people by virtue of this event. I am here to ask for sponsorship. In some of the preliminary discussions we settled on the mustang level. You can either have 20 passes for the VIP tent, or 200 general admission tickets. Retail on the VIP is \$150 a ticket. So we can absorb the 200 general tickets. Along with that you will receive 10 passes for VIP parking as well as 6 passes to the VIP performer party. We believe the connection with Fallon and the Naval Air connection to Northern Nevada in general, as well as the connection to Pickle Meadows, a Marine base and part of the Navy, is going to bring some extra attention. We are asking for support from the Town of Gardnerville at the \$5500 level.

Mr. Miller asked if the passes are negotiable, such as 10 VIP and 100 general admission for the same price.

Mr. Chernock didn't see why not. You have until October to figure it out.

No public comment.

Motion Miller/Wenner to sponsor the 2018 air show for the Mustang sponsorship of \$5500. Motion carried with Chairman Jones absent.

Vice-Chairman Slater would like to let those present know if you have not had an opportunity to go, please try and make an attempt. It is great. You will be treated wonderfully by all the staff. Quite an opportunity for our town.

9. For Possible Action: Discussion on the Town of Gardnerville's insurance renewal proposal from the Nevada Public Agency Insurance Pool (POOL) and payment of \$23,904.36 for fiscal year 2018-2019; with public comment prior to Board action. Appearance by Alan Reed, Warren Reed Insurance

Mr. Alan Reed reviewed the insurance proposal for the benefit of board members and those present.

No public comment.

Motion Higuera/Miller to approve the Town of Gardnerville's insurance renewal proposal from the Nevada Public Agency Insurance Pool (POOL) and the payment of \$23,904.36 for fiscal year 2018/2019. Motion carried with Chairman Jones absent.

- 10. For Possible Action: Discussion to approve, approve with modifications, or deny the request from RO Anderson to accept maintenance of a portion of SIP 0057 for the extension of storm drain, including storm drainage manhole and outlet pipe, riparian pad, within Heybourne Road right-of-way of Phase 2E of the Ranch at Gardnerville, recently renamed Heybourne Meadows, Phase 2E; Appearance by Rob Anderson, RO Anderson; with public comment prior to board action.
 - Mr. Dallaire reviewed the improvements being requested for maintenance.

Mr. Matt Bernard, representing RO Anderson Engineering, is here to hopefully get an approval of Phase 2E and post a bond and do all the required improvements. Tom does have a number of items that go back a phase or two. We are happy to address those too. We are prepared to accept the conditions that Tom has and post a bond to ensure those all get constructed order to receive your blessing on Phase 2E. The pond was added to the SIP. That pond is not a condition of these phases, but we did tag it along with that SIP and we're negotiating with the county as to whether or not we need to take that off of this site improvement permit because it's not completed and we don't want to hold up this phase. So we might have to get a separate site improvement permit for the pond.

Public comment.

Ms. Biersdorff asked if the developer pays for this.

Mr. Bernard answered the developer pays for it and the city maintains it. It's built to county code, inspected, paid for by the developer and then is transferred to the ownership of the public.

No further public comment.

Motion Higuera/Miller to approve the request from R O Anderson to accept maintenance of a portion of SIP 0057 for the extension of a storm drain, including storm drainage manhole and outlet pipe and riparian pad within Heybourne Road right-of-way of Phase 2E of the Ranch at Gardnerville recently renamed Heybourne Meadows Phase 2E.

Vice-Chairman Slater asked if Mr. Dallaire needed Mr. Higuera to include your conditions.

Mr. Dallaire didn't have that on there. If we can just add that we will work with the developer on the final signoff by the town manager so we don't have to come back to you for the formality. The storm drain is fine. It's all the other things around the development.

Mr. Higuera/Miller added to the motion that R O Anderson will work with the town manager on the five conditions. Motion carried with Chairman Jones absent.

11. For Possible Action: Discussion to award or deny the bid received from Colbre Grading & Paving of Nevada for the Town's Southgate reconstruction project in the amount of \$160,000, authorizing the town manager to sign the contract and allow the contract amount to increase 10% of the contract for field issues that may come up during construction phase of the project; with public comment prior to board action

Mr. Dallaire provided maps in the packet so you could see the scope of work. We are replacing Southgate asphalt and replacing it with fabric and asphalt. The failed section is just past the first lot off Baltic and the pavement condition is not failed as badly as the section in front. We need to get this section replaced. We have been saving for this project for a while. There is a \$42,000 savings. But Colbre did not bid it with night work. I did a survey of the businesses. Two of them said night work and the rest were okay with the town saving some money. We have a mix of opinions. I felt like I needed to reach out to those businesses and give them an opportunity. TNT will be impacted the most and he would prefer night work. His customers will be able to access from Carrick without going through the construction. Both contractors will allow access. It's really entirely up to the board. We have in the budget to do the night work. He will have to have some kind of staging area to store the materials since the plants don't work at night. We will not be able to please everyone.

Gardnerville Town Board Meeting June 5, 2018 – 4:30 p.m. Page 5

Mrs. Slater suggested on the entryway maybe the town can save and do a little landscaping on the corners to show we're trying to make the entrance look nice. It might be enough to give them incentive to do something on their own property

Mr. Dallaire explained the entrance is the only spot that is right at the width. We will see what we can do.

Mr. Higuera thought \$42,000 is a significant savings. If the majority is willing to live with it I think we should go that way.

Mr. Dallaire noted Colbre was able to do it the week of the 21st of June through the 30th of June which would help with Hot August Nights. Hot Rod Hegarty has a business in there and he gets slammed with people trying to get their old cars up and running. Qualcon's estimated time of work was in the middle of that busy time.

Mr. Miller's concern is how this was actually advertised. The fact that Qualcon attended the bid meeting and Colbre didn't, was it understood by Colbre it was supposed to be night work originally. It's great to save but if Qualcon got a different idea of how the work was supposed to be done and that was the reason they bid it that way.

Mr. Dallaire was concerned as well. I called Qualcon yesterday morning to discuss what the intention was and he wouldn't do it during the day. So I have one contractor saying we can't do it during the day and the other one is saying we'll accommodate the businesses. Colbre can't do it at night. We could throw it out and rebid it. The note on the plans says to work with us on the plans. The key is to get it done. We will confirm with Colbre and make sure he is on board and ready to move.

No public comment.

Motion Miller/Wenner to award the bid for the town's Southgate Reconstruction project to Colbre Grading and Paving of Nevada in the amount of \$160,000, authorizing the town manager to sign the contract and allow up to a 10% increase to the contract to deal with the unseen field issues during the construction phase of the project. Motion carried with Chairman Jones absent.

12. For Possible Action: Discussion to approve Resolution 2018R-026 augmenting the Town of Gardnerville FY 17/18 budget; with public comment prior to board action

Mr. Dallaire is trying to get ahead of the game. I have a spreadsheet of projects. We do have a list of projects and I will make an item on the agenda next month for us to discuss. We have in the budget to do a microsurface project of Douglas Avenue and Sunset Park. We are going to push that off until July or August. I am concerned about moving forward with the gas station, paying for that, filing for all the reimbursements and getting the \$500,000 back and still have to pay for all these construction projects we're not being reimbursed for. All of the grants we have been receiving are ones we pay out and then request for reimbursement. CDBG is no different. We did process a claim for payment last week and we are starting the reimbursement process. The state pays fairly quickly, but I just want to make sure we are covered. We have the concrete work that is almost done. They have replaced several of the ramps in the Southgate area and on Carrick. They are doing the ramps on Industrial. I have an itemized list of the projects. We're having problems tracking these from year to year because of the way we augment it. We're trying to develop a better tracking system when we're moving money forward. We're concerned about the salaries and wages in public works. I think that had to do with Ryan leaving.

No public comment.

Motion Miller/Higuera to approve Resolution 2018R-026 augmenting the Town of Gardnerville budget for 2017/18. Motion carried with Chairman Jones absent.

13. Not for Possible Action: Discussion on the Town Attorney's Monthly Report of activities for May 2018

Ms. Hayes looked at Jennifer's billing from last month and it doesn't look like anything beyond preparing for the previous meeting and then talking to Tom there was a discussion of a drainage easement, which I am not familiar.

14. Not For Possible Action: Discussion on the Town Manager's Monthly Report of activities for May 2018

Mr. Dallaire reported the sign for the trails still needs a few touchups. We have a clean version up on the board. I wanted to make sure you were okay with this. I ran them by our previous attorney, but the concern is the amount of notes that we have for the sign. If you are okay with this I will get this out. At Gilman we have a description of all of these locations of what they are and what they are doing. We are planning on putting up four or five signs. I provided an update on the back of the electrical charging station. It is getting quite a bit of use. The last thing I provided is a history that Mike Fischer is doing on the gas station. The Hickey family actually owned that and they rented it for a long time to individuals. It wasn't first a Shell station. It was an Arco station first (Richfield) in '39 and '40, when it was first created. Shell came in during 1944. It's had quite a history. They sold Oldsmobiles there too. We are looking at doing two murals on the wall. Mount the existing door panels over the mural and put up some graphics. We can cover more history and it would give a new feel for those coming back through.

Mr. Miller asked since we improved the town yard, I have had complaints from two residents that our trucks are using the back entrance because they don't want to come out on 395. There's concern about the noise and whether the sidewalk will hold up.

Mr. Dallaire advised that the garbage trucks were not supposed to go through but the utility trucks do because it is a little challenging to come out of the front. They park their trucks on Toiyabe for their breaks. We will discuss this with them.

Vice-Chairman Slater wanted to talk about the flowers. My suggestion is rather than hanging all the flowers that are blooming on one side look to alternate the ones that are not blooming.

Mr. Dallaire is working on a plan for that. The schools had some problems with phosphate and bugs. The morning they go and set these baskets out we have to close the highway. The guys collect the flowers from the high school, load them on the truck and go down the line. Then while they are doing that, I am with Barry Jones from Carson Valley Movers and we are loading the ones from Smith Valley and then that trailer goes down the other side. All of these years it has been Douglas High on the right, Smith Valley on the left and then finish it up with China Springs and the adopt-a-pots. We can close the lane again and switch them out. That's how we have been doing it since I've been here. All of the flowers that didn't have any buds on them are budding out now. We can fabricate a rack where we can keep 52 hanging baskets and collect them early. We're trying to figure out a work around or put them up right before Carson Valley Days and call it good. Every year is a new problem. Logistically alternating them is difficult.

Mr. Miller asked if they could load it onto a trailer.

Mr. Dallaire stated right now we can carry 18. Logistically those flowers take up three greenhouses. We don't have that kind of space in our yard. We have to build some kind of structure. It's difficult. All three schools had different problems. Smith Valley had problems with aphids.

Mr. Dallaire continued with the last thing... Bruce Race is here. He is in town for all of our upcoming events. I have provided 14H in the packet. He was going to provide an update.

Mr. Bruce Race with Race Studios reported this is the second community workshop tomorrow. The high level issues have been used as our guidance for the analysis we have been doing. We are exploring and talking about having an actual policy about that so that you have a seat at the table when the county wants to do something. It usually happens between cities and counties, but because you are unincorporated we are trying to push for a policy. We talked about a more holistic look about Muller Parkway, perhaps integrating storm water management, best practice and a trail, thinking about how to help center neighborhoods. Also, when talking about Muller Parkway you are talking about the vitality of Main Street so you get your parking back. Make sure those get connected in terms of discussion. The third area has been the flooding. Think about how we feel about a resilient community. You are one perfect storm from having a long recovery period in the towns. Think about flood management. Those are the three topic areas. We'll show some results from that. Tomorrow we have everybody working on four questions: great neighborhoods, town centers, experience a community not in a car (pedestrian and bike level experience) and the bonus question the three coolest places in each community and the three coolest places you want in the future. You have an advantage because of Main Street. We also talked about how we start to format a document that shows high level strategies. Then we come back to the towns to take the plans we've done and update them to fit that.

Gardnerville Town Board Meeting June 5, 2018 – 4:30 p.m. Page 7

15. 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, Community Foundation of Douglas County.

Ms. Wenner reported the Arts Council had the May the Fourth be with you event in Minden. They didn't have as many people as they thought they would. They had Laurie Baxter from Bella Vita making meals. She ended up losing money. The arts council voted to reimburse her some of the costs. They did say they will do it again next year. They will just know they don't need the big meal. They had a cantina, art for sale, an obstacle course, but they didn't have a lot of sales of beer, wine, or even water. They did make \$1,500. They did have the employees from Minden which they needed. But the Arts Council ran it.

Mrs. Slater reported Wes Henderson spoke earlier, so I think that covered everything.

Mr. Higuera reported they had 88 people at the Main Street recognition event. 46 people turned out for the Sweep the Town. They had 60 people attend the Heritage Park Gardens event and they made \$432. 13 new members of Main Street as of May 15 and five more on the hook. 60 businesses are signed up for wine walk. On the hanging flowers they were sold out as of the 15th. Linda Dibble thought if they needed more adopt-a-pots she would find some. They have received their certification of accreditation by the National Main Street. They are now totally official

No report on the community foundation.

The report on the community realisation.	
2 nd PUBLIC INTEREST COMMENTS period (No action	n will be taken)
No public comment.	
Adjourn 6:25 p.m.	
Respectfully Submitted,	
Occasion Income Obstinues	To Dallaine Town Manager
Cassandra Jones, Chairman	Tom Dallaire, Town Manager

Gardnerville Town Board AGENDA ACTION SHEET



1. For Possible Action: Correspondence 2. Recommended Motion: Receive and file Funds Available: ☐ Yes 区N/A 3. Department: Administration Prepared by: Tom Dallaire 4. Meeting Date: July 3, 2018 Time Requested: N/A 5. Agenda: Consent — Administrative 6. Background Information: See attached. 7. Other Agency Review of Action: Douglas County VN/A 8. Board Action: □ Approved ☐ Approved with Modifications **□** Denied ☐ Continued

Town of Lardnerville JUN 1 8 2018 1407 Dwy 395N Laidnewille, NV 89410 To Ithom It may concern: I would like to write their letter to recognize Leoffrey La Costas as one of your special employees. I called last week to report the weeds growing in the cracks of the payment on Petar Vrive. In about an hour, hower there and sprayed, then he also called back to return my message. Thank you so much for the quick response , you seldow get service ika fort Thank you Leoffrey. Thank you Levaldine Sable 1364 Vetar Or

Louthan, Carol

From:

Lochridge, Paula

Sent:

Wednesday, June 06, 2018 10:10 AM

To:

Dallaire, Tom; LaCost, Geoffrey

Cc: Subject: Louthan, Carol; Nicholson, Marie Kudos received today for Troy and Nathan

Hello Tom and Geoff,

Cher with Clark Plumbing (1504 Hwy 395) called this morning to praise Troy and Nathan for going above and beyond to help her with her trash today. She said they were so kind and helpful and wanted to make sure that you were aware that they were doing an amazing job. She kept going on and on about how wonderful they were. She also said she's always had great experiences with our other guys as well... that we have some great employees working for us.

Paula Lochridge Town of Gardnerville Office Assistant 1407 Hwy 395 N Gardnerville, NV 89410

Email: plochridge@douglasnv.us

Website: www.TownofGardnerville.com

Office: 775-782-7134 Fax: 775-782-7135

OFFICE HOURS: Monday - Friday, 8 am - 5 pm (closed from 12 noon - 1 pm for lunch)



Just Vote

If you are in the minority of those who still vote on Election Day, remember a couple of things. Your vote in this primary is a vote in the deciding election for one Commission seat, for Assessor and for Justice of the Peace and will be critical in the Sheriff race. Any registered voter can vote at any County location (that's new this year) and you can see the locations and hours here. Everyvote matters, Take the time to be heard.

A Great Day for Golf and an Upset to Boot

The field enjoyed a perfect weather day, excellent course conditions and a great lunch at the Chamber's Carson Valley Days Golf Tournament last Thursday. Beau Server and the staff at Carson Valley Golf Course did their usual stellar job and Danica and the team at Carson Valley Country Club provided another terrific post golf luncheon.

The winners included the Edward Jones team of Ron Bankofier, James Berston, Tim Cleveland and Michael Nolting, who took the overall first place; Jessica Jensen's Prime Lending team with Mary Kelsh, Bethie Martin and Ginger Johnston took the Women's first place and in an upset, the Town of Gardnerville team of Tom Dallaire, Paul Lindsay, Aaron Hampton and Dustin Hess wrested the Picon Cup from the Town of Minden in a card match after the two groups each scored 61.

Thanks to Chamber Ambassadors Ted Thran, Heidi Saucedo, Laura Carrion, Kathi Rittenhouse, David Aymami, Carrie Nicolaisen, Debbie Posnien and Gary Dove for their hard work and a special nod to Dan Dykes and Carson Dodge Chrysler Jeep Ram for sponsoring the Hole In One packages. We're working on photos and will have them loaded on the web site any time now....

In This Issue

Just Vote

A Great Day for Golf and an Upset to Boot

Chamber Coffee Tomorrow

Vacation Home Rentals Begin the Review Process

It's a Mike Tice Charity Weekend at CVI

Calendar Notes

Interested in Being Featured as Business of the Month?

Contact Our Staff

President's Circle Members

Helpful Links

Contact Our Staff



Executive Director



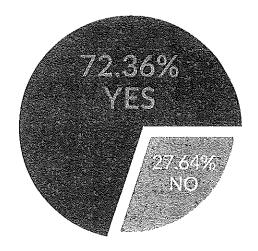


NEVADANS FOR ENERGY CHOICE

Approval of the Energy Choice Initiative, otherwise known as Question 3, in 2018 would add a new section to the Nevada Constitution establishing that every customer has the right to choose the provider of its electric utility service, including but not limited to, selecting providers from a competitive retail electric market, or by producing electricity for themselves or in association with others, and shall not be forced to purchase energy from one provider. The proposed amendment does not by itself create an open and competitive retail electric market. but rather requires the Legislature to provide by law for such a market by July 1, 2023.

BALLOT LANGUAGE: Shall Article 1 of the Nevada Constitution be amended to require the Legislature to provide by law for the establishment of an open. competitive retail electric energy market that prohibits the granting of monopolies and exclusive franchises for the generation of electricity?

2016 ELECTION RESULTS





THE ENERGY CHOICE INITIATIVE

LOWER POWER BILLS

A 2015 study showed that on average, the 13 energy choice states have seen prices fall 4.5% against inflation, while monopoly states have seen prices outpace inflation by 8.5%. As a result, consumers are saving 20% on their energy bills in choice states, as illustrated in the charts below.

MORE RENEWABLE ENERGY

Even though Nevada has plentiful solar, wind and geothermal resources, these energy sources still only make up a small percentage of our energy mix. The passage of ECI will allow consumers to access more clean, renewable energy and will spur the demand for building these projects right here in our state.

FIGURE IV-1 POSSIBLE JOB GROWTH OUTCOMES IN CLEAN ENERGY SECTOR: 2023-2033

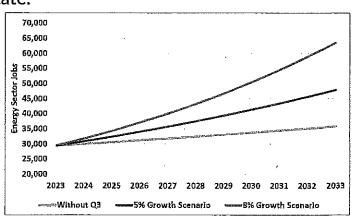
Source: RCG economics

JOBS, JOBS, JOBS

Passage of the Energy Choice Initiative means more opportunity to build new renewable energy projects and benefit from the jobs that come with it. One Nevada Economist estimated that our state could see our renewable energy economy grow as much as 8% annually, leading to as many as 35,000 new jobs.

FREEDOM TO CHOOSE

The freedom to choose your energy provider will result in increased competition, leading to more innovation, lower costs and enhanced customer service.





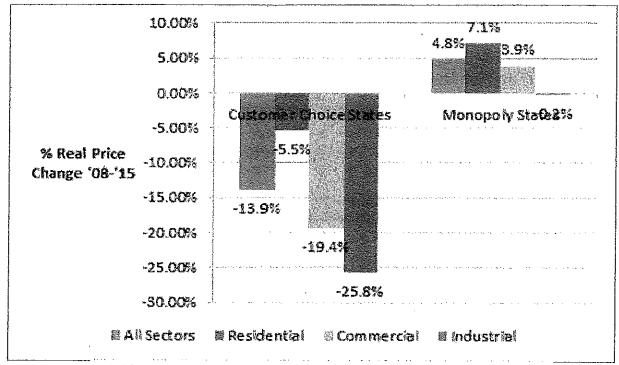
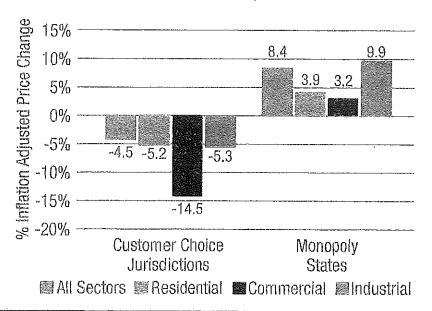


FIGURE 7: INFLATION ADJUSTED % PRICE CHANGE 1997-2014: CHOICE vs MONOPOLY





THE ENERGY CHOICE INITIATIVE

THE REAL FACTS ABOUT QUESTION 3

You've heard the misleading information coming from NV Energy regarding the **Energy Choice Initiative**. Now, it's time for the facts.

LIE #1 - ECI "LOCKS A RISKY EXPERIMENT INTO NEVADA'S CONSTITUTION"

In reality, only two principles would be placed into the Nevada Constitution as a result of ECI: electric generation monopolies in Nevada would be eliminated and the legislature would have to create an open, competitive energy market by July 1, 2023.

The initiative does not mandate what the new market will look like. Rather, it requires that the legislature undertake the responsibility to ensure meaningful choice, freedom to compete, and consumer protection. By doing so, ECI allows for flexibility and adaptability in markets as the energy industry develops and innovates moving forward.

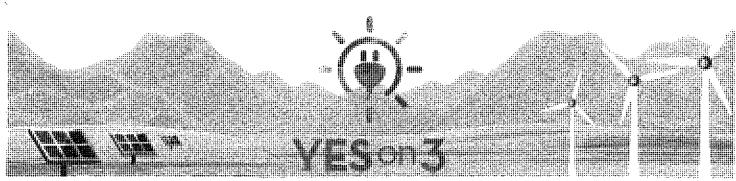
The details of implementation are left to both the legislature and administrative agencies of state government that will be responsible for carrying out the initiative, just like every other law enacted in the state of Nevada. If modifications need to be made they can be made administratively from year-to-year or during each legislative session. As such, energy choice will be implemented exactly as it has been in the 17 other states that offer some form of energy choice.

LIE #2 - "COULD FORCE NEVADA TO JOIN CALIFORNIA'S ELECTRICITY GRID"

Nevada's grid will remain just as it is today- physically connected to the Western grid which includes California and nine other Western states. However, the maximum benefits of energy choice are realized when choice states are part of an independently run wholesale electric market, as it allows for power to move freely amongst all participants in the market. One potential option is for Nevada to join the "California Independent System Operator" or CAISO, which is one such wholesale market. However, ECI does not require Nevada to join CAISO or any wholesale market at all for that matter; that decision is up to the legislature.

NV Energy is already part of one market run by the CAISO via their participation in the Western Energy Imbalance Market. Also, Valley Electric, a co-op providing power to rural Nevada customers, is a member of the full CAISO market. It's estimated that NV Energy's participation in the CAISO run Western Energy Imbalance Market has conferred \$27 million in benefits to Nevada ratepayers over the last year. Nevada's participation in the full CAISO wholesale market would yield even greater financial benefits for the state. CAISO provided estimates to the Nevada Public Utilities Commission that these benefits could be as much as \$100 million per year.

It is important to note that California does not regulate the CAISO, but it is instead overseen by the Federal Energy Regulatory Commission, which has jurisdiction to regulate energy choice states as well. The CAISO is neither a state agency nor a federal agency, but an independent non-profit corporation.



THE ENERGY CHOICE INITIATIVE

LIE #3 - "WOULD COST NEVADA CONSUMERS AND TAXPAYERS BILLIONS"

You will owe nothing more to NV Energy when the Energy Choice Initiative passes than you do now. If they choose to sell their generating plants (ECI does not require them to do so) there may be a claim on NV Energy's part that they are entitled to the difference between the book value of those plants (original cost less depreciation) and the market value at auction. If the market value is less than book value then the difference is called "stranded costs". If the market value is higher than the book value the difference is a "stranded benefit". NV Energy will try to make Nevada consumers pay if there are any stranded costs, but they will want to keep the money if there are any stranded benefits.

Our preliminary estimates indicate that instead of \$5 to \$12 billion of stranded costs as NV Energy has recklessly claimed, there may be stranded benefits as high as \$500 million to \$1 billion dollars related to the value of their generating assets. Also, they have included other "stranded costs" in their estimates that are just wrong and instead should be characterized as stranded benefits. For example, almost \$1 billion of NV Energy's purported stranded costs consumers will be required to pay really are 50 years in the future worth of low cost hydro power from Hoover Dam that is priced below market at \$.027 per kilowatt hour. This contract is in fact a benefit that will not be lost to Nevada consumers when ECI passes. It should be counted as a \$1 billion benefit rather than a "stranded cost". It is completely misleading and disingenuous to do otherwise. The legislature and the Nevada Public Utilities Commission will look at these issues and properly determine the relative costs and benefits to the people of Nevada at the time that ECI is implemented. To attempt to do so now prior to the formulation of the enabling statutes by the Nevada Legislature, and the accounting and depreciation determinations by the PUCN in implementing those statutes would be pure speculation.

LIE #4 - "DISRUPTS NV'S PROGRESS TOWARD A RENEWABLE ENERGY FUTURE"

The Energy Choice Initiative clearly states in paragraph 3(c), "Nothing herein shall be construed to invalidate Nevada's public policies on renewable energy, energy efficiency and environmental protection or limit the Legislature's ability to impose such policies on participants in a competitive electricity market." Assembly Bill 405 from the 2017 legislative session not only restored rooftop solar and net metering in Nevada, but also ensured that both would be preserved in an open market. In fact, in choice markets customers should receive more benefits from net metering than they do under traditional utility monopolies because the full value of the excess solar production from their systems can be valued and compensated. The passage of Question 3 guarantees that neither NV Energy nor the PUC can take away rooftop solar or net metering again

When ECI passes, it will offer the market and policy stability necessary to encourage renewable energy development in Nevada at a 5-8% higher annual rate than currently projected, according to a study. These projections will result in as many as 34,080 new jobs in our state and will produce hundreds of millions in direct annual income impact. Market participants would still have to comply with Nevada's renewable portfolio standard, currently set at 25% renewables by 2020. A proposed ballot initiative in the signature gathering phase would raise that standard to 50% renewables by 2030. With all our abundant sunshine, the Smart Electric Power Alliance doesn't even rank NV Energy in the top 10 for best solar utilities.



THE ENERGY CHOICE INITIATIVE

LIE #5 - "RELIABILITY WILL BE IMPACTED UNDER ECI"

The Energy Choice Initiative clearly states in paragraph 3(a), "...The legislature need not provide for the deregulation of transmission or distribution of electricity in order to establish a competitive market consistent with this act." In other words, NV Energy is not forced to divest of their poles and wires.

NV Energy CEO Paul Caudill said himself in a 2016 TV interview that energy choice would not have any effect on reliability because "the transmission and distribution system (poles and wires) is the backbone of the system". Under energy choice, NV Energy will still own and maintain the transmission and distribution system. So, if the power goes off you will still call NV Energy just as you do today as they will still remain in charge of grid reliability in the same areas of Nevada that they serve now. The Public Utilities Commission of Nevada (PUCN) will still regulate them and require them to ensure the safe and secure continued delivery of electricity to Nevada electric customers.

LIE #6 - "RATES WILL SKYROCKET"

Free market principles drive costs down, not up, in competitive markets across the country. This principle is true and understood to the point that 19 other states have limitations on monopolies in their state constitutions. 6 states have gone so far as to support amending the US Constitution to prohibit monopolies. Public opinion on monopolies is not driven by campaigns, but by everyday experience.

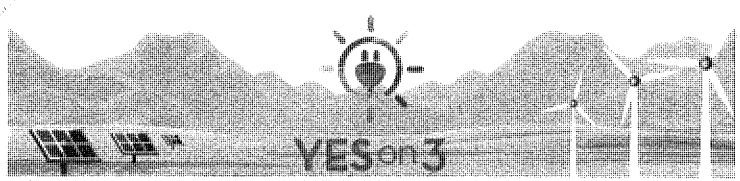
A July 2015 study definitively shows that consumers in choice state have seen their power costs fall 4.5% against inflation on average, while consumers in monopoly states have seen their price rise 8.5% more than inflation. This is true in Nevada as rates are up more than 50% since 2000, out-pacing the rate of inflation.

Energy Choice will enable all Nevada consumers to control their energy bills and lower costs in two major ways.

First, retail Energy Choice will provide both business and residential customers with meaningful options to lower energy costs through competitive energy service plans from multiple service providers where you decide which option best meets your needs and lowers your bills.

Second, Energy Choice will allow for innovative ways to re-imagine energy, for example, by giving Nevada consumers the ability to sell energy services back to the grid to further lower overall energy costs. You don't have to have a solar system to do this or even a battery. Tens of thousands of consumers in states with retail energy competition now sell shifts in their energy use back to the grid and get paid to do so. This lowers further their overall energy bill.

The language of the Energy Choice Initiative is clear in the legislative duty to provide for safe, reliable, and competitively priced energy and to protect consumers. The initiative is also clear on establishing the legislature's right to impose policies on participants in a competitively priced marketplace. Important issues such as low-income energy assistance can and should be addressed by the legislature as a part of implementing the Energy Choice Initiative.



THE ENERGY CHOICE INITIATIVE

LIE #7 - "\$142 MILLION IN EDUCATION FUNDING WILL GO AWAY IF ECI PASSES"

No money "goes away". All of the assets necessary to provide energy services (lines and wires, poles and transformers, generators and substations) will all remain in place and continue to provide service. This means that regardless of who owns them, those assets will continue to pay property taxes and other assessments that will pay for schools. Further, any franchise taxes, business taxes or mill taxes that are now collected from energy revenues received by NV Energy will continue to be collected from competitive retail energy providers. No money will be lost to state or local governments. This is a blatant scare tactic with no basis in fact.

LIE #8 - ENERGY CHOICE IS "DEREGULATION" AS IN "NO REGULATION"

Energy choice is not "deregulation" but rather "restructuring". The Public Utilities Commission of Nevada (PUCN) will have complete regulatory authority over the lines and wires and all other distribution assets of NV Energy just as it does now. Rates for distribution service will be set by the PUCN in a full evidentiary hearing under full economic regulation.

In addition, an entity designated by the legislature will have the responsibility to fully license all new retail energy service providers and oversee and set rules and regulations for the new retail energy market. So, there will be full market regulation of the retail market by a state agency. In addition, a state agency will also be responsible for investigating consumer complaints and ensuring that consumers are treated fairly by all market participants. These functions are similar to the functions now performed by the Nevada State Contractors Board for licensing and regulating contractors who do business in Nevada providing consumers contracting services like plumbers, electricians and builders.

In addition, the Federal Energy Regulatory Commission oversees the wholesale electric markets all over the country and under ECI, Nevada will be no different.

LIE #9 - "NEVADA WILL SUFFER THE SAME FATE AS CALIFORNIA DID W/ ENRON"

The so called "Enron crisis" resulted when multiple wholesale energy market traders, including Enron, engaged in fraud and manipulation in the wholesale energy markets. This was not the result of putting retail energy choice in place. Enron and others at the time (1999-2001) were able to engage in wholesale market manipulation as a direct result of ineffective enforcement mechanisms and few resources at the federal level, causing prices to skyrocket. These prices eventually drove up retail energy prices for consumers in California and throughout the West.

In 2005, the Federal Energy Regulatory Commission (FERC) was given substantial new authority by Congress to go after fraud and manipulation in the wholesale energy markets. The FERC Office of Enforcement has gone from approximately seven people during Enron to over 200 today. Since Congress authorized FERC's increased enforcement authority in 2005 there has not been an incident of market fraud or manipulation that even approached the scale of Enron. And every subsequent instance of attempted fraud or manipulation has resulted in heavy fines and orders of reimbursement by FERC.



THE ENERGY CHOICE INITIATIVE

LIE #10 - "MASSACHUSETTS MARKET ISSUES WILL HAPPEN IN NEVADA TOO"

Massachusetts let the incumbent monopoly utilities provide competitive service along side the competitive retail providers allowing those monopolies to subsidize their retail energy service from their regulated monopoly distribution (poles and wires) service. So of course they could and did offer lower rates to retail customers causing competitive retail providers to be pushed out of the market in a form of predatory pricing.

In Nevada we will not allow the monopoly distribution provider (NV Energy) to also provide competitive retail energy services.

There were some small retail (residential) providers, pushed to the edge by this situation, who did engage in inappropriate behavior and perhaps even made misrepresentations to customers. Some consumers where abused and over charged, clearly. But it is also clear from reading the AG's report in Massachusetts that the Massachusetts consumer protection laws were not adequate to protect consumers from this fraud and abuse.

The legislature in Nevada is tasked by the initiative to ensure that the enabling legislation provides for strong consumer protection laws that prevent such fraud and abuse.

The retail market for residential consumers in Massachusetts is, according to the AG's own report, not transparent. Thus consumers are prevented from easily shopping and comparing retail energy offers. Consumers had no idea if what they were being offered by a particular retail provider was a good deal or not.

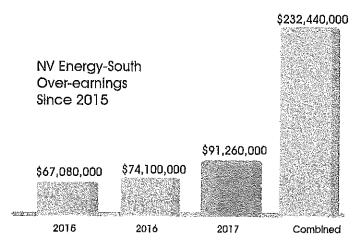
In Nevada, the legislature can ensure that we have an open and transparent system like they do in Texas where there is a independent government run website that is updated constantly to provide consumers with the latest offers by all retail energy providers in the state.

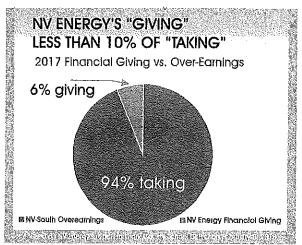
In Nevada, NV Energy is estimated to have overcharged Nevadans about \$300 million in the last few years alone, resulting in about \$200 million in over earnings for the utility. Consumers are already being negatively financially impacted by the monopoly utility in Nevada.



THE ENERGY CHOICE INITIATIVE

NV ENERGY OVER-EARNINGS (SOUTHERN NEVADA ONLY)





NV ENERGY QUARTERLY OVER-EARNINGS

(SOUTHERN NEVADA ONLY)

	NV Gaergy	NV Energy			
Year-lo-Date	South Earned	South Authorized		Varidnee	
- Outdoo	Reli≏ et दिवसांक्	Refuse on Equity	Verionice (%)	(alpring aiders)	
Q1 2015	11.06%	9.80%	1,26%	126	
Q2 2015	11.03%	9,80%	1.23%	123	
Q3 2015	11.34%	9.80%	1.54%	154	1 (2 (200) (20) 1 (3 (40) (3) 1 (4 (20) (40)
Q4 2015	11.52%	9.80%	1.72%	172	#17,250,000
2015 (ofa)	11.52%	9.80%	1.72%	172	
Q1 2016	11.05%	9.80%	1.25%	125	\$12,187,500
Q2 2016	11.52%	9.80%	1.72%	172	\$22,360,000
Q3 2016	11.59%	9.80%	1.79%	179	\$34,905,000
Q4 2016	11.70%	9.80%	1.90%	190	\$74,100,000
2016 Total -	11,70%	9.80%	1.90%	190	\$7/4,1100,6110
Q1 2017	12.15%	9.80%	2.35%	235	\$22,912,500
Q2 2017	12.70%	9.80%	2.99%	299	\$38,870,000
Q3 2017	12,29%	9,80%	2,49%	249	\$48,555,000
Q4 2017**	12.14%	9.80%	2.34%	234	\$64,740,000
2817 Total	12.14%	9,80%	2.34%	234	\$91,260,000

^{*} Based on Docket No. 17-86003, see Smart Energy Alliance Expert Witness Written Testimony, Brad Mullins at 4. See also FUCN Staff's Testimony that every 10 basis points of Return an Equity ("ROE") is worth approximately \$3.9 million, Swetha Venkat Testimony p. 184, Ins. 17-20.

GRANI TOTAI \$232,440,000

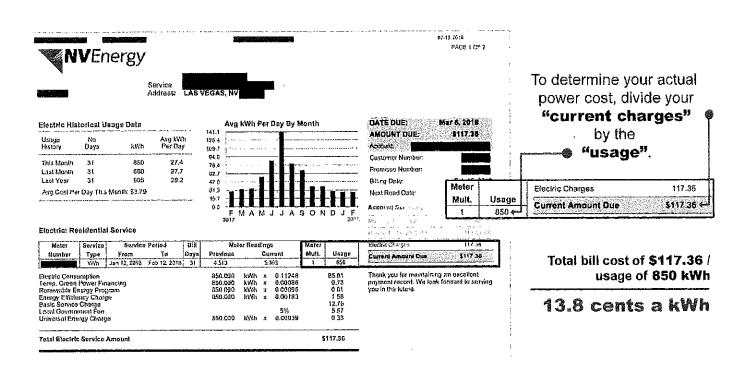
^{**} Q4 2017 Estimate based on onnualizing 3rd Quarter YID 2017 Results.



THE ENERGY CHOICE INITIATIVE

CALCULATE YOUR BILL

CONSUMERS DON'T PAY RATES, THEY PAY BILLS AND NEVADA'S EFFECTIVE RATES ARE MUCH HIGHER THAN THE \$8.38 THAT NV ENERGY PROCLAIMS





Media Contact: Jennifer Schuricht 702-402-5241 JSchuricht@NVEnergy.com

NV Energy Announces Largest Clean Energy Investment in Nevada's History

Company to Add More than 1,000 Megawatts of New Solar Energy in Nevada and State's First Major Battery Energy Storage Capacity

LAS VEGAS, May 31, 2018 – NV Energy today announced it has contracted for more than 1,000 megawatts of new renewable energy resources to be built in Nevada, and for the first time, is requesting approval to build 100 megawatts of battery energy capacity. Three of the projects will be located in northern Nevada and three will be located in southern Nevada. The company will file this resource plan with the Public Utilities Commission of Nevada (PUCN) on June 1, 2018.

NV Energy's Chief Executive Officer Paul Caudill said that the renewable energy expansion is the largest such investment in the state's history.

"The six new projects position NV Energy to keep its commitment to double renewable energy by 2023 and, importantly, by diversifying our state's electricity generation portfolio, will reduce the costs to serve customers." These projects also represent a step forward in the company's long-term goal of serving Nevada customers with 100 percent renewable energy.

"We calculate that the direct investment in Nevada's economy, which includes the cost of construction, will be greater than \$2 billion," Caudill stated. He noted that more than 1,700 construction workers will be needed, and that the company required worksite labor agreements to be signed to ensure that union craftsmen will participate. Approximately 80 new long-term, permanent jobs will be created.

"Work on this resource planning effort began not long after the 2017 state legislative session ended and demonstrates that we are navigating the uncertainties in the current market, given Question 3 on the statewide ballot," Caudill stated.

The six new solar energy projects and three related battery-energy storage resources are the result of a competitive solicitation initiated in January of this year. All projects are expected to be completed and serving customers by the end of 2021. The resource plan filing requires approval of the Public Utilities Commission of Nevada.

Caudill also noted that NV Energy has the option to not proceed with the proposed plan in the event Question 3 passes, in order to avoid increasing the liabilities and risks to NV Energy customers as described in the PUCN's April 2018 report on Question 3.

These six projects will be added to NV Energy's current portfolio of 51 geothermal, solar, hydro, wind, biomass and supported rooftop solar projects — bringing NV Energy's total renewable energy portfolio to more than 3.2 gigawatts of renewable energy in Nevada.

NV Energy provides a wide range of energy services to 1.4 million customers throughout Nevada and more than 43 million tourists annually. NV Energy, Inc. is a holding company whose principal subsidiaries, Nevada Power Company and Sierra Pacific Power Company, do business as NV Energy. NV Energy is headquartered in Las Vegas, Nevada. Information about NV Energy is available on the company's website, <u>Twitter</u>, <u>Facebook</u> and <u>YouTube</u> pages, which can be accessed via <u>nvenergy.com</u>.

###



Media Contact: Jennifer Schuricht 702-402-5241 jschuricht@nvenergy.com

May 31, 2018

Fact Sheet

NV Energy Announces Largest Clean Energy Investment in Nevada's History

General Information:

- NV Energy has secured more than 1 gigawatt (1,001 megawatts) of new solar energy in Nevada and the state's first major battery energy storage capacity.
- NV Energy will file a request with the Public Utilities Commission of Nevada June 1, 2018
 requesting approval of six new 25-year renewable energy power purchase agreements
 totaling more than one gigawatt, which is enough power to serve more than 600,000 typical
 Nevada homes.
- The direct investment of greater than \$2 billion will benefit Nevada's economy.
- This clean energy expansion includes for the first time in Nevada a major 100-megawatt
 investment in integrated battery energy storage systems charged by solar energy, which will
 help meet the needs of customers during cloudy days and during late afternoon and evening
 hours when solar energy is unavailable.
- NV Energy plans to grow its renewable energy portfolio and keep costs to customers lower than they would be otherwise.
- More than 1,700 construction workers will be needed, and NV Energy required worksite labor agreements to be signed to ensure that union craftsmen will participate.
 Approximately 80 new long-term, permanent jobs will be created.
- All new renewable energy projects are expected to be serving customers by the end of 2021.

Six New Power Purchase Agreements:

- Battle Mountain Solar Project 101-megawatt solar photovoltaic project located near Battle Mountain, Nevada. Includes 25 megawatts of battery energy storage for a four-hour period. It is being developed by Cypress Creek Renewables, which is a privately held solar developer with more than 2.2 gigawatts of solar energy projects developed to date across 12 states. Unlike most combined solar and battery energy storage systems that lose efficiency through multiple conversions between direct current and alternating current energy, Cypress Creek's Battle Mountain Solar project only needs one conversion by coupling their direct-current battery system to their solar field. At 25 megawatts, this resource will be the nation's largest DC-coupled combined solar and battery storage system.
- **Dodge Flat Solar Energy Center** 200-megawatt solar photovoltaic project located east of Reno, Nevada. It is being developed by NextEra Energy Resources, LLC. The Dodge Flat Energy Center will integrate 50 megawatts of battery energy storage for four hours.

NextEra Energy Resources, LLC is the world's largest operator of renewable energy from the wind and sun and one of the largest wholesale generators of electric power in the U.S., with more than 19,000 megawatts of net generating capacity, primarily in 32 states and Canada as of year-end 2017.

- Fish Springs Ranch Solar Energy Center 100-megawatt solar photovoltaic project located north of Reno, Nevada. It is being developed by NextEra Energy Resources, LLC. The Fish Springs Ranch Solar Energy Center will integrate 25 megawatts of battery energy storage for four hours. NextEra Energy Resources, LLC is the world's largest operator of renewable energy from the wind and sun and one of the largest wholesale generators of electric power in the U.S., with more than 19,000 megawatts of net generating capacity, primarily in 32 states and Canada as of year-end 2017.
- Eagle Shadow Mountain Solar Farm 300-megawatt solar photovoltaic project located north of Las Vegas on land owned by the Moapa Band of Paiutes. It is being developed by 8minutenergy Renewables, which is the largest independent solar and storage developer in the United States. To date, 8minutenergy Renewables has 7.5 gigawatts of solar photovoltaic and one gigawatt of storage under development in North America.
- Copper Mountain Solar 5 250-megawatt solar photovoltaic project in Eldorado Valley, just south of Boulder City, Nevada. It is being developed by Sempra Renewables, a subsidiary of Sempra Energy, which is a leading U.S. developer of renewable energy. Together with its partners, the company owns and operates nearly 2,600 megawatts of renewable generating capacity serving 11 states.
- **Techren Solar V** 50-megawatt solar photovoltaic project in Eldorado Valley, just south of Boulder City, Nevada. It is being developed by Techren Solar LLC and will be adjacent to Techren Solar I, II, III and IV, which currently are in the construction stage. With the addition of Techren Solar V, the total Techren project size will be 400 megawatts.

NV Energy

- These six new projects will be added to NV Energy's current portfolio of 51 geothermal, solar, hydro, wind and biomass projects.
- NV Energy also supported the installation of more than 20,000 rooftop solar projects, with more to come.
- With the addition of these new projects, the company's total clean energy portfolio will be more than 3.2 gigawatts.
- NV Energy provides a wide range of energy services to 1.4 million customers throughout Nevada and more than 43 million tourists annually. NV Energy, Inc. is a holding company whose principal subsidiaries, Nevada Power Company and Sierra Pacific Power Company, do business as NV Energy. NV Energy is headquartered in Las Vegas, Nevada. Information about NV Energy is available on the company's website, <u>Twitter</u>, <u>Facebook</u> and <u>YouTube</u> pages, which can be accessed via <u>nvenergy.com</u>.

Gardnerville Town Board AGENDA ACTION SHEET



- 1. For Possible Action: Approve Health and Sanitation & Public Works Departments Monthly Report of activities
- 2. Recommended Motion: Approve as submitted

Funds Available: ☐ Yes

☑ N/A

3. Department: Administration Prepared by: Carol Louthan

4. Meeting Date: July 3, 2018

5. Time Requested: N/A

6. Agenda:

Consent

□ Administrative

7. Background Information:

Trash (May landfill figures)

Credit Cards (May figures)

Residential Accounts	1802
Commercial Accounts	231
Green Waste Accounts	1392
Recycling Accounts	0
Cleanup Dumpsters	9
X cans	335
# of new residential accounts	7 new accts on Cinch Trail, Concho Trail & Hat Band; 3 accts transferred
# of new commercial accounts	*
Minimum User Accounts	27
Total tons of trash	392.75
Total tons of Greenwaste	43.69

Total Amount	\$9,914.06						
Total transactions	134						
Visa	99	\$7,254.88					
Mastercard	23	\$1,106.68					
Am Ex & Discvr	0	\$ 0					
Terminal	0	\$ 0					
E checks	12	\$1,552.50					

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

Superintendent Town Public Works Monthly Report

Public Works & Parks - 6/2018

- Finished painting white regulatory stop bar markings. Still need to do the crosswalk.
- Movies in the Park "A Dogs Purpose" completed. Nice turnout for a small town event.
- The flower baskets are up. 1 staff member is dedicated to watering 6.5 hours a day, 7 days a week.
- Carson Valley Days barricades were setup in front of French, Buckaroos, and NV Ugly.
 Setup and tear down. 5 staff came in on Saturday morning at 5am to cleanup down town area just before parade. May not set up barricades next year as it appears the center of the festivities has shifted to Lampe Park.
- Mowed open space lineals with the bobcat to reduce the risk of fire.
- Planted annuals in the Waterloo Islands to bring some color to a heavy traffic area.
- Prepped the Toler lineals and 4th of July 5K race route for a safe and clean event.
- Spraying for weeds is a weekly event. We are almost ontop of the issue.

Health and Sanitation (H&S) - 6/2018

- One staff member is on adjusted light duty due to an injury 18 months ago.
 - We have 1 temporary laborer to help with coverage due to long term absence.
- Truck 621 has a bad Power Take Off (PTO) and was sent out to be repaired.
- 3 staff attended a two day training on "OSHA 10" to learn more about safety.

Engineering and Contracted Work - 6/2018

- 2017-1615 Maintenance Yard and Sidewalk Extension Project Complete
 - Town staff is now working on landscaping the front.
- 1806 Southgate, Industrial, and Town Concrete Projects Complete
 - 10 ADA ramps upgraded and many maintenance issues resolved around town
- 1625 Southgate Reconstruct Project should be done soon.
- Temporary Traffic Control (TTC) plans were drawn up for the Southgate reconstruct project.
- TTC alley closure plans were drawn up for complaints on speeders in Arbor Gardens using an alley as a cut through.
- TTC plans were drawn up for traffic calming options on Toiyabe as vehicles are using residential streets as a cut through to bypass the light at US 395 and Waterloo
- Superintendent attended training "Training Critical Skills for Managing Todays Workforce"
- Worked with Boy Scout "Dominique" installing a chess board and checker board in the Heritage Park Gardens.

Gardnerville Town Board AGENDA ACTION SHEET



1.	For Possible Action: Approve June 2018 claims.
2.	Recommended Motion: Approve as submitted Funds Available: ☐ Yes ☐ N/A
3.	Department: Administration
	Prepared by: Carol Louthan
4.	Meeting Date: July 3, 2018 Time Requested: N/A
5.	Agenda: ☐ Consent ☐ Administrative
6.	Background Information: See attached.
7.	Other Agency Review of Action: □ Douglas County □ N/A
	Board Action: Approved Approved with Modifications Denied Continued



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 Admi										
Account 510.150 - Board	l Compensation									
4288 - Lloyd W Higuera	6/18 BOARD	GVILLE	Paid by Check # 678152		05/31/2018	06/08/2018	06/08/2018		06/08/2018	250.00
24008 - Cassandra Esq Jones	6/18 BOARD	GVILLE	Paid by Check # 678166		05/31/2018	06/08/2018	06/08/2018		06/08/2018	275.00
28960 - Kenneth Miller	6/18 BOARD	GVILLE	Paid by Check # 678187		05/31/2018	06/08/2018	06/08/2018		06/08/2018	250.00
2969 - Linda Slater	6-18 BOARD	TOWN OF GARDNERVILLE MONTHLY COMPENSATION	Paid by Check # 678262		05/31/2018	06/08/2018	06/08/2018		06/08/2018	250.00
8364 - Mary Wenner	6-18 BOARD	TOWN OF GARDNERVILLE/MONT HLY COMPENSATION	Paid by Check # 678296		05/31/2018	06/08/2018	06/08/2018		06/08/2018	500.00
			Accou	nt 510.150 - B	oard Compen	sation Totals	Invo	oice Transactions	5	\$1,525.00
Account 511.201 - PEBS	-Ret.Medical									
20219 - NV ST Public Employees	6-18 PREMIUMS	731	Paid by Check # 678461		06/01/2018	06/15/2018	06/15/2018		06/15/2018	9.68
	7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Account 511.201 - PEBS-Ret.Medical Totals					Invoice Transactions 1		
Account 520.055 - Telep	hone Expense									
29103 - Frontier	782-7134 5/18	775-782-7134-050279- 5	Paid by Check # 677845		05/16/2018	06/01/2018	06/01/2018		06/01/2018	110.19
29103 - Frontier	782-3856 5/18	775-782-3856-080802- 5	Paid by Check # 677845		05/16/2018	06/01/2018	06/01/2018		06/01/2018	56.44
13097 - Verizon Wireless	9808265133	842011146-00001	Paid by Check # 678974		06/01/2018	06/22/2018	06/22/2018		06/22/2018	307.99
			Acco	unt 520.055 -	Telephone Ex	pense Totals	Invo	oice Transactions	3	\$474.62
Account 520.064 - Trave	1									
2549 - Dallaire Tom-Petty Cash	6-18 GVILLE	PETTY CASH	Paid by Check # 678362		06/07/2018	06/15/2018	06/15/2018		06/15/2018	10,00
				Acco	unt 520.064 -	Travel Totals	Invo	oice Transactions	1	\$10.00
Account 520.072 - Adver	rtising				÷			~		
271 - Carson Valley Signs	2685	GVILLE	Paid by Check # 678091		05/24/2018	06/08/2018	06/08/2018		06/08/2018	27.00
22633 - Sierra Nevada Media Group	98111- 05312018	1063912	Paid by Check # 678501		05/31/2018	06/15/2018	06/15/2018		06/15/2018	364.99
				Account 52	0.072 - Adve	rtising Totals	Invo	oice Transactions	2	\$391.99
Account 520.089 - Powe	r									
2924 - NV Energy	002856009 5- 18	1000285600907757795	Paid by Check # 678210		05/23/2018	06/08/2018	06/08/2018		06/08/2018	200.73
				Accor	int 520.089 -	Power Totals	Invo	oice Transactions	1	\$200.73



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 Admir Account 520.092 - Heatin								11000	
3021 - Southwest Gas (SWG)	0015779022 5- 18	2410015779022	Paid by Check # 677937		05/16/2018	06/01/2018	06/01/2018	06/01/2018	24.99
3021 - Southwest Gas (SWG)	1072224004 5- 18	2411072224004	Paid by Check # 677937		05/16/2018	06/01/2018	06/01/2018	06/01/2018	37.23
3021 - Southwest Gas (SWG)	1188600002 5- 18	2411188600002	Paid by Check # 677937		05/16/2018	06/01/2018	06/01/2018		28,54
				Accour	nt 520.092 - H	eating Totals	Invo	pice Transactions 3	\$90.76
Account 520.097 - Maint	B&G								
12997 - Douglas County Procurement Program	5-18 LACOST	GVILLE	Paid by Check # 678371		05/27/2018	06/15/2018	06/15/2018	06/15/2018	64.69
				Account 5	20.097 - Main	it B&G Totals	Invo	pice Transactions 1	\$64.69
Account 520.098 - Janito	rial Services								
27347 - A+ Janitorial Service	TOG0318	GVILLE	Paid by Check # 678308		06/06/2018	06/15/2018	06/15/2018		100.00
27347 - A+ Janitorial Service	TOG0418	GVILLE	Paid by Check # 678308		06/06/2018	06/15/2018	06/15/2018	06/15/2018	150.00
27347 - A+ Janitorial Service	TOG0518	GVILLE	Paid by Check # 678308		06/06/2018	06/15/2018	06/15/2018	06/15/2018	100.00
			Acc	count 520.09 8	 Janitorial Se 	rvices Totals	Invo	oice Transactions 3	\$350.00
Account 520.136 - Rents	& Leases Equipme	ent							
4753 - Ricoh USA Inc	100562059	1481234-3433221	Paid by Check # 677921		05/11/2018	06/01/2018	06/01/2018		165.41
4753 - Ricoh USA Inc	5053520998	16769392	Paid by Check # 678914		06/01/2018	06/22/2018	06/22/2018	06/22/2018	73.89
4753 - Ricoh USA Inc	100697678	1481234-3433221	Edit		06/12/2018	06/29/2018	06/29/2018		165.41
			Account 520).136 - Rents	& Leases Equi	pment Totals	Inve	oice Transactions 3	\$404.71
Account 520.187 - Intern	the second of th								
32036 - Spectrum Business	0012509060218	8354110060012509	Paid by Check # 678939		06/02/2018	06/22/2018	06/22/2018		67.49
32036 - Spectrum Business	0598044052818	8354110060598044	Paid by Check # 678940		05/28/2018	06/22/2018	06/22/2018	06/22/2018	49.99
			Ad	ccount 520.18 7	7 - Internet Ex	pense Totals	Inve	pice Transactions 2	\$117.48
Account 520.200 - Trainii	ng & Education								
12997 - Douglas County Procurement Program	5-18 LACOST	GVILLE	Paid by Check # 678371		05/27/2018	06/15/2018	06/15/2018	06/15/2018	238.44
3.3			Accou	nt 520.200 - T	raining & Edu	cation Totals	Invo	pice Transactions 1	\$238.44
Account 521.130 - Legal 9						and the second section where	American and an area	Tenant Contact	
12372 - Jennifer Yturbide Law PC Corp	660	GVILLE	Paid by Check # 677861		05/16/2018				1,240.00
				Account 521.	130 - Legal Se	ervices Totals	Inve	pice Transactions 1	\$1,240.00



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 Admi	n									
Account 532.056 - Subsc	riptions									
12997 - Douglas County Procurement Program	5-18 DALLAIRE	GVILLE	Paid by Check # 678371		05/27/2018	06/15/2018	06/15/2018		06/15/2018	123.50
				Account 532	.056 - Subscri	ptions Totals	Inve	oice Transactions	1	\$123.50
Account 533.800 - Office	Supplies									
12997 - Douglas County Procurement Program	5-18 DALLAIRE	GVILLE	Paid by Check # 678371		05/27/2018	06/15/2018	06/15/2018		06/15/2018	161.45
12997 - Douglas County Procurement	5-18 LOUTHAN	GVILLE	Paid by Check		05/27/2018	06/15/2018	06/15/2018		06/15/2018	41.21
Program			# 678371							
7406 - Nevada Blue Ltd	11700	TOWN OF GARDNERVILLE	Paid by Check # 678455		06/04/2018	06/15/2018	06/15/2018		06/15/2018	386,36
8479 - Tahoe Supply Company	695622	TOWNGV	Paid by Check # 678949		05/24/2018	06/22/2018	06/22/2018		06/22/2018	114.92
8479 - Tahoe Supply Company	696281	TOWNGV	Paid by Check # 678949		05/31/2018	06/22/2018	06/22/2018		06/22/2018	27.50
				Account 533.8	00 - Office Su	pplies Totals	Inve	oice Transactions	5	\$731.44
Account 533,806 - Softw	are									
16648 - E Squared C Inc	44359	GVILLE	Paid by Check # 678374		06/01/2018	06/15/2018	06/15/2018		06/15/2018	37.50
				Account	533.806 - Sof	ftware Totals	Inve	oice Transactions	1	\$37.50
			De	partment 921 -	Gardnerville /	Admin Totals	Inve	oice Transactions	34	\$6,010.54



Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 923 - Parks & Recreation Account 520.037 - Weed										
13485 - Ahern Rentals	19020897-1	205304	Paid by Check # 678317		05/10/2018	06/15/2018	06/15/2018		06/15/2018	49.99
12997 - Douglas County Procurement Program	5-18 LACOST	GVILLE	Paid by Check # 678371		05/27/2018	06/15/2018	06/15/2018		06/15/2018	6.90
8037 - Crop Production Services, Inc.	35892695	1119549	Paid by Check # 678798		05/11/2018	06/22/2018	06/22/2018		06/22/2018	1,498.12
				Account 520.0	37 - Weed Spr	aying Totals	Invo	oice Transactions	3	\$1,555.01
Account 520,084 - Replace	cement & Repair									
2297 - ASJ Small Engines Inc	21322	GVILLE	Paid by Check # 677794		05/18/2018	06/01/2018	06/01/2018		06/01/2018	56.97
2297 - ASJ Small Engines Inc	21328	GVILLE	Paid by Check # 677794		05/21/2018	06/01/2018	06/01/2018		06/01/2018	27.80
1137 - Douglas Radiator And Auto Air	35644	GVILLE	Paid by Check # 678121		05/22/2018	06/08/2018	06/08/2018		06/08/2018	420.34
11985 - Ace Hardware	124718	1236	Paid by Check # 678313		05/07/2018	06/15/2018	06/15/2018		06/15/2018	16.49
11985 - Ace Hardware	125091	1236	Paid by Check # 678313		05/21/2018	06/15/2018	06/15/2018		06/15/2018	11.96
11985 - Ace Hardware	125253	1236	Paid by Check # 678313		05/29/2018	06/15/2018	06/15/2018		06/15/2018	3.00
11985 - Ace Hardware	125255	1236	Paid by Check # 678313		05/29/2018	06/15/2018	06/15/2018		06/15/2018	.27
12997 - Douglas County Procurement Program	5-18 LOUTHAN	GVILLE	Paid by Check # 678371		05/27/2018	06/15/2018	06/15/2018		06/15/2018	466.16
12997 - Douglas County Procurement Program	5-18 LACOST	GVILLE	Paid by Check # 678371		05/27/2018	06/15/2018	06/15/2018		06/15/2018	158.25
2121 - Meeks Lumber	1095282	06G1570	Paid by Check # 678442		05/11/2018	06/15/2018	06/15/2018		06/15/2018	122.01
12198 - O'Reilly Automotive Inc	3530-186367	1075650	Paid by Check # 678472		05/01/2018	06/15/2018	06/15/2018		06/15/2018	5.98
12198 - O'Reilly Automotive Inc	3530-189861	1075650	Paid by Check # 678472		05/18/2018	06/15/2018	06/15/2018		06/15/2018	2.42
12198 - O'Reilly Automotive Inc	3530-190343	1075650	Paid by Check # 678472		05/21/2018	06/15/2018	06/15/2018		06/15/2018	2.49
12198 - O'Reilly Automotive Inc	3530-190346	1075650	Paid by Check # 678472		05/21/2018	06/15/2018	06/15/2018		06/15/2018	6.69
12198 - O'Reilly Automotive Inc	3530-190918	1075650	Paid by Check # 678472		05/23/2018	06/15/2018	06/15/2018		06/15/2018	183.99
12198 - O'Reilly Automotive Inc	3530-190985	1075650	Paid by Check # 678472		05/24/2018	06/15/2018	06/15/2018		06/15/2018	14.97
12198 - O'Reilly Automotive Inc	3530-191013	1075650	Paid by Check # 678472		05/24/2018	06/15/2018	06/15/2018		06/15/2018	35.18



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 - Replace										
3457 - Western Nevada Supply Company	17437068	71273	Paid by Check # 678547		05/17/2018	06/15/2018	06/15/2018		06/15/2018	121.05
3457 - Western Nevada Supply Company	47437121	71273	Paid by Check # 678547		05/23/2018	06/15/2018	06/15/2018		06/15/2018	142.17
3457 - Western Nevada Supply Company	17442418	71273	Paid by Check # 678547		05/24/2018	06/15/2018	06/15/2018		06/15/2018	461.54
2297 - ASJ Small Engines Inc	21360	GVILLE	Paid by Check # 678768		05/25/2018	06/22/2018	06/22/2018		06/22/2018	79.89
				520.084 - Re	placement & F	Repair Totals	Invo	ice Transactions	21	\$2,339.62
Account 520.089 - Power										
2924 - NV Energy	000791804 5- 18	1000079180404757010	Paid by Check # 678208		05/24/2018	06/08/2018	06/08/2018		06/08/2018	480,20
				Accou	ınt 520.089 - 1	Power Totals	Invo	ice Transactions	1	\$480.20
Account 520.090 - Water	The second second	- 100 Tal 10 to	double action		140000				are are a single	34.00
2153 - Minden Town of	1862.01 5/18	1862.01	Paid by Check # 678444		05/24/2018	06/15/2018	06/15/2018		06/15/2018	28.55
				Acco	unt 520.090 - 1	Water Totals	Invo	ice Transactions	1	\$28.55
Account 520-097 - Maint I		0.511.5	B : 11 G 1		05/00/0010	05/04/0040	05/04/0040		05/04/0040	100.00
2047 - Linda Dibble	5-18 REIMBURSE	GVILLE	Paid by Check # 677824		05/23/2018	06/01/2018	06/01/2018		06/01/2018	100.00
10817 - Full Circle Compost Inc	1427	GVILLE	Paid by Check # 678392		05/25/2018	06/15/2018	06/15/2018		06/15/2018	880.20
The State of	-w-			Account 5	20.097 - Main	t B&G Totals	Invo	ice Transactions	2	\$980.20
Account 532.003 - Gas & (.6635)	2.252.020.02		72.00.2110	0.5 E. 5 Y. 3 St.	SYEDEAKS.		LEGISLA	6222
3814 - Flyers Energy LLC	CFS1619358	8308	Paid by Check # 678834		05/31/2018	06/22/2018	06/22/2018		06/22/2018	16,23
	1.5.0			Account	532.003 - Gas	& Oil Totals	Invo	ice Transactions	1	\$16.23
Account 533.817 - Small I		AN (MATALOO 4 4	5 11 G 1		05/00/0040	00/04/0040	00/04/0040		00/04/0040	44.70
18821 - Fastenal Industrial	NVMIN71060	NVMIN0011	Paid by Check # 677833		05/08/2018	06/01/2018	06/01/2018		06/01/2018	11.73
18821 - Fastenal Industrial	NVMIN71256	NVMIN0011	Paid by Check # 677833		05/16/2018	06/01/2018	06/01/2018		06/01/2018	18.75
11985 - Ace Hardware	124831	1236	Paid by Check # 678313		05/11/2018	06/15/2018	06/15/2018		06/15/2018	75.60
11985 - Ace Hardware	124938	1236	Paid by Check # 678313		05/15/2018	06/15/2018	06/15/2018		06/15/2018	22.95
13485 - Ahern Rentals	19064679-1	205304	Paid by Check # 678317		05/21/2018	06/15/2018	06/15/2018		06/15/2018	6.99
20482 - Brick Markers Inc	47072	GVILLE	Paid by Check # 678338		06/06/2018	06/15/2018	06/15/2018		06/15/2018	50.00
12997 - Douglas County Procurement Program	5-18 LOUTHAN	GVILLE	Paid by Check # 678371		05/27/2018	06/15/2018	06/15/2018		06/15/2018	183.96



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	n									
Account 533.817 - Small	Projects								30	
12997 - Douglas County Procurement	5-18 LACOST	GVILLE	Paid by Check		05/27/2018	06/15/2018	06/15/2018		06/15/2018	18.99
Program			# 678371							
				Account 533.817 - Small Projects Totals			Invo	ice Transactions	8	\$388.97
			Department 923 - Parks & Recreation Totals				Invoice Transactions 37			\$5,788,78



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						Ÿ				
Department 926 - Other Public Works Account 516.120 - Contra										
21697 - Blue Ribbon Personnel Services	4079	100892	Paid by Check # 677800		05/18/2018	06/01/2018	06/01/2018		06/01/2018	377.40
21697 - Blue Ribbon Personnel Services	4211	100892	Paid by Check # 678082		05/25/2018	06/08/2018	06/08/2018		06/08/2018	352.43
21697 - Blue Ribbon Personnel Services	4332	100892	Paid by Check # 678333		06/01/2018	06/15/2018	06/15/2018		06/15/2018	374.63
21697 - Blue Ribbon Personnel Services	4377	100892	Paid by Check # 678779		06/08/2018	06/22/2018	06/22/2018		06/22/2018	374.63
21697 - Blue Ribbon Personnel Services	4598	100892	Edit		06/15/2018	06/29/2018	06/29/2018			385.73
			Ad	count 516.120	- Contract Sa	laries Totals	Inve	oice Transactions	5	\$1,864.82
Account 520.037 - Weed 5	Spraying									
13485 - Ahern Rentals	19020897-1	205304	Paid by Check # 678317		05/10/2018	06/15/2018	06/15/2018		06/15/2018	50.00
12997 - Douglas County Procurement Program	5-18 LACOST	GVILLE	Paid by Check # 678371		05/27/2018	06/15/2018	06/15/2018		06/15/2018	6.90
8037 - Crop Production Services, Inc.	35892695	1119549	Paid by Check # 678798		05/11/2018	06/22/2018	06/22/2018		06/22/2018	1,498.13
				Account 520.0	37 - Weed Spi	raying Totals	Inve	oice Transactions	3	\$1,555.03
Account 520.084 - Replac	ement & Repair									
29639 - Carson Valley Locksmith	6586	GVILLE	Paid by Check # 677811		05/23/2018	06/01/2018	06/01/2018		06/01/2018	39.95
28602 - Owen Equipment Sales	00042231	C10112	Paid by Check # 677900		05/14/2018	06/01/2018	06/01/2018	0	06/01/2018	804.59
12997 - Douglas County Procurement Program	5-18 PLUT	TOWN OF GARDNERVILLE	Paid by Check # 678371		05/27/2018	06/15/2018	06/08/2018		06/15/2018	89.99
12997 - Douglas County Procurement Program	5-18 TUTHILL	TOWN OF GARDNERVILLE	Paid by Check # 678371		05/27/2018	06/15/2018	06/08/2018		06/15/2018	58.44
2510 - Parts House (The)	802121	4170	Paid by Check # 678224		05/15/2018	06/08/2018	06/08/2018		06/08/2018	9.99
11985 - Ace Hardware	124656	1236	Paid by Check # 678313		05/04/2018	06/15/2018	06/15/2018		06/15/2018	3.82
11985 - Ace Hardware	124718	1236	Paid by Check # 678313		05/07/2018	06/15/2018	06/15/2018	8	06/15/2018	16.49
11985 - Ace Hardware	124943	1236	Paid by Check # 678313		05/15/2018	06/15/2018	06/15/2018		06/15/2018	25.62
12997 - Douglas County Procurement Program	5-18 LACOST	GVILLE	Paid by Check # 678371		05/27/2018	06/15/2018	06/15/2018		06/15/2018	114.44
2121 - Meeks Lumber	1093597	06G1570	Paid by Check # 678442		05/04/2018	06/15/2018	06/15/2018		06/15/2018	2.17
12198 - O'Reilly Automotive Inc	3530-186367	1075650	Paid by Check # 678472		05/01/2018	06/15/2018	06/15/2018		06/15/2018	5.98
12198 - O'Reilly Automotive Inc	3530-186598	1075650	Paid by Check # 678472		05/02/2018	06/15/2018	06/15/2018		06/15/2018	6.99



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 Work										
Account 520.084 - Repla		Service	Carrotte Study - T		View Years of the	Mark Walanter In	and the Samuel Samuel		Supplemental Section S	60.00
12198 - O'Reilly Automotive Inc	3530-188276	1075650	Paid by Check # 678472		05/10/2018	06/15/2018	06/15/2018		06/15/2018	3.09
12198 - O'Reilly Automotive Inc	3530-188543	1075650	Paid by Check # 678472		05/11/2018	06/15/2018	06/15/2018		06/15/2018	14.49
12198 - O'Reilly Automotive Inc	3530-188986	1075650	Paid by Check # 678472		05/14/2018	06/15/2018	06/15/2018		06/15/2018	11.58
12198 - O'Reilly Automotive Inc	3530-189184	1075650	Paid by Check # 678472		05/15/2018	06/15/2018	06/15/2018		06/15/2018	4.49
12198 - O'Reilly Automotive Inc	3530-189195	1075650	Paid by Check # 678472		05/15/2018	06/15/2018	06/15/2018		06/15/2018	(14.49)
12198 - O'Reilly Automotive Inc	3530-189543	1075650	Paid by Check # 678472		05/17/2018	06/15/2018	06/15/2018		06/15/2018	4.76
12198 - O'Reilly Automotive Inc	3530-191262	1075650	Paid by Check # 678472		05/25/2018	06/15/2018	06/15/2018		06/15/2018	14.36
			71 72 71 71 71 70	520.084 - Rei	placement & F	Repair Totals	Invo	ice Transactions	19	\$1,216.75
Account 520.095 - Street	t Lights					126.00				1000
2924 - NV Energy	002856036 5- 18	1000285603607757800	Paid by Check # 678209		05/23/2018	06/08/2018	06/08/2018		06/08/2018	6,300.23
	- 3-7		7 75 20 27	Account 520	.095 - Street I	Lights Totals	Invo	ice Transactions	1	\$6,300.23
Account 520.103 - Maint	Road									
10308 - Interstate Sales	18131	017	Paid by Check # 678161		05/15/2018	06/08/2018	06/08/2018		06/08/2018	2,563.01
11985 - Ace Hardware	124958	1236	Paid by Check # 678313		05/16/2018	06/15/2018	06/15/2018		06/15/2018	25.97
13485 - Ahern Rentals	19104418-1	205304	Paid by Check # 678317		05/31/2018	06/15/2018	06/15/2018		06/15/2018	9.98
12997 - Douglas County Procurement Program	5-18 DALLAIRE	GVILLE	Paid by Check # 678371		05/27/2018	06/15/2018	06/15/2018		06/15/2018	1,979.00
2121 - Meeks Lumber	1098505	06G1570	Paid by Check # 678442		05/29/2018	06/15/2018	06/15/2018		06/15/2018	231.57
2121 - Meeks Lumber	1098757	06G1570	Paid by Check # 678442		05/30/2018	06/15/2018	06/15/2018		06/15/2018	14.72
1308 - Smith Valley FFA	220168	TOWN OF GARDNERVILLE	Paid by Check # 678507		06/04/2018	06/15/2018	06/15/2018		06/15/2018	50.00
2297 - ASJ Small Engines Inc	21336	GVILLE	Paid by Check # 678768		05/22/2018	06/22/2018	06/22/2018		06/22/2018	240.93
2297 - ASJ Small Engines Inc	21353	GVILLE	Paid by Check # 678768		05/24/2018	06/22/2018	06/22/2018		06/22/2018	6.95
18821 - Fastenal Industrial	NVMIN71693	NVMIN0011	Edit		06/04/2018	06/29/2018	06/29/2018			39,84
18821 - Fastenal Industrial	NVMIN71697	NVMIN0011	Edit		06/04/2018	06/29/2018	06/29/2018		1	15.98
18821 - Fastenal Industrial	NVMIN71717	NVMIN0011	Edit		06/05/2018	06/29/2018	06/29/2018			27.75
				Account 52	0.103 - Maint	Road Totals	Invo	ice Transactions	12	\$5,205.70



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	5									
Account 520.116 - Veh. M	laint-Co Shop									
4268 - Do Co Vehicle Maintenance	5@18 TRANSFER	MOTOR POOL	Paid by Check # 678809		06/08/2018	06/22/2018	06/22/2018		06/22/2018	171.62
		4	Acco	unt 520.116 -	Veh. Maint-Co	Shop Totals	Invo	oice Transactions	1	\$171.62
Account 520.155 - Licensi	ing									
2423 - NV State Dept of Motor Vehicles	5-18 TITLE	TOWN OF GARDNERVILLE	Paid by Check # 677893		05/24/2018	06/01/2018	06/01/2018		06/01/2018	29.25
2423 - NV State Dept of Motor Vehicles	4-18**	TOWN OF GARDNERVILLE	Paid by Check # 678219		04/16/2018	06/08/2018	06/07/2018		06/08/2018	29.25
				Account	520.155 - Lice	ensing Totals	Invo	oice Transactions	2	\$58.50
Account 532,003 - Gas &	Oil									
3814 - Flyers Energy LLC	CFS1611616	8308	Paid by Check # 677838		05/15/2018	06/01/2018	06/01/2018		06/01/2018	428.43
12997 - Douglas County Procurement Program	5-18 LACOST	GVILLE	Paid by Check # 678371		05/27/2018	06/15/2018	06/15/2018		06/15/2018	125.33
2549 - Dallaire Tom-Petty Cash	6-18 GVILLE 1	PETTY CASH	Paid by Check # 678800		06/08/2018	06/22/2018	06/22/2018		06/22/2018	67.31
3814 - Flyers Energy LLC	CFS1619358	8308	Paid by Check # 678834		05/31/2018	06/22/2018	06/22/2018		06/22/2018	950.69
			# 07005 t	Account	532.003 - Gas	& Oil Totals	Invo	oice Transactions	4	\$1,571.76
Account 532.028 - Unifor	ms			(3.1332.024)						7-36-7-7-
5785 - Alsco Inc	LREN1361065	000330	Paid by Check # 678070		05/01/2018	06/08/2018	06/08/2018		06/08/2018	4.39
5785 - Alsco Inc	LREN1363142	000330	Paid by Check # 678070		05/08/2018	06/08/2018	06/08/2018		06/08/2018	4.39
5785 - Alsco Inc	LREN1365140	000330	Paid by Check # 678070		05/15/2018	06/08/2018	06/08/2018		06/08/2018	4.39
5785 - Alsco Inc	LREN1367162	000330	Paid by Check # 678070		05/22/2018	06/08/2018	06/08/2018		06/08/2018	4.39
5785 - Alsco Inc	LREN1369158	000330	Paid by Check # 678070		05/29/2018	06/08/2018	06/08/2018		06/08/2018	4.39
4287 - Red Wing Business Advantage Account	2018061001469 2	14692/TOWN OF GARDNERVILLE	Paid by Check # 678907		06/10/2018	06/22/2018	06/22/2018		06/22/2018	170.99
10314 - Work World Inc	58369-109	109-103	Paid by Check # 678986		05/31/2018	06/22/2018	06/22/2018		06/22/2018	97,45
			0 -1-1-1	Account	532.028 - Uni	forms Totals	Invo	oice Transactions	7	\$290.39
Account 532.116 - Crack S	Seal Maintenance									
5352 - Construction Sealants & Supply	R119942	GARDNT	Paid by Check # 678106		05/15/2018	06/08/2018	06/08/2018		06/08/2018	2,140.00
				530 116 - Crac	k Seal Mainte	namce Totals	Inve	oice Transactions	4	\$2,140.00



Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date Payment D	ate Invoice Amount
Fund 610 - Gardnerville Town									
Department 926 - Other Public Work	S							-1-	4-
Account 562.000 - Capita	al Projects								
32975 - Simerson Construction LLC	PAYMENT #1	TOWN OF GARDNERVILLE/GARD NERVILLE STATION	Paid by Check # 678258		05/24/2018	06/08/2018	06/08/2018	06/08/201	75,994.30
2012 - Lumos and Associates Inc	97281	8939.000	Paid by Check # 678863		05/31/2018	06/22/2018	06/22/2018	06/22/201	2,000.00
5189 - RO Anderson Engineering Inc	41005	TOWN OF GARDNERVILLE	Edit		05/21/2018	06/29/2018	* 06/29/2018		2,178.00
				Account 562.00	00 - Capital Pr	ojects Totals	Invo	ice Transactions 3	\$80,172.30
			Der	partment 926 -	Other Public	Works Totals	Invo	ice Transactions 58	\$100,547.10
				Fund 610	- Gardnerville	Town Totals	Invo	ice Transactions 129	\$112,346.42



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 (
4288 - Lloyd W Higuera	6/18 BOARD	GVILLE	Paid by Check # 678152		05/31/2018	06/08/2018	06/08/2018		06/08/2018	250.00
24008 - Cassandra Esq Jones	6/18 BOARD	GVILLE	Paid by Check # 678166		05/31/2018	06/08/2018	06/08/2018		06/08/2018	275.00
28960 - Kenneth Miller	6/18 BOARD	GVILLE	Paid by Check # 678187		05/31/2018	06/08/2018	06/08/2018		06/08/2018	250.00
2969 - Linda Slater	6-18 BOARD	TOWN OF GARDNERVILLE MONTHLY COMPENSATION	Paid by Check # 678262		05/31/2018	06/08/2018	06/08/2018		06/08/2018	250.00
			Accour	t 510.150 - B	oard Compens	sation Totals	Invo	oice Transactions	4	\$1,025.00
Account 516.120 - Contrac	t Salaries									
21697 - Blue Ribbon Personnel Services	4079	100892	Paid by Check # 677800		05/18/2018	06/01/2018	06/01/2018		06/01/2018	251.60
21697 - Blue Ribbon Personnel Services	4211	100892	Paid by Check # 678082		05/25/2018	06/08/2018	06/08/2018		06/08/2018	234.95
21697 - Blue Ribbon Personnel Services	4332	100892	Paid by Check # 678333		06/01/2018	06/15/2018	06/15/2018		06/15/2018	249.75
21697 - Blue Ribbon Personnel Services	4377	100892	Paid by Check # 678779		06/08/2018	06/22/2018	06/22/2018		06/22/2018	249.75
21697 - Blue Ribbon Personnel Services	4598	100892	Edit		06/15/2018	06/29/2018	06/29/2018			257.15
			Ac	count 516.120	- Contract Sa	laries Totals	Invo	ice Transactions	5	\$1,243.20
Account 520.055 - Telepho		destruction of the	Land and			10011200	1			
29103 - Frontier	782-7134 5/18	5	# 677845		05/16/2018	06/01/2018	06/01/2018		06/01/2018	110.19
29103 - Frontier	782-3856 5/18	775-782-3856-080802- 5	Paid by Check # 677845		05/16/2018	06/01/2018	06/01/2018		06/01/2018	56.43
13097 - Verizon Wireless	9808265133	842011146-00001	Paid by Check # 678974		06/01/2018	06/22/2018	06/22/2018		06/22/2018	307.99
	New with section		Acco	unt 520.055 -	Telephone Ex	pense Totals	Inve	ice Transactions	3	\$474.61
Account 520.060 - Postage		TOWN OF	D:11 G 1		06/07/0010	06/45/2010	06/45/2010		06/45/2010	F00 00
3286 - US Postmaster - Gardnerville	6-18 BULK MAIL	TOWN OF GARDNERVILLE	Paid by Check # 678533		06/07/2018	06/15/2018			06/15/2018	500.00
			Accoun	t 520.060 - Po	stage/Po Box	Rent Totals	Invo	oice Transactions	1	\$500.00
Account 520.064 - Travel	C 40 C) (III) E	DETENT CACIL	noted by Chook		06/07/2010	06/15/2010	06/15/2010		06/15/2010	10.00
2549 - Dallaire Tom-Petty Cash	6-18 GVILLE	PETTY CASH	Paid by Check # 678362		06/07/2018	06/15/2018	06/15/2018		06/15/2018	
1	and a second			Accou	ınt 520.064 - "	ravel lotals	Invo	oice Transactions	1	\$10.00
Account 520.084 - Replace		CALLE	Daid by Chad		0E/22/2010	06/01/2010	06/01/2010		06/01/2010	39.95
29639 - Carson Valley Locksmith	6586	GVILLE	Paid by Check # 677811		05/23/2018	06/01/2018	06/01/2018		06/01/2018	39.95



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 & Sanitatio Account 520.084 - Replacement									
1957 - Lawson Products Inc	9305825982	10228446	Paid by Check # 677868		05/16/2018	06/01/2018	06/01/2018	06/01/2018	18.48
138 - Guided Truck & Equipment	G11682	GVILLE	Paid by Check # 678146		05/10/2018	06/08/2018	06/08/2018	06/08/2018	222.60
138 - Guided Truck & Equipment	G11693	GVILLE	Paid by Check # 678146		05/14/2018	06/08/2018	06/08/2018	06/08/2018	1,430.75
138 - Guided Truck & Equipment	G11719	GVILLE	Paid by Check # 678146		05/22/2018	06/08/2018	06/08/2018	06/08/2018	1,009.01
30121 - Kimball Midwest	6363613	188810	Paid by Check # 678169		05/21/2018	06/08/2018	06/08/2018	06/08/2018	101.88
11985 - Ace Hardware	124569	1236	Paid by Check # 678313		05/01/2018	06/15/2018	06/15/2018	06/15/2018	39.98
11985 - Ace Hardware	124781	1236	Paid by Check # 678313		05/09/2018	06/15/2018	06/15/2018	06/15/2018	3.44
11985 - Ace Hardware	125256	1236	Paid by Check # 678313		05/29/2018	06/15/2018	06/15/2018	06/15/2018	1.29
8491 - CMC Tire Inc	50006807	5512	Paid by Check # 678356		05/17/2018	06/15/2018	06/15/2018	06/15/2018	208.50
12997 - Douglas County Procurement Program	5-18 LACOST	GVILLE	Paid by Check # 678371		05/27/2018	06/15/2018	06/15/2018	06/15/2018	141.37
2121 - Meeks Lumber	1093460	06G1570	Paid by Check # 678442		05/03/2018	06/15/2018	06/15/2018	06/15/2018	1.50
12198 - O'Reilly Automotive Inc	3530-186403	1075650	Paid by Check # 678472		05/01/2018	06/15/2018	06/15/2018	06/15/2018	2.10
12198 - O'Reilly Automotive Inc	3530-187543	1075650	Paid by Check # 678472		05/07/2018	06/15/2018	06/15/2018	06/15/2018	69.18
12198 - O'Reilly Automotive Inc	3530-189414	1075650	Paid by Check # 678472		05/16/2018	06/15/2018	06/15/2018	06/15/2018	9.49
12198 - O'Reilly Automotive Inc	3530-190352	1075650	Paid by Check # 678472		05/21/2018	06/15/2018	06/15/2018	06/15/2018	49.98
12198 - O'Reilly Automotive Inc	3530-190402	1075650	Paid by Check # 678472		05/21/2018	06/15/2018	06/15/2018	06/15/2018	19.99
12198 - O'Reilly Automotive Inc	3530-190408	1075650	Paid by Check # 678472		05/21/2018	06/15/2018	06/15/2018	06/15/2018	42.98
12198 - O'Reilly Automotive Inc	3530-191262	1075650	Paid by Check # 678472		05/25/2018	06/15/2018	06/15/2018	06/15/2018	11.49
2549 - Dallaire Tom-Petty Cash	6-18 GVILLE 2	PETTY CASH	Edit		06/21/2018	06/29/2018	06/29/2018		8.00
26482 - Peterbilt Truck Parts and	7144033	365290	Edit		06/11/2018	06/29/2018	06/29/2018		75.98
Equipment			Accesses	E20.004 Da	placement & I	Donnin Totale	Tove	ice Transactions 21	\$3,507.94



Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date Pa	ayment Date	Invoice Amount
Fund 611 - Gardnerville Health & San										
Department 925 - Health & Sanitation	1									
Account 520.089 - Power										
2924 - NV Energy	002856009 5-	1000285600907757795			05/23/2018	06/08/2018	06/08/2018	06	6/08/2018	220.64
	18		# 678210	Centra						
2777 7 202 202 10 7 10 7 10				Acco	unt 520.089 - I	Power Totals	Invo	pice Transactions 1		\$220.64
Account 520.092 - Heatin		Correl America	C-10.10 C-10.10							23.22
3021 - Southwest Gas (SWG)	0015779022 5-	2410015779022	Paid by Check		05/16/2018	06/01/2018	06/01/2018	06	6/01/2018	24.98
3021 - Southwest Gas (SWG)	18 1072224004 5-	2411072224004	# 677937 Paid by Check		05/16/2018	06/01/2018	06/01/2018	04	6/01/2018	37.23
3021 - 30ddiwest das (3Wd)	18	2411072224004	# 677937		03/10/2018	00/01/2018	00/01/2018	00	0/01/2016	37.23
3021 - Southwest Gas (SWG)	ACCUSE OF THE PARTY OF THE PART	2411188600002	Paid by Check		05/16/2018	06/01/2018	06/01/2018	06	5/01/2018	85,61
Jozz Jozzinicsk Jus (Jivo)	18	2111100000002	# 677937		00,10,2010	00,01,2010	00/01/2010		0,01,2010	00102
	(-4)			Accour	t 520.092 - He	eating Totals	Invo	ice Transactions 3	,	\$147.82
Account 520.097 - Maint	B&G									
12997 - Douglas County Procurement	5-18 LACOST	GVILLE	Paid by Check		05/27/2018	06/15/2018	06/15/2018	00	6/15/2018	64.69
Program			# 678371				7-5 2-0 -2-00			
				Account 5	20.097 - Main	t B&G Totals	Invo	oice Transactions 1		\$64.69
Account 520.098 - Janitor	rial Services									
27347 - A+ Janitorial Service	TOG0318	GVILLE	Paid by Check		06/06/2018	06/15/2018	06/15/2018	06	6/15/2018	100.00
	- E097337	202070	# 678308		1000.0000	0440000000	e a menes i v			722.52
27347 - A+ Janitorial Service	TOG0418	GVILLE	Paid by Check		06/06/2018	06/15/2018	06/15/2018	06	6/15/2018	150.00
27247 A. Tanthadal Canda	TOG0518	GVILLE	# 678308		00/00/0010	00/45/2010	00/45/2010	0/	C/15/2010	100.00
27347 - A+ Janitorial Service	10G0518	GVILLE	Paid by Check # 678308		06/06/2018	06/15/2018	06/15/2018	00	6/15/2018	100.00
				ount 520 008	- Janitorial Se	rvices Totals	Tovo	oice Transactions 3		\$350.00
Account 520.136 - Rents	& Lessos Frittinm	ont	Acc	Out 1 220,030	- 301116011011 06	refees rotais	11100	nce Transactions 5		\$330,00
4753 - Ricoh USA Inc	100562059	1481234-3433221	Paid by Check		05/11/2018	06/01/2018	06/01/2018	06	6/01/2018	165.41
1733 RECH COA INC	100302033	1101251 5155221	# 677921		03/11/2010	00/01/2010	00/01/2010	00	5/01/2016	105.11
4753 - Ricoh USA Inc	5053520998	16769392	Paid by Check		06/01/2018	06/22/2018	06/22/2018	06	5/22/2018	61.02
			# 678914		33,74,577		34,57,455		4	
4753 - Ricoh USA Inc	100697678	1481234-3433221	Edit		06/12/2018	06/29/2018	06/29/2018			165.41
			Account 520	.136 - Rents 8	& Leases Equip	ment Totals	Invo	ice Transactions 3		\$391.84
Account 520.187 - Interne	et Expense									
32036 - Spectrum Business	0012509060218	8354110060012509	Paid by Check		06/02/2018	06/22/2018	06/22/2018	06	5/22/2018	67.49
			# 678939							
32036 - Spectrum Business	0598044052818	8354110060598044	Paid by Check		05/28/2018	06/22/2018	06/22/2018	06	6/22/2018	49.99
			# 678940					And Adventure Action in	7.	10.15.16
	I transferance		Ac	count 520.187	' - Internet Ex	pense Lotals	Invo	ice Transactions 2		\$117.48
Account 520.197 - Landfil	The second secon	220070	D 111 OL 1		05/04/0065	06/00/0016	06/00/06/0		(22/22/2	20.045.45
15853 - Carson City Landfill	228079 5-18	228079	Paid by Check # 678785		06/01/2018	06/22/2018	06/22/2018	06	5/22/2018	20,245.48



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 & Sanitatio										
Account 520.197 - Landfi			72. 20.27. 24.77.3			20000000			05/00/0040	2 254 24
1132 - Douglas Disposal Inc	40990612 5/18	40990612	Paid by Check # 678816		06/01/2018	06/22/2018	06/22/2018		06/22/2018	3,254.21
			A	ccount 520.19	7 - Landfill Ex	pense Totals	Invo	oice Transactions	2	\$23,499.69
Account 520.198 - Recyc	ling Expense									
13443 - Bently Ranch	155259	GVILLE	Edit		04/06/2018	06/29/2018	06/29/2018			164.60
13443 - Bently Ranch	155067	GVILLE	Edit		04/13/2018	06/29/2018	06/29/2018			249.00
13443 - Bently Ranch	155237	GVILLE	Edit		04/20/2018	06/29/2018	06/29/2018			133,60
13443 - Bently Ranch	155216	GVILLE	Edit		04/27/2018	06/29/2018	06/29/2018			285.00
13443 - Bently Ranch	155591	GVILLE	Edit		05/30/2018	06/29/2018	06/29/2018			1,663.00
			Acce	ount 520.198 -	Recycling Ex	pense Totals	Invo	oice Transactions	5	\$2,495.20
Account 520.200 - Trainii	ng & Education									
12997 - Douglas County Procurement Program	5-18 LACOST	GVILLE	Paid by Check # 678371		05/27/2018	06/15/2018	06/15/2018		06/15/2018	212.00
Togram				nt 520.200 - T	raining & Educ	cation Totals	Inve	oice Transactions	1	\$212.00
Account 521,135 - Legal-	Collection Cost									
2549 - Dallaire Tom-Petty Cash	5-18 GVILLE 1	PETTY CASH	Paid by Check # 677818		05/24/2018	06/01/2018	06/01/2018		06/01/2018	70.00
2549 - Dallaire Tom-Petty Cash	6-18 GVILLE	PETTY CASH	Paid by Check # 678362		06/07/2018	06/15/2018	06/15/2018		06/15/2018	70.00
2549 - Dallaire Tom-Petty Cash	6-18 GVILLE 2	PETTY CASH	Edit		06/21/2018	06/29/2018	06/29/2018			35.00
The state of the s			Accour	t 521,135 - Le	egal-Collection	n Cost Totals	Inve	oice Transactions	3	\$175.00
Account 532.003 - Gas &	Oil									
3814 - Flyers Energy LLC	CFS1611616	8308	Paid by Check # 677838		05/15/2018	06/01/2018	06/01/2018		06/01/2018	1,581.77
3814 - Flyers Energy LLC	CFS1619358	8308	Paid by Check # 678834		05/31/2018	06/22/2018	06/22/2018		06/22/2018	1,499.63
			" 0,000 1	Account	532.003 - Gas	& Oil Totals	Inve	oice Transactions	2	\$3,081.40
Account 532,028 - Unifor	ims									
5785 - Alsco Inc	LREN1361065	000330	Paid by Check # 678070		05/01/2018	06/08/2018	06/08/2018		06/08/2018	4.39
5785 - Alsco Inc	LREN1363142	000330	Paid by Check # 678070		05/08/2018	06/08/2018	06/08/2018		06/08/2018	4.39
5785 - Alsco Inc	LREN1365140	000330	Paid by Check # 678070		05/15/2018	06/08/2018	06/08/2018		06/08/2018	4.39
5785 - Alsco Inc	LREN1367162	000330	Paid by Check # 678070		05/22/2018	06/08/2018	06/08/2018		06/08/2018	4.39
5785 - Alsco Inc	LREN1369158	000330	Paid by Check # 678070		05/29/2018	06/08/2018	06/08/2018		06/08/2018	4.39



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 & Sanitatio Account 532.028 - Unifor										
10314 - Work World Inc	58369-109	109-103	Paid by Check # 678986		05/31/2018	06/22/2018	06/22/2018	(06/22/2018	97.45
				Account	532.028 - Uni	forms Totals	Invo	oice Transactions 6	5	\$119.40
Account 532.056 - Subsc	riptions									
12997 - Douglas County Procurement Program	5-18 DALLAIRE	GVILLE	Paid by Check # 678371		05/27/2018	06/15/2018	06/15/2018		06/15/2018	123,50
				Account 532	.056 - Subscri	ptions Totals	Invo	oice Transactions	1	\$123.50
Account 533.800 - Office	Control of the Contro									
12997 - Douglas County Procurement Program	5-18 DALLAIRE	GVILLE	Paid by Check # 678371		05/27/2018	06/15/2018	06/15/2018		06/15/2018	161.45
12997 - Douglas County Procurement Program	5-18 LOUTHAN	GVILLE	Paid by Check # 678371		05/27/2018	06/15/2018	06/15/2018	(06/15/2018	41.21
12997 - Douglas County Procurement Program	5-18 LACOST	GVILLE	Paid by Check # 678371		05/27/2018	06/15/2018	06/15/2018		06/15/2018	25.23
8479 - Tahoe Supply Company	695622	TOWNGV	Paid by Check # 678949		05/24/2018	06/22/2018	06/22/2018	(06/22/2018	114.93
8479 - Tahoe Supply Company	696281	TOWNGV	Paid by Check # 678949		05/31/2018	06/22/2018	06/22/2018	(06/22/2018	27.50
				Account 533.8	00 - Office Su	pplies Totals	Invo	oice Transactions	5	\$370.32
Account 533.806 - Softwa	are					5000000000				
16648 - E Squared C Inc	44359	GVILLE	Paid by Check #: 678374		06/01/2018	06/15/2018	06/15/2018	(06/15/2018	37.50
			0.31.33.	Account	533.806 - Sof	tware Totals	Invo	oice Transactions 1	L -	\$37.50
Account 533,817 - Small	Projects									
5264 - Minden-Tahoe Airport	ARU SPONSOR 18	TOWN OF GARDNERVILLE	Paid by Check # 678870		06/14/2018	06/22/2018	06/22/2018	(06/22/2018	5,500.00
				Account 533.	817 - Small Pr	ojects Totals	Invo	oice Transactions 1	1	\$5,500.00
Account 562.000 - Capita	I Projects									
2012 - Lumos and Associates Inc	97229	9400.031	Paid by Check # 678863		05/24/2018	06/22/2018	06/22/2018	(06/22/2018	1,007.50
33044 - Als Excavating & Grading Inc	4418	TOWN OF GARDNERVILLE	Edit		06/15/2018	06/29/2018	06/29/2018			151.48
5859 - Mountain West Construction Inc	913	GVILLE	Edit		06/01/2018	06/29/2018	06/29/2018			325.00
			1 S 1 S 1 S 1 S 1 S 1 S 1 S 1 S 1 S 1 S	Account 562.00	00 - Capital Pr	ojects Totals	Invo	oice Transactions 3	3	\$1,483.98
					Health & Sani		Invo	oice Transactions 7	78	\$45,151.21
					erville Health		Invo	oice Transactions 7	78	\$45,151.21
* = Prior Fiscal Year Activity						Grand Totals	Invo	oice Transactions 2	207	\$157,497.63

Gardnerville Town Board AGENDA ACTION SHEET



- 1. **For Possible Action:** Discussion on three development applications (1) DA 18-032; (2) LDA 18-005; & (3) DA 18-031: Request by for a Mixed Use Commercial Overlay (DA 18-032) for a project consisting of an existing 10,000 square foot commercial building and 5 proposed four-plex buildings for a total of 20 residential units; a request for a Tentative Parcel Map (LDA 18-005) to create 4 parcels, lot 1 containing the existing commercial building, lots 2 and 3 to contain 2 four-plexes each, and lot 4 to contain the proposed common area and one four-plex; and a request for a major Design Review (DA-18-031) for the mixed use commercial project. The subject property is located at 1317 N US Highway 395, Gardnerville, in the Gardnerville Community Plan. (APN 1220-04-602-001-002); with public comment prior to board action.
- 2. Recommended Motion: motion to approve the requests by Ruins to Riches, LLC to;
 - (1) Under application DA 18-032 Mixed use Commercial Overlay for a project consisting of an existing 10,000 square foot commercial building and 5 proposed four-plex buildings for a total of 20 residential units;
 - (2) Under application request (LDA 18-005) Tentative Parcel Map to create 4 parcels, lot 1 containing the existing commercial building, lots 2 and 3 to contain 2 four-plexes each, and lot 4 to contain the proposed common area and one four-plex, and;
 - (3) Under application (DA-18-031) Major Design Review for the mixed use commercial project with the following conditions of approve as contained in the staff report.

	Funds Available: L	- Yes ≝ I	N/A	
3.	Department: Adm	inistration		
4.	Prepared by:	Tom Dallaire		
5.	Meeting Date:	July 3, 2018	Time Requested:	45 minutes
6.	Agenda: ☐Consen	t 🗷	Administrative	
Ba	ckground Informat	tion: See the att	ached staff report	
7.	Other Agency Revi	ew of Action:	Douglas County	₹ N/A
8.	Board Action: Approved Denied	□ Appro □ Contin	ved with Modification nued	is

Town of Gardnerville 1407 Highway 395 Gardnerville, Nevada 89410 775-782-7134 775-782-7135 fax www.gardnerville-nv.gov



STAFF REPORT

Date: June 29, 2018 for July 3rd 2018 GTB Meeting

To: Gardnerville Town Board

From: Tom Dallaire, Town Manager

Subject: DA 18-031, Request by Ruins to Riches LLC:

Discussion on three development applications (1) DA 18-032; (2) LDA 18-005; & (3) DA 18-031: Request by for a Mixed Use Commercial Overlay (DA 18-032) for a project consisting of an existing 10,000 square foot commercial building and 5 proposed four-plex buildings for a total of 20 residential units; a request for a Tentative Parcel Map (LDA 18-005) to create 4 parcels, lot 1 containing the existing commercial building, lots 2 and 3 to contain 2 four-plexes each, and lot 4 to contain the proposed common area and one four-plex; and a request for a major Design Review (DA-18-031) for the mixed use commercial project. The subject property is located at 1317 N US Highway 395, Gardnerville, in the Gardnerville Community Plan. (APN 1220-04-602-001-002);

Discussion:

The requested, Mixed Use Commercial Map overlay, Tentative Parcel map and Design Review Development Application proposes to create a mixed use development that could be owned by different owners, yet accomplishes the town Plan for Prosperity goal of creating more mixed use developments within the town.

The location of this project is just south of the Rite Aid building and east of the Guns and Ammo commercial building. The existing site access is from Highway 395. The applicant and town staff have tried to get the owners of the shopping center north of the site to allow for a shared access with them. The shopping center owners denied the request. The parcel overlay allows for the project to be considered one, for multiple owners. This is a creative way to manage the building separation issues for the lenders. The project proposed to construct five (5) - four plex units connected by the overlay to the existing 10,000 sf of commercial space adjacent to Highway 395. The proposed associated drainage and parcel improvements are all within the X Shaded flood zone, except that small area in an AO 2 flood zone.



The Master plan land designation is Commercial Zoning district. The residential density proposed is at 7.2 units per acre and 16 units per acre are allowed in the mixed use commercial zoning district.

Ruins to Riches Design Review Development Application June 27, 2018

Town staff concurs with the county staff report on this project and believes that the approval of the project would be a great use of the property and will fit into the area and neighborhood of the commercial retails stores and condominium and apartment units directly behind this project location.

Flooding:

The site is located within the "x" shaded flood zone with a small portion of the site within the 2ft OA flood designation.

Storm Drainage: The project will accept the storm water from Elges Ave. There is a potential that in the future if edges was ever constructed to the county standards with curb and gutter this drainage pipe would be used to convey storm water back to the Cottonwood slough. There is an open ditch, full of dead willows and an open pipe at the most easterly apartment complex that could discharge stormwater in the future as well. The existing storm drain pipe will flow onto the site and into their pond. Town staff's concern is maintaining something that is owned by the town, and therefore we cannot be responsible for the maintenance of this pond. The pond was not designed to store this extra runoff, but will convey through the project this runoff. Town staff wanted to make sure this was discussed and was acceptable to the project owners.

The storm drain is there for the developer to connect to.

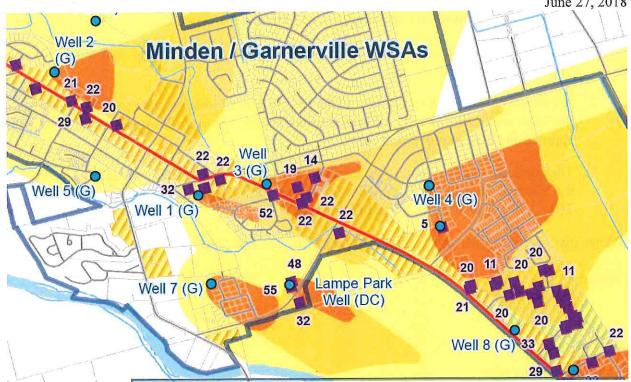
Traffic:

This study states that with the change from 44 maximum developed units to 20, the peak hour trips are reduced from 34 trips to 13 trips which is of minimal impact to the adjacent street network of Highway 395.

Plan for Prosperity:

The proposed development matches the intent of the plan, even though this area was not specifically identified in the plan as mixed use. The town board previously supported the zone change and has been awaiting this design review application. The mixed use development is a key focus to making the down town area vibrant and flourishing with activity.

Ruins to Riches
Design Review Development Application
June 27, 2018



Staff recommends approval with the following conditions;

- 1. Provide a storm drainage maintenance plan for the proposed basin and storm drainage improvements through the site.
- 2. All improvements need to conform to the town's general improvement standards specifically the trash enclosure (a copy has been attached to this report). Town staff shall review and approve all future improvement plans.
- 3. The applicant shall be responsible for all administrative, engineering, or legal fees incurred by the Town in conjunction with reviewing the project. These fees shall be reimbursed to the Town before the issuance of the final approval.

Please give us a call with any questions or concerns you may have regarding this project.

Sincerely,

Tom Dallaire, P.E.
Town of Gardnerville
Superintendent Town Public Works

CC: File Steve Mason, DC Planning

DOUGLAS COUNTY GREAT PEOPLE & GREAT PLACES

COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Minden, Nevada 89423

Mimi Moss DIRECTOR

775-782-6201 FAX: 775-782-6297 website: www.douglascountynv.gov Building Division Engineering Division Planning Division Code Enforcement

MEMORANDUM

Date:

July 10, 2018

To:

Douglas County Planning Commission

From:

Steve Mason, Associate Planner

Subject:

Request for: 1) a Zoning Map Amendment (DA 18-032); 2) a Land Division

Application (LDA 18-005) for a Tentative Parcel Map; 3) a Major Design Review (DA 18-031); and, 4) a Major Variance (DP 18-0094), for Ruins to Riches, LLC.

(APN: 1220-04-602-017)

I. REQUEST

For possible action. Discussion on a combined request: 1) a Zoning Map Amendment (DA 18-032) to create a "Mixed-Use Commercial" (MUC) overlay district; 2) a Land Division Application (LDA 18-005) for a Tentative Parcel Map to create four parcels from .22-acres to 1.4-acres in size; 3) a Major Design Review (DA 18-031) to construct three multi-family residential buildings to accommodate a total of twenty living units with attached garages; and 4) a Major Variance to allow a reduction in the setbacks for the multi-family residential buildings. The subject parcels are located at 1321 & 1317 Hwy 395 N (northeast side of 395), approximately 700 feet southeast of the intersection of Waterloo Lane and 395, in the Minden/Gardnerville Community Plan Area. The applicant is Ruins to Riches, LLC (APN: 1220-04-602-017).

II. RECOMMENDATION

The Planning Commission may recommend "approval", "approval with conditions", or "denial" of the request to the Board of Commissioners. Staff recommends that the Planning Commission take the following action:

Recommend to the Board of Commissioners <u>approval</u> of the Zoning Map Amendment (ZMA) DA 18-032 establishing the Mixed Use Commercial Overlay, including a (1) Tentative Parcel Map to create 4 parcels ranging in size from 0.22 acres to 1.4 acres (LDA 18-005); (2) a Major Design Review for the 20 residential units with attached garages (DA 18-031): and (3) a Major Variance to allow for reduced setbacks for the multi-family residential buildings (DP 18-0094), based upon the ability to make the

required findings as outlined in this staff report, and subject to the recommended conditions of approval.

Note: Some of the below-listed conditions of approval appear twice. This is intentional to ensure timely completion regardless of the order in which the various entitlements are required by the applicant.

THE FOLLOWING CONDITION(S) MUST BE MET PRIOR TO THE SUBMITTAL OF A SITE IMPROVEMENT PERMIT OR BUILDING PERMIT:

Planning Division Condition(s)

- 1. A shared parking-access agreement must be signed by the owner, notarized and submitted to staff for review and approval, and subsequently recorded by the applicant. The document must indicate that reciprocal parking and access extends to all four (4) proposed parcels and any future parcel configurations.
- 2. The applicant must provide evidence that the GIS Department has approved any new street names or addresses.

THE FOLLOWING CONDITIONS MUST BE MET PRIOR TO FINAL MAP SUBMITTAL:

Engineering Division Condition(s)

- 3. The applicant must submit plans and supporting documents for review and approval. Plans and documentation must be in conformance with the Douglas County Design Criteria and Improvement Standards (DCDCIS) including the following project specific items:
 - a. The applicant must submit civil improvement plans in conformance with Division 2 *Improvement Plans*.
 - b. A site improvement permit will not be issued until plans have been approved for all non-county utilities necessary to serve the development.
 - c. The applicant must submit a final technical drainage report and plans meeting the requirements of Division 6 Storm Drainage and Appendix D Storm Drainage Details.
 - d. The plans must show all necessary drainage easements and identify them as public or private.
 - e. The applicant shall have the existing island median separating ingress and egress traffic to the project site removed in accordance with the "Addendum to Ruins to Riches Traffic Study dated January, 2017 by Solaegui Engineers, Ltd" by Stanka Consulting, Ltd dated November 1, 2017.
 - f. The project driveway connecting to US Highway 395 shall be constructed to NDOT standards.
 - g. All internal streets (drive aisles), sidewalks, and curb and gutter shall meet Division 3 in Part II of the Douglas County Design Criteria and Improvement Standards (DCDCIS). And also the following standard Details from Appendix

A: Type 1 PCC Curb & Gutter, Typical Sidewalk, and the minimum pavement section shown for the Local Road Section detail.

- 4. The development will be served by a public water system, and the following conditions apply:
 - a. The applicant must meet the requirements of the "Water Will Serve" letter or other letter of intent to serve.
 - b. Water lines must meet the requirements of Division 4 *Water Systems* and Appendix B *Water System Details*, or standards of other applicable agencies.
- 5. The development will be served by a public sewer system, and the following conditions apply:
 - a. The applicant must meet the requirements of the "Sewer Will Serve" letter or other letter of intent to serve.
 - b. Sewer lines must meet the requirements of Division 5 Sewer Systems and Appendix C Sewer System Details or standards from other applicable agencies
- 6. The applicant must provide evidence that conditions placed on the project by the Water Conveyance Advisory Committee (WCAC), pursuant to the meeting on July 2, 2018, have been met.
- 7. The applicant must provide a paved pullout for a new cluster mailbox location. If a new cluster mailbox location is not required, then the applicant must be responsible for providing documentation to that effect from the U.S. Postal Service. (See Condition 17.a)
- 8. On-site and off-site improvements must be constructed or secured. If the applicant proposes to secure for any of the required improvements, the applicant must enter into a security and improvement agreement with Douglas County. The security improvement agreement and the security deposit shall comply with Douglas County Code Sections 20.720.020 and 20.720.030.
- 9. The applicant must provide documentation that all required improvements, including utilities are installed, constructed or secured.
- 10. The applicant must provide evidence that the Nevada Department of Transportation (NDOT) has reviewed and approved development within their jurisdiction.

THE FOLLOWING CONDITION(S) MUST BE MET AT THE TIME OF THE SUBMITTAL OF A SITE IMPROVEMENT PERMIT OR BUILDING PERMIT:

Engineering Division Condition(s)

11. The applicant must submit plans and supporting documents for review and approval. Plans and documentation must be in conformance with the Douglas County Design

Criteria and Improvement Standards (DCDCIS) including the following project specific items:

- a. Civil improvement plans must be submitted in conformance with Division 2 *Improvement Plans*.
- b. Final technical drainage report and plans must meet the requirements of Division 6 Storm Drainage and Appendix D Storm Drainage Details. The plans must show all necessary drainage easements and identify them as public or private.
- c. The plans must show all necessary drainage easements and identify them as public or private.
- d. The applicant shall have the existing island median separating ingress and egress traffic to the project site removed in accordance with the "Addendum to Ruins to Riches Traffic Study dated January, 2017 by Solaegui Engineers, Ltd" by Stanka Consulting, Ltd dated November 1, 2017.
- e. The project driveway connecting to US Highway 395 shall be constructed to NDOT standards.
- f. All internal streets (drive aisles), sidewalks, and curb and gutter shall meet Division 3 in Part II of the Douglas County Design Criteria and Improvement Standards (DCDCIS). And also the following standard Details from Appendix A:Type 1 PCC Curb & Gutter, Typical Sidewalk, and the minimum pavement section shown for the Local Road Section detail.
- g. A site improvement permit will not be issued until plans have been approved for all non-county utilities necessary to serve the development.
- h. All portions of the public water line including fire hydrants and service lines to the water meter must be located within a public utility easement.
- i. Sanitary sewer easements need to be identified as public or private, as required by Minden-Gardnerville Sanitation District.
- j. The development will be served by a public sewer system and the applicant must comply with the following:
 - i) The "Sewer Will Serve" letter or other letter of intent to serve.
 - ii) Sewer improvements must meet the requirements of Division 5 Sewer System and Appendix C Sewer System Details, or other applicable agency standards.
- k. The development will be served by a public water system and the applicant must comply with the following:
 - i) The "Water Will Serve" letter or other letter of intent to serve.
 - ii) Water lines must meet the requirements of Division 4 Water Systems and Appendix B Water System Details or other applicable agency standards.
- 12. The applicant must provide evidence that the Nevada Department of Transportation (NDOT) has reviewed and approved any development within their jurisdiction.

Planning Division Condition(s)

13. The applicant must submit revised site plans for review and approval. The plans must be in conformance with the Douglas County Code (DCC), Title 20, and the Douglas

County Design Criteria and Improvement Standards (DCDCIS) including the following project specific items:

- a. Final landscape and irrigation plans stamped by a licensed architect, landscape architect, landscape contractor, or civil engineer. Landscape and irrigation plans must be consistent with both the DCDCIS and DCC, Title 20, Chapter 20.694 Landscape Standards, and Section 20.692.080 (D) Parking lot landscape standards.
- b. Identify the location and dimensions of all exterior utility meters, transformers, satellite dishes, HVAC equipment, solar panels, and other utility or mechanical equipment.

(1) All equipment installed on the ground must be screened with dense landscaping and/or approved solid fencing.

c. Trash enclosure details. The trash enclosure must comply with the standards set forth in Part I, Appendix A, of the DCDCIS.

d. Bike rack location and detail plan. A minimum of four (4) bicycle rack spaces must be provided in accordance with DCC, Title 20, Section 20.692.080 (E) *Bicycle parking*.

e. The driveway approaches shall be denoted to a minimum depth of 10 feet with interlocking pavers, stones, or other similar treatments. <u>(For commercial developments in the Towns of Minden and Gardnerville.)</u>

- 14. The applicant must submit revised architectural plans for review and approval. The plans must be in conformance with the Douglas County Code (DCC), Title 20, and Douglas County Design Criteria and Improvement Standards (DCDCIS) including the following project-specific items:
 - a. Identify the location and dimensions of all exterior utility meters, transformers, roof-top equipment, roof access ladders, satellite dishes, HVAC equipment, solar panels, and other utility or mechanical equipment.
 - i. All roof-mounted or elevated equipment must be fully screened from all sides of the building by means of parapet walls that are at least as high as the top of the units or other acceptable architectural elements.
- 15. The applicant must provide evidence that conditions placed on the project by the Gardnerville Town Board, pursuant to the meeting on July 3, 2018, have been met.
- 16. The applicant must submit plans to the respective Fire District for review and obtain approval.

THE FOLLOWING CONDITIONS MUST BE MET WITH THE SUBMITTAL OF A FINAL MAP:

Engineering Division Condition(s)

- 17. The Final Map must show the following:
 - a. An easement for any new cluster mailbox location. (See Condition 7)
 - b. Identify and delineate special flood hazard areas.

- c. Drainage easements necessary to mitigate onsite, offsite, and cross-lot drainage impacts. All drainage easements not accepting flow from a public right-of-way must be shown as private.
- d. All portions of the public water line including fire hydrants and service lines to the water meter must be located within a public utility easement. Waterline easement needs to be identified as public.
- e. Sanitary sewer easement needs to be identified as public or private
- f. Revise "Private Access Road" to "Private Access Easement."
- g. Remove Notes 3 & 8 Hillside grading is not applicable to this map
- h. "Steve Mason" does not need to be listed in the Community Development Department Certificate
- i. Under County Engineer's Certificate revise "Erik Nilssen, P.R." to "Erik Nilssen, P.E."
- j. A ten (10) foot wide, for commercial, public utility easement along all road frontages and a five (5) foot wide public utility easement along the side and rear lot lines of Lot 4 only.

18. The Final Map must provide notes that read as follows:

- a. Any further division of these parcels may be subject to subdivision improvements as provided under NRS 278.462(3).
- b. The Community Development Certificate must state, "There are no public rights-of-way offered for dedication as part of this map. The County accepts the offer for dedication for the public utility easement(s)."
- c. The subject property lies within the "X-shaded and AO-2" flood zone, per community FIRM Panel No.265G, effective date 2010.
- d. All construction and development within the special flood hazard area must comply with Douglas County Code, Chapter 20.50 *Floodplain Management*.
- e. Maintenance of all drainage facilities and easements must be the responsibility of a private entity, including a homeowner's association. Douglas County rejects any offer of dedication of drainage facilities or drainage easements.
- f. Obstructing the flow or altering the course of a drainage channel is prohibited, unless permitted by authorizing agency.
- g. For drainage that does not cross property lines and does not convey public water the applicant shall submit a copy of a recorded deed restriction stating the following:

"On-site drainage patterns have been constructed and will be maintained in accordance with the plans approved by the Douglas County Community Development Department on (date). Any alterations to the approved onsite drainage patterns will only be allowed after a site improvement permit has been approved by the Douglas County Community Development Department. If the on-site drainage infrastructure is not maintained in an acceptable manner, the County or (Town of Gardnerville) may perform the necessary maintenance to insure public safety needs are met. The County will have the option to see reimbursement for any performed maintenance in accordance with Douglas County Code 20.691.270 Abatement by County"

Planning Division Condition(s)

- 19. The applicant must submit documentation that all property taxes and any agricultural liens of the property have been paid in full for the current fiscal year.
- 20. The applicant must comply with the Final Map requirements as prescribed by NRS 278 and Douglas County Code, <u>Section 20.712 Parcel Maps</u>.
- 21. The applicant must submit an affidavit stating that the person proposing to divide the land, or any successor in interest, will make provision for the payment of the tax imposed by chapter 375 of NRS and for compliance with the disclosure and recording requirements of subsection 5 of NRS 598.0923.

THE FOLLOWING CONDITION(S) MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A SITE IMPROVEMENT PERMIT OR BUILDING PERMIT:

Engineering Division Condition(s)

22. The applicant must submit receipts from the Gardnerville Town Water Company and Minden-Gardnerville Sanitation District for water and sewer service.

THE FOLLOWING CONDITION(S) MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A NOTICE OF COMPLETION OR CERTIFICATE OF OCCUPANCY:

Engineering Division Condition(s)

23. For drainage that does not cross property lines and does not convey public water the applicant shall submit a copy of a recorded deed restriction stating the following:

"On-site drainage patterns have been constructed and will be maintained in accordance with the plans approved by the Douglas County Community Development Department on (date). Any alterations to the approved onsite drainage patterns will only be allowed after a site improvement permit has been approved by the Douglas County Community Development Department. If the on-site drainage infrastructure is not maintained in an acceptable manner, the County or (applicable town or GID) may perform the necessary maintenance to insure public safety needs are met. The County will have the option to see reimbursement for any performed maintenance in accordance with Douglas County Code 20.691.270 Abatement by County" (This is not intended for all projects, but would be for projects that have significant storm drain infrastructure (not just overland flow) such as private detention/retention ponds, underground storage, or drains to county maintained facilities.)

Planning Division Condition(s)

- 24. The applicant must provide handicapped parking spaces, access aisles, loading zones, and ramps that comply with the Americans with Disabilities Act (ADA) and CABO/ANSI standards. The applicant is solely responsible for compliance with all ADA standards.
- 25. The applicant must submit any modifications to the approved Design Review to the Community Development Department for review. All modifications must be clouded or otherwise identified on the plans and within the revision block. All revisions are subject to applicable review requirements and fees.
- 26. The applicant must paint all metal doors, downspouts, and other exposed metal surfaces (e.g. delivery doors, roof flashings, etc.) with a non-glossy paint to match the exterior color of the building. Metal surfaces that are glossy when new but designed to weather and gain a patina with age are not required to be painted.
- 27. Any request for changes or modifications to the approved landscape and irrigation plans must be submitted in writing by the applicant, the modified plans sealed and signed by their preparer, to the Planning Division prior to installation and final inspection.
- 28. If any damage to existing roads is caused by the transporting of construction equipment or materials by the applicant or any contractor of the applicant, the applicant must repair the roads to their prior condition upon notification in writing by the Community Development Department.

THE FOLLOWING CONDITION(S) ARE GENERAL CONDITIONS APPLICABLE THROUGHOUT THE LIFE OF THE PROJECT:

Engineering Division Condition(s)

29. The applicant and all subsequent owners must maintain all on-site storm drainage facilities. Obstructing the flow or altering the course of a drainage channel is prohibited unless permitted by an authorizing agency.

Planning Division Condition(s)

- 30. Exterior building and parking lot lighting must be consistent with that approved under this Design Review. The applicant, and any subsequent owners, must submit any modifications to the approved project exterior lighting to the Community Development Department for review and approval. The County may require shielding, replacement, or removal of fixtures as necessary to reduce significant off-site impacts of lighting.
- 31. No signs are approved for this project. The applicant must submit a separate application for signage to the Community Development Department.

- 32. This is the final decision regarding the application. This approval (excepting the Tentative Parcel Map see below) will expire if the project is not inaugurated within two years of the date of this letter. Extensions of time may be granted in accordance with Douglas County Code, Section 20.30.020.
- 33. The Tentative Parcel Map approval will expire one year from the date of approval if a final map application that conforms to all the conditions of approval is not recorded prior to the expiration date. Extensions of time may be granted in accordance with Douglas County Code, Section 20.712.030.

III. PROJECT INFORMATION

Owners/Applicant

Ruins to Riches, LLC

PO Box 119

Gardnerville, NV 89410

Representative

Mark Johnson

C/o Stanka Consulting

3108 Silver Sage Drive - Suite 102

Carson City, NV 89701

Location

1321 & 1317 Hwy 395 N (northeast side of HWY), approximately 700 feet southeast of

the intersection of Waterloo Lane/395

Current Master Plan Designation

Commercial

Current Zoning Designation

Mixed Use Commercial (MUC)

Proposed Zoning Designation

Mixed Use Commercial (MUC) with Mixed

Use Commercial Overlay

Parcels within a 700' radius were noticed of this request and a public notice sign was placed on the parcels.

IV. BACKGROUND AND PROJECT DESCRIPTION

The project site is a 2.77-acre parcel (Formerly two contiguous parcels 1.28 acres and 1.49 acres in size – merged in June 2018). The site is bordered by a shopping center to the north, a multifamily residential neighborhood to the east, and an un-developed lot to the south. The parcel abuts HWY 395 to the west, and the half of the parcel closest to the highway is developed with a paved parking lot and a 9,698 square-foot single-story commercial building occupied by a gunsmith retail shop ("Guns and Ammo"). This structure was built in 1966 and has accommodated a number of commercial uses in the past including "Thoroughbred Photo" which was owned by former County Commissioner Robert Oswald (d. 1998), while the parcel itself was among the local real estate holdings of Hall of Fame baseball player Ty Cobb (d. 1961). The other half of the parcel remains undeveloped, aside from a partially-paved drainage ditch

bisecting the parcel. This area is overgrown with weeds and grasses and appears to serve only as a dumping ground for stolen shopping carts.

The project parcel was <u>re-zoned</u> from "Neighborhood Commercial" to "Mixed-Use Commercial" pursuant to Board of County Commissioners approval on June 1, 2017 (Application # DA 17-013). The application before you would serve to complete the over-all development with four further entitlements:

- 1. Establishment of a "Mixed-Use Commercial" (MUC) overlay district
- 2. A Tentative Parcel Map to create four (4) parcels from .22-acres to 1.4-acres in size
- 3. A Design Review to construct three (3) multi-family residential buildings to accommodate twenty (20) living units (total) with attached garages
- 4. A Major Variance to allow for a reduction in the setbacks from parcel lines for two (2) of the multi-family residential structures

The MUC *overlay district* (not to be confused with MUC-*zoning*) is required in order to establish provisions by way of a "development plan" pursuant to Douglas County Code (DCC) 20.675.040. The procedure is described in DCC 20.675.050 (emphases added):

20.675.050 (MUC) General provisions

- A. All applications for the mixed-use commercial overlay district shall include and combine the applications for land use approval necessary for project implementation including, but not limited to, subdivision of land, design review, variances, and special use permit. (Ord. 1193, 2007)
- B. An application for the establishment of a mixed-use commercial overlay shall be reviewed and approved in a procedure that combines the procedures for approval of a zoning map amendment set forth in chapter 20.610.020, a <u>tentative</u> subdivision or <u>parcel map</u> approval as set forth in chapters 20.704, 20.708, and 20.712, a variance as set forth in 20.606, a special use permit as set forth in chapter 20.604, and <u>design review</u> as set forth in chapter 20.614, as applicable. (Ord. 1193, 2007)

The "land-use approval(s) necessary for project implementation" in this case are the aforementioned Parcel Map, Design Review and Variance.

V. DISCUSSION

Douglas County Code (DCC) describes MUC (Mixed-use commercial) zoning: (Emphases added to denote goals which are specifically relevant to this proposal)

20.650.010.C.5 - MUC The purpose of this district is to provide areas which integrate compatible commercial uses with medium density multi-family residential uses through proper design. Situated within a commercial land use designation in the master plan, the goal of the district is to provide for a better jobs-housing balance, conserve land resources, reduce commuter trips, and provide opportunities for more affordable housing. The MUC district can be used for in-fill projects and as a rehabilitation tool for selective properties in distressed areas. The MUC district can also be located as a transition zone between multi-family development and

other commercial districts. The residential density must not exceed 16 units per gross acre.

The Town of Gardnerville's 2006 "Plan for Prosperity" makes numerous mentions of the goal of "pedestrian-friendly" and "walkable" development and also advocates strongly for projects which will promote a commercial/residential "mixed-use." This project is fully-compatible with these objectives.

The project site is less than .25 miles walking distance from the commercially-developed intersection of Hwy 395 and Waterloo Lane, which features regulated crosswalks at all four crossings and existing pedestrian access (paved sidewalk) to this project site. Three full-service grocery stores, two drug store/pharmacies, several restaurants (fast-food and "casual dining") and a number of other commercial/retail establishments are located in this area.

The project, when completed, will be a "horizontal" mixed-use development, featuring residential and retail uses adjacent to one another, as opposed to a "vertical" mixed-use which features residential uses located above commercial uses. This design choice is also in keeping with the policies of the "Plan for Prosperity." "Vertical" mixed-use is generally better suited to densely-developed downtown urban areas whereas the "horizontal" layout is more appropriate for the less-dense nature of the project area.

A single shared-access point at Hwy 395 would serve both the existing commercial use as well as the proposed multi-family residential use. A conceptual site plan has been provided with this application, designed for compliance with both Douglas County Code (DCC) and Douglas County Design Criteria and Improvement Standards (DCDCIS), aside from a Major Variance requested for the structural setbacks for the residential structures on proposed "Lot 2" and "Lot 3" (See site plan – ATTACHMENT 4). Approval of the Variance would effectively result in 0' setbacks (DCC requires a 10' rear structural setback) and the lots would mirror the structural footprints. An additional residential structure would reside on proposed "Lot 4" with the common area and driveway for the residential complex. It is important to note that Lots 2-3 are located internally within the boundaries of the overall project area. Accordingly, the structures will be 25' from the boundary of the nearest neighboring parcels. The applicant's Justification Letter for the Variance is included as ATTACHMENT 6.d.

VI. FINDINGS AND EVIDENCE

Four (4) Entitlements: 1. ZMA / 2. LDA / 3. Design Review / 4. Variance

1. Zoning Map Amendment (DA 18-032) to create a "Mixed-Use Commercial" (MUC) overlay district:

DCC 20.610.050.A-C specifies the provisions and findings required of the Planning Commission and Board of Commissioners when considering a Zoning Map Amendment. The following findings must be made, in the affirmative, in order to approve a Zoning Map Amendment:

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

Staff Response: Staff finds the proposed zoning map amendment to be consistent with the policies found within the Master Plan and the underlying land use designation contained in the land use plan. "Mixed Use Commercial" development, within an Urban Service Area, is encouraged throughout the Land Use Element of the 2011 Master Plan. The proposed MUC overlay is consistent with the existing Master Plan designation of "Commercial" and the current zoning of Mixed Use Commercial. Maximum residential density for MUC is 16 units per gross acre. The parcel under consideration for 20 future residential units could conceivably accommodate up to 44 dwelling units at maximum-density.

Staff finds that the project is consistent with the following "Land Use" (LU) and "Minden/Gardnerville" (MG) Community Plan goals and policies of the Master Plan (emphases added):

Master Plan "Land Use" (LU) Policies:

LU Policy 2.3

In planning for growth of its rural and urban communities, Douglas County shall give first priority to development of vacant or <u>under-utilized</u> land within the communities ("<u>infill"</u> and "redevelopment") and second priority to development that expands the community. The County's policies regarding public service provision shall support these priorities.

LU Policy 5.6

Douglas County shall provide for the use of flexible community design techniques within Urban Service Areas to establish or revitalize neighborhoods. <u>Mixed-Use Commercial</u> projects, high density traditional design, and Planned Developments are examples of these techniques, which should be considered when site design or neighborhood compatibility concerns can best be addressed by a project with a mix of uses or densities.

Master Plan "Minden/Gardnerville" (MG) Policies:

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 <u>mixed use commercial</u>, in a manner that is compatible with the Towns' existing character.

MG Policy 2.8

Create a mixed-use and connected community by continuing to plan for <u>mixed-use projects</u> that create and connect to <u>walkable</u> <u>neighborhoods</u> and existing pedestrian trails.

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

<u>districts.</u> The County shall work with the Towns to limit and define big box structures within the design code.

Finding B. That the proposed amendment will not be inconsistent with adequate public facilities policies contained in this title.

Staff Response: Douglas County Code Section 20.100.020 prohibits the approval of a development application unless the development is served by adequate water, wastewater, drainage, and transportation facilities, or provisions have been made for these services. Public facilities are currently in place at the project site, which is served by Minden Gardnerville Sanitation District (MGSD) and the Gardnerville Water Company. Facilities are in place at the "Guns & Ammo" structure, and means to extend the water main to serve the 20 unit townhomes will be coordinated with the Gardnerville Water Company as indicated in their letter dated February 14, 2017 (ATTACHMENT 7). Phone, cable & internet, gas, and electrical services are currently available at the project site.

The development will provide adequate storm drainage through the use of either detention or retention facilities and discharge to existing storm drain facilities located to the east of the development. The existing storm drain facility is located at the property line to the east of the development and is located within an existing storm drain easement. The project will go before WCAC on July 2, 2018 to dedicate easement over the existing irrigation ditch and propose how to perpetuate irrigation flows through their new development, if applicable.

A traffic study analyzing the proposal determined that traffic generated by the proposed townhomes will have little impact on the US Highway 395 if the number of units is 20 or fewer. Any required signage, striping or traffic control improvements will be required to comply with Douglas County *and* Nevada Department of Transportation (NDOT) requirements.

Finding C. That the proposed amendment is compatible with the actual and master planned use of the adjacent properties.

Staff Response: Actual uses of adjacent properties include a commercial shopping center to the north (zoned NC "Neighborhood Commercial"), a multi-family residential neighborhood to the east (zoned MFR "Multi-family Residential") and an un-developed lot to the south (zoned NC). Master Plan-designated uses include "Commercial" to the north, south and west, and "Multi-Family Residential" to the east. The proposed MUC overlay is compatible with all of these neighboring uses.

2. <u>Land Division Application (LDA 18-005) for a Tentative Parcel Map to create four (4) parcels from .22-acres to 1.4-acres in size:</u>

DCC 20.712.060.A-E specifies the provisions and findings required of the Planning Commission and Board of Commissioners when considering a Tentative Parcel Map:

Finding A. The property to be divided is zoned for the intended uses and the density and design of the division conforms to the requirements of the zoning regulations contained in the development code;

Staff Response: Affirmative on all counts - "MUC" (Mixed-use commercial) is described in DCC 20.650.010.C.5 "The purpose of this district is to provide areas which integrate compatible commercial uses with medium density multi-family residential uses through proper design. Situated within a commercial land use designation in the master plan, the goal of the district is to provide for a better jobs-housing balance, conserve land resources, reduce commuter trips, and provide opportunities for more affordable housing. The MUC district can be used for in-fill projects and as a rehabilitation tool for selective properties in distressed areas. The MUC district can also be located as a transition zone between multi-family development and other commercial districts. The residential density must not exceed 16 units per gross acre."

The project, as proposed, will provide residential density at 7.2 units per gross acre. Three full-service grocery stores, two drug store/pharmacies, several restaurants (fast-food and "casual dining") and a number of other commercial/retail establishments are located within reasonable walking distance. The project site is also located within a commercial land use designation in the master plan.

Finding B. The proposed parcel map conforms to public facilities and improvement standards of this land development code;

Staff Response: Confirmed - See ZMA "Finding B" on page 13.

Finding C. The proposed parcel map conforms to the improvement and design standards contained in this title;

Staff Response: A Major Variance (to DCC 20.658.010 is included in the application for a reduction in the setbacks from property lines for the two multi-family residential structures on proposed Lots #2 and #3. The project meets *all* other requirements found in DCC Title 20 and the design criteria and improvement standards (DCIS).

Finding D. There are no delinquent taxes or assessments on the land to be divided, as certified by the county treasurer;

Staff Response: Confirmed; A condition of approval will require this prior to final map recordation, as well.

Finding E. The project is not located within an identified archeological or 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.

Staff Response: The project is not located within an identified archeological or cultural study area recognized by the County.

3. <u>Major Design Review (DA 18-031) to construct three (3) multi-family residential buildings to accommodate twenty (20) living units with attached garages:</u>

DCC 20.614.040A-H specifies the provisions and findings required of the Planning Commission and Board of Commissioners when considering a Design Review. The following findings must be made, in the affirmative:

Finding A. The proposed development is consistent with the goals and policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations;

Staff Response: Confirmed - See ZMA "Finding A" on pages 11-12.

Finding B. The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. These improvements or modifications may include but shall not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both;

Staff Response: The site is bordered by a shopping center to the north, a multi-family residential neighborhood to the east, and an un-developed lot to the south. No incompatibilities will result from the proposed project. Adequate buffer areas (to be landscaped) will negate any potential adverse impacts that could reasonably occur.

Finding C. The proposed development will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;

Staff Response: A Traffic Study analyzing the proposal determined that traffic generated by the proposed townhomes will have little impact on the US Highway 395 if the number of units is 20 or fewer.

Finding D. The proposed development incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets;

Staff Response: Any required signage, striping or traffic control improvements will be required to comply with Douglas County *and* Nevada Department of Transportation (NDOT) requirements.

Finding E. The proposed development incorporates features to minimize adverse effects, including visual impacts, of the proposed development on adjacent properties;

Staff Response: Adequate buffer areas (to be landscaped) will negate any potential adverse visual impacts.

Finding F. 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;

Staff Response: The project is not located within an identified archeological or cultural study area recognized by the County.

Finding G. The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, the Douglas County design criteria and improvement standards and all other requirements of this title applicable to the proposed development and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of chapter 20.100;

Staff Response: Confirmed - See ZMA "Finding B" on page 13.

Finding H. The proposed development will not be materially detrimental to the public health, safety, convenience and welfare, or result in material damage or prejudice to other property in the vicinity.

Staff Response: See Findings B, C and E, immediately above.

4. <u>Major Variance (DP 18-0094) to allow for a reduction in the setbacks for two (2) of</u> the multi-family residential structures

DCC 20.606.050.B.1-3 specifies the provisions and findings required of the Planning Commission and Board of Commissioners when considering a Major Variance. The following findings must be made, in the affirmative:

Finding 1. By reason of exceptional narrowness, shallowness, or shape of the property in question, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the property in question, the strict application of the provisions of that title would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the applicant;

Staff Response:

In order to create parcels that consist of building envelopes, it is necessary for the applicant to request such a variance. The structures on lots 2 and 3 will be 0 feet from the property lines, however, the structures themselves will be 25 feet from the nearest exterior project boundary. The applicant also anticipates possible multiple future ownership, and separation of two of the residential structures on to their own parcel (Lots 2-3), and the third residential building (with open space, parking and driveway areas) to its own parcel (Lot 4), allowing for 4 separate ownerships. A shared parking agreement to include all four proposed parcels has been included as condition of approval #1.

Finding 2. The circumstances or conditions do not apply generally to other properties in the same land use district:

Staff Response: As noted in finding 1 above, in order to create parcels that consist of building envelopes with 0' setbacks, the variance request is necessary. At 2.77-acres, the project area is unusually compact for a mixed-use commercial/residential development. The majority of neighboring parcels, also in the "Commercial" land use district, contain large corporate retail outlets (Rite-Aid, AM/PM, Walgreens, Beall's, Starbucks, etc.). While in the same land use district, the adjacent commercial uses are not providing the mix of uses allowed by the Mixed Use Commercial zone district. t.

Finding 3. The granting of the variance will not result in material damage or prejudice to other properties in the vicinity, substantial impairment of natural resources or be detrimental to the public health, safety and general welfare.

Staff Response: The Major Variance being requested for structural setbacks pertains to parcels located internally *within* the boundaries of the overall project area, and do not border on any of the peripheral boundaries (25'+ setback from nearest neighboring property). No disadvantages to neighboring properties or detriment to public health, safety and general welfare will result from granting of the Variance.

VII. PENDING REVIEW

The project will be reviewed by the Water Conveyance Advisory Committee (WCAC) at their July 2, 2018, meeting and the Gardnerville Town Board at their July 3, 2018, meeting. The applicant will be required to comply with any conditions which were applied to the project pursuant to recommendations resulting from these review meetings (s ee condition of approval #6 and #15). Any recommendations made by the WCAC and Town Board will be conveyed to the Planning Commission at the hearing. It should be noted that the Town of Gardnerville endorsed the 2017 Zoning Map Amendment from Neighborhood Commercial to Mixed Use Commercial (See their letter - ATTACHMENT 8) and the concept of the overall project, describing it as a "good fit... for this property in the towns plan for prosperity... (it) will complement the existing uses of surrounding properties."

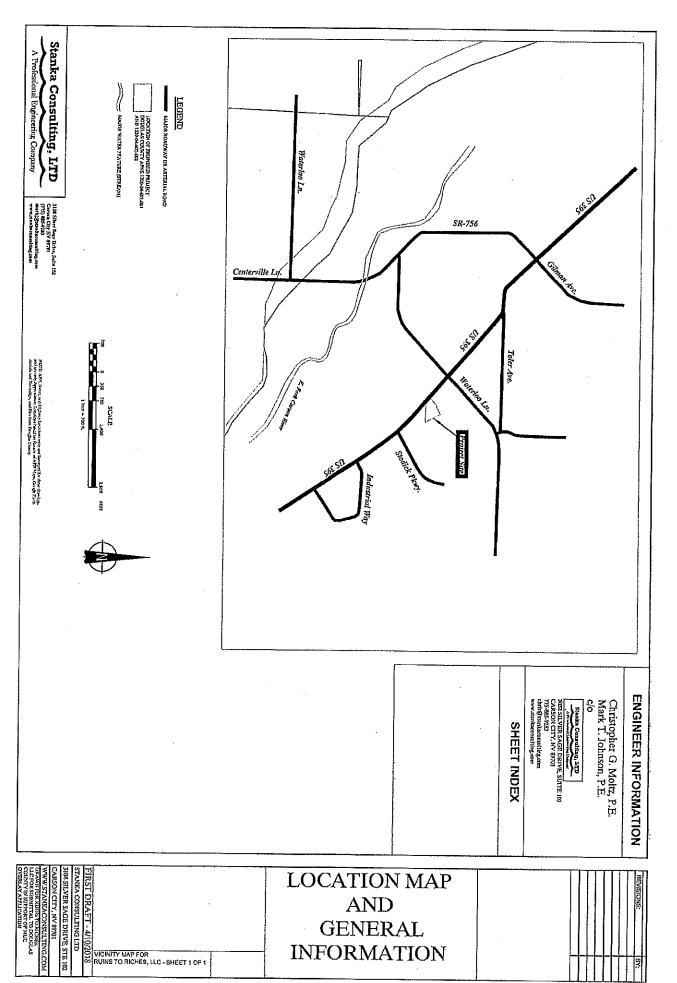
VIII. RECOMMENDATION

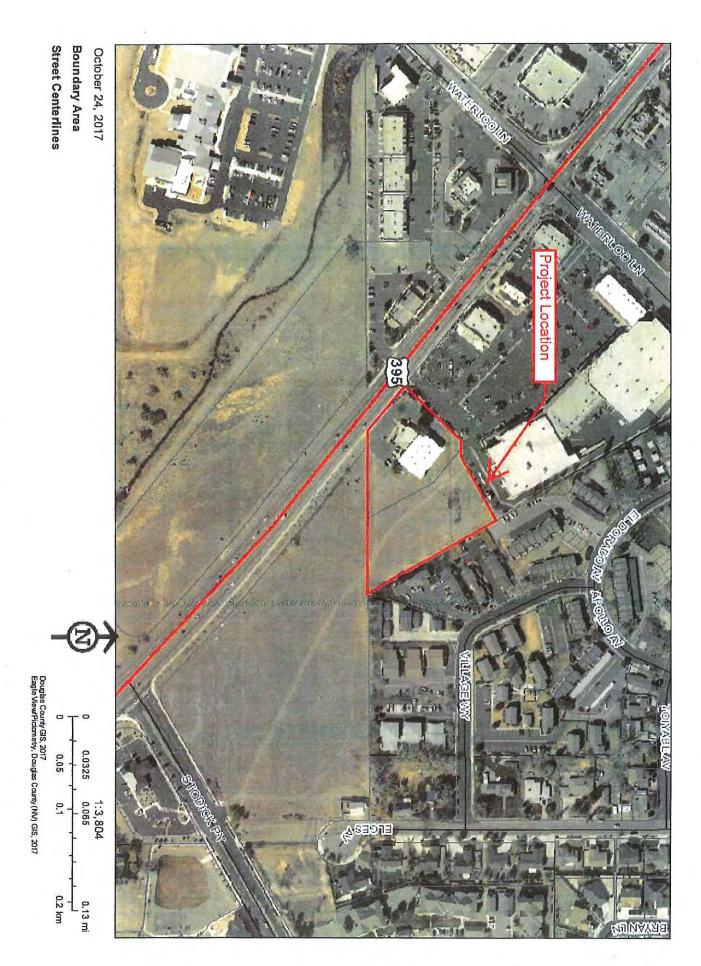
Based on the findings and evidence presented in this Report, staff recommends that the Planning Commission refer the project to the Board of County Commissioners with a recommendation of "approval."

Attachments:

- 1. Vicinity Map
- 2. Satellite Photo
- 3. Tentative Parcel Map
- 4. Preliminary Site Plan

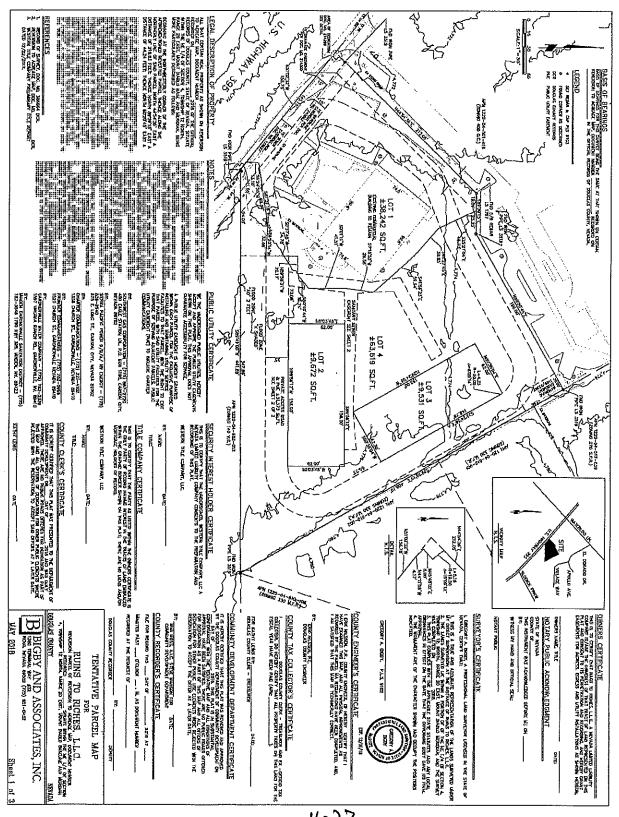
- 5. Multi-family residential floor plans and elevations
- 6. Applicant's Statement of Justification Letters
 - a. Land Division April 20, 2018
 - b. MUC Overlay April 24, 2018
 - c. Design Review April 24, 2018
 - d. Variance June 18, 2018
- 7. Gardnerville Water Company Review Letter February 14, 2017
- 8. Town of Gardnerville Recommendation Letter for ZMA March 8, 2017

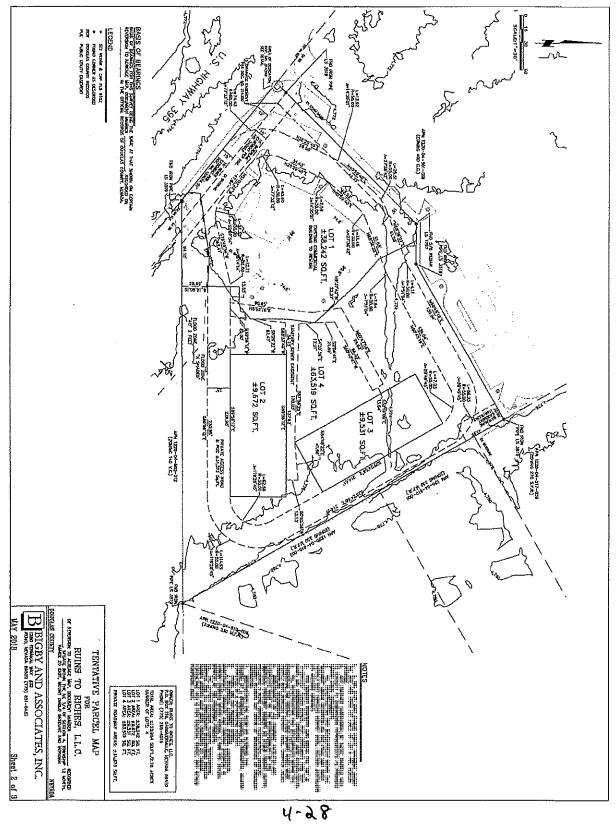


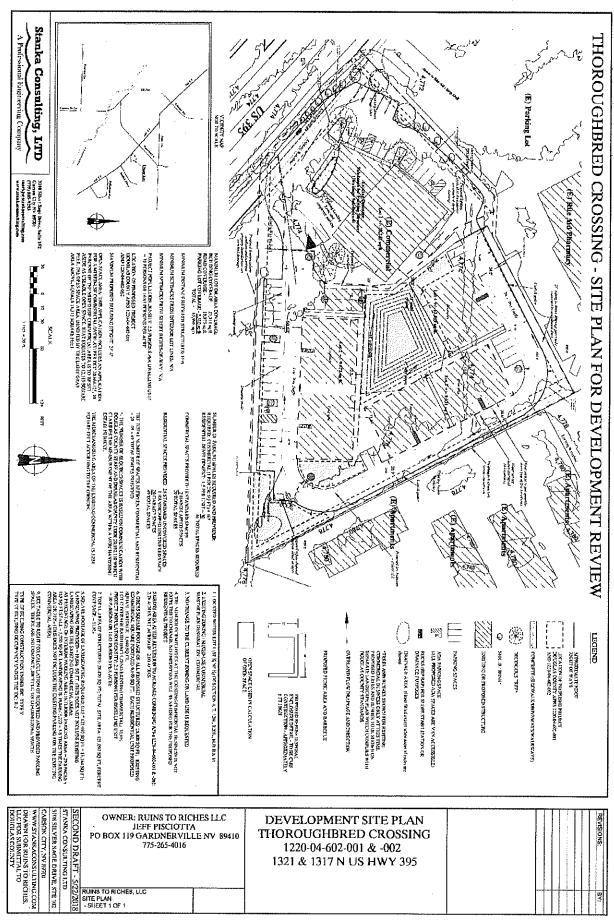


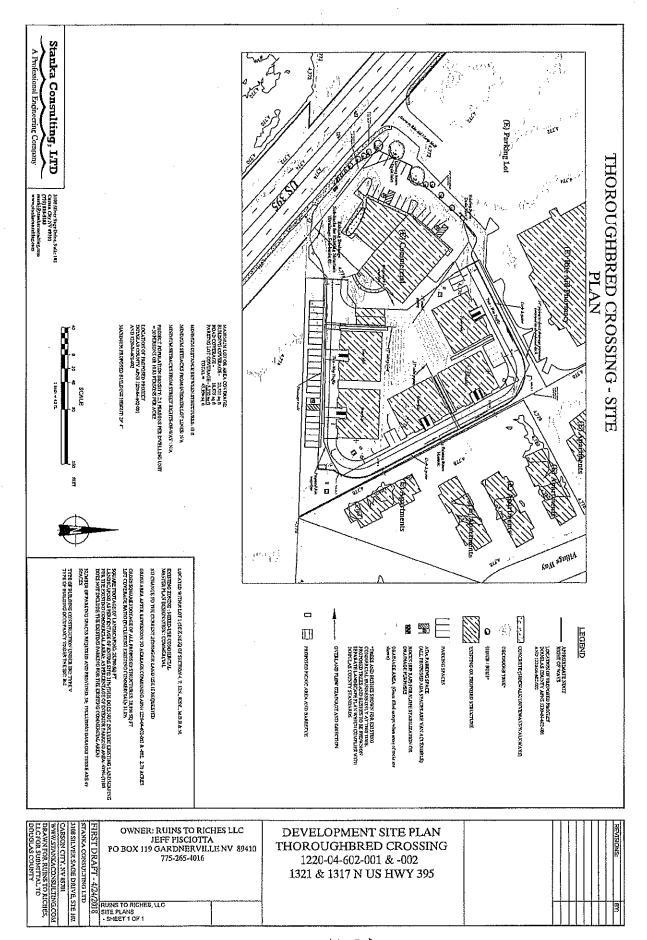
Village Was

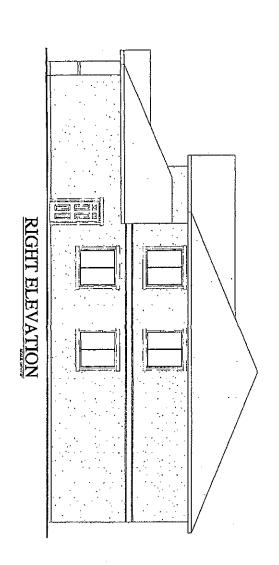
EXISTING SITE LAYOUT

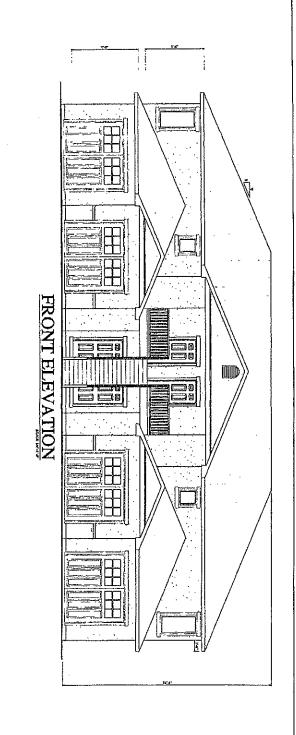


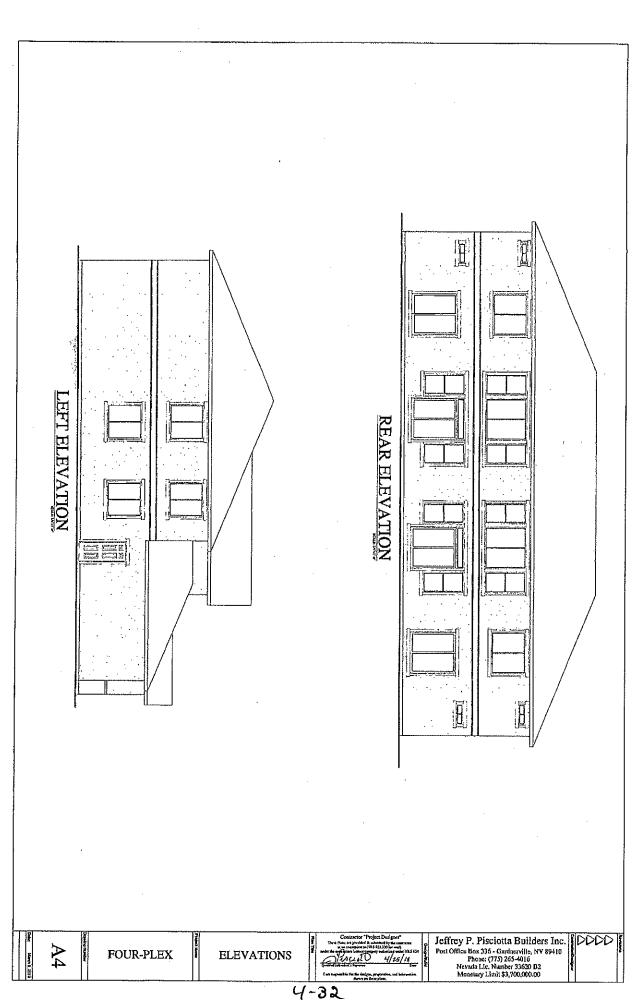


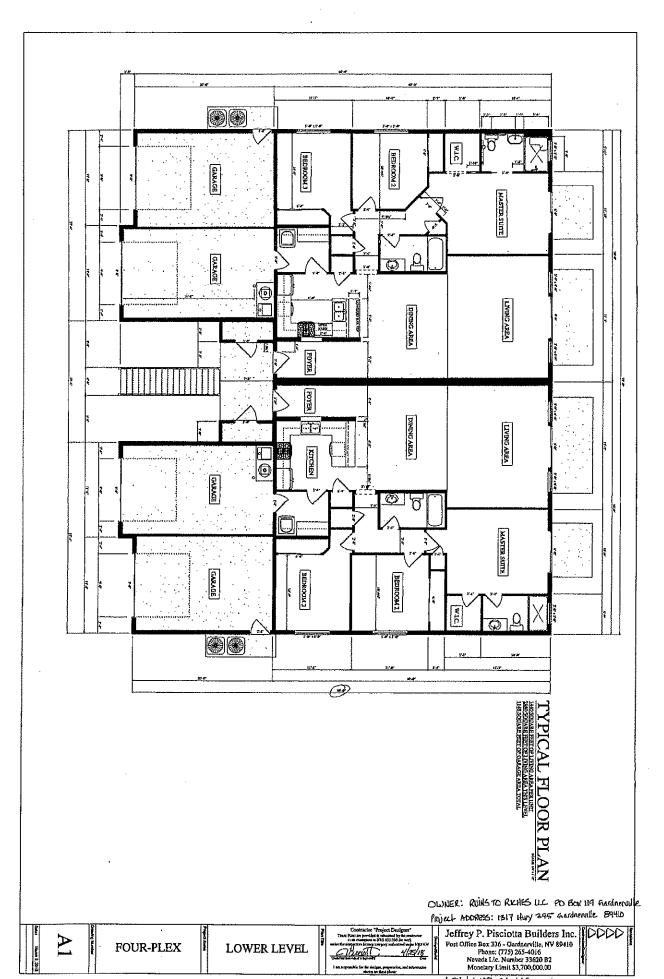


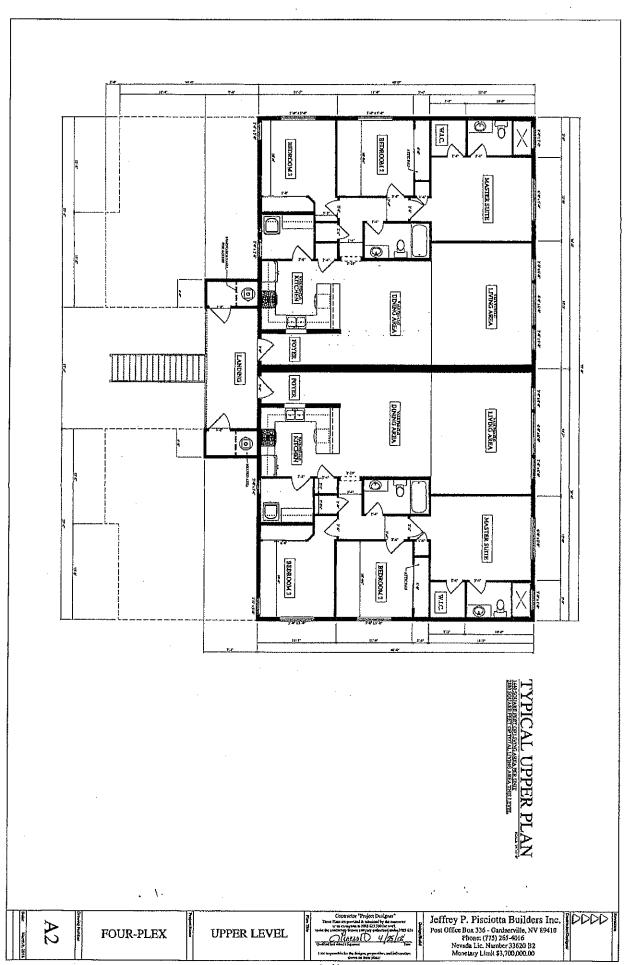












4-34

Stanka Consulting, LTD

A Professional Engineering Company

3108 Silver Sage Drive, Suite 102 ~ Carson City, Nevada 89701 ~ (775) 885-9283 Website – www.stankaconsulting.com ~ email - markj@stankaconsulting.com

Mimi Moss Planning Director Douglas County 1594 Esmeralda Dr. Minden NV 89423

April 20, 2018

Subject: Detailed description and justification for Land Division Application request for Thoroughbred Crossing multi-family development

Ms. Moss,

Stanka Consulting LTD, acting as agents for the developers of Thoroughbred Crossing, submits this detailed description and justification letter according to the requirements of the Land Division Application. The developer is requesting a Mixed-Use Commercial Overlay on their parcels at 1317 and 1321 N Hwy 395 in Gardnerville. This letter answer the requirements, as outlined in section 20.708.030, Tentative subdivision map findings, of the Douglas County Development Code.

The applicant is proposing to develop a 20-unit multi-family residential development off of US Hwy 395 in a multi-use commercial zoning district. There are currently two separate parcels but a reversion to acreage map has been prepared and submitted to Douglas County. The resultant single parcel will have a multi-use commercial zoning designation. The parcel contiguous to US 395 has an existing commercial business currently operating on it. A flood hazard area $(AO-2\ ft)$ lies across a small portion of the property along the southern boundary. The only improvement proposed for that area is parking.

Findings are as outlined in Douglas County Development Code Section 20.708.030, and include:

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 this code;

The properties have a current zoning of mixed-use commercial, which allows for residential development. There is an existing commercial business operating on the property. The square footage of the residential development is regulated by Douglas County Code 20.664.125, which states between 50 and 75 percent of the total project floor area must be residential. The existing commercial has a square footage, according to the Douglas County Assessor's database, of 9,699 square feet. The total residential floor space is 20 units multiplied by 1,440 square feet

per unit. This equals 28,800 square feet. The total project floor area is projected to be 38,499 square feet. The residential portion is 74.8%.

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;

No planned development is proposed for this project.

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

As detailed in the description and justification letter for the mixed-use overlay application (attached), this project meets the standards as outlined in Douglas County Code 20.664.125.

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

The planned project is being designed according to the Douglas County Design Criteria and Improvement Standards and additions as of June 15, 2017.

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

The entire project will be constructed in one phase.

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

It is anticipated that Douglas County will make those terms part of the approval of the project.

7. There are no delinquent taxes or assessments on the land to be subdivided, as certified by the county treasurer;

The owner and developer has provided documentation showing that all taxes and assessments are up-to-date and paid.

8. The project is not located within and identified archeological or 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. (Ord. 801, 1998; Ord. 763, 1996; Ord. 390, 1981)

According to the "Historic Preservation Element" draft, April 2017, of the Douglas County Master Plan Update 2016, the closest place on the National or State Register of Historic Places in Douglas County is located on the north end of Eddy St, approximately 0.75 miles away. It is not anticipated, given the recent nature of the construction surrounding the project, that the area is within a archaeological or cultural study area recognized by Douglas County.

If you have any questions please contact me at (775) 885-9283.

Thank you,

Mark Johnson, P.E.

Stanka Consulting, LTD

Stanka Consulting, LTD

A Professional Engineering Company

3108 Silver Sage Drive, Suite 102 ~ Carson City, Nevada 89701 ~ (775) 885-9283 Website – www.stankaconsulting.com ~ email - markj@stankaconsulting.com

Mimi Moss Planning Director Douglas County 1594 Esmeralda Dr. Minden NV 89423

April 24, 2018

Subject: Detailed description and justification for Mixed Use Commercial overlay request for Thoroughbred Crossing multi-family development

Ms. Moss,

Stanka Consulting LTD, acting as agents for the developers of Thoroughbred Crossing, submits this detailed description and justification letter according to the requirements of the Mixed Use Development Application. The developer is requesting a Mixed-Use Commercial Overlay on their parcels at 1317 and 1321 N Hwy 395 in Gardnerville. This letter will show that the applicable findings, as outlined in section 20.664.125, Multi-family housing (mixed-use commercial zoning district) of the Douglas County Development Code are being met.

The applicant is proposing to develop a 20-unit multi-family residential development off of US Hwy 395 in a multi-use commercial zoning district. There are currently two separate parcels but a reversion to acreage map has been prepared and submitted to Douglas County. The resultant single parcel will have a multi-use commercial zoning designation. The parcel contiguous to US 395 has an existing commercial business currently operating on it. A flood hazard area $(AO-2\ ft)$ lies across a small portion of the property along the southern boundary. The only improvement proposed for that area is parking.

Findings are as outlined in Douglas County Development Code Section 20.664.125, and include:

1. Between 25 percent and 50 percent of the total project floor area must be devoted to commercial uses, with 50 to 75 percent of the project floor area devoted to residential uses.

Each unit is proposed to be 1440 square feet. This does not include garages. At 20 units, this equates to 28,800 square feet. The total square footage of the existing commercial building is 9,699 square feet, according to the Douglas County Assessor's Office database. Total floor area is 38,499 square feet, with commercial accounting for 25.2% of the total and residential accounting for 74.8% of the total.

2. Maximum residential density is 16 dwelling units per gross acre.

Total gross acres of the resultant parcel (after the reversion to acreage map) are 2.77 acres. Twenty units divided by 2.77 acres equals 7.22 dwelling units per gross acre.

- 3. Maximum building height is 35 feet for horizontal design. Horizontal design includes residential uses and commercial uses each within separate buildings. Maximum building height for vertical design (minimum first floor retail/office) is 50 feet, except as noted below. If the project site exceeds 5 percent average slopes, the maximum height may be increased to 60 feet, except as noted below. If the height exceeds 35 feet, design features to reduce roof mass must be provided.
 - a. Within the Town of Genoa, the maximum building height is 35 feet.
 - b. Within the Towns of Minden and Gardnerville, the maximum building height is 45 feet.

Maximum building height is 28' 4".

4. Design must be architecturally compatible with and enhance the surrounding neighborhood and must properly integrate the multi-family residential and commercial uses by creating a pedestrian-oriented mixed-use environment.

The architecture of the proposed residential structures has been designed to be compatible with the surrounding residential structures. The close proximity of the existing commercial establishments (including the retail commercial on the same parcel and the retail shopping commercial directly adjacent to the north) will enable easy pedestrian access from the proposed residential development.

5. Projects with 12 or more dwelling units must provide 10 percent of the mixed-use commercial area as useable open space for passive and active recreational uses. Useable open space areas shall not include rights-of-way, vehicle parking areas, areas adjacent to or between any structures less than 15 feet apart, or slope areas greater than 8 percent. Exceptions to useable open space may be allowed when a project includes regional open space amenities such as a neighborhood or regional park, or provides enhanced pedestrian-oriented connections which connect to existing or planned regional open space uses.

10 percent of the mixed-use commercial area is .277 acres or 12,066 square feet. Based on measurements of useable open space which include the area within the center of the development around the detention basin and the area in the southeast corner of the property, total useable open space is 12,599 square feet.

6. Projects with 50 or more units must provide transit loading/unloading areas that are convenient to the residents.

Since this development only proposes 20 units, this requirement does not apply.

7. Design must minimize visual impacts to the surrounding neighborhood.

This development abuts existing residential areas only to the east of the property. The existing residential structures are all two-story multi-family units. The proposed development is also two-story multi-family units. It is anticipated the proposed design will offer a seamless continuation of the existing residential development.

8. Integrated access, parking, pedestrian connections, and drainage must be provided.

The proposed design will include all aspects noted above.

For structures exceeding 45 feet in height, setbacks from adjacent properties
with existing single-family residential uses must be a minimum of 30 feet for
all yards.

The height of the proposed structures is less than 45 feet; in addition, no adjacent properties contain single-family residential uses. This requirement does not apply.

10. Projects exceeding 45 feet in height may apply for density bonus units under an affordable housing agreement as provided under chapter 20,440.

The height of the units is proposed to be less than 45 feet in height so this requirement does not apply.

11. All projects must provide recreational amenities within the site which may include a swimming pool, spa, clubhouse, tot lot with play equipment, picnic shelter or barbecue area, court game facilities such as tennis, basketball, or racquetball, improved softball or bascball fields, or day care facilities. The type and number of amenities must be approved by the director and provided according the following schedule:

Units	Number of Amenities
0-11	2
12-50	3
51-100	4
101-200	5
201-300	6

One amenity must be added for each 100 additional units or fractions thereof.

Based on the number of units, 3 amenities will be required. Three amenities will be provided, It is anticipated that three barbecue areas will be constructed.

- 12. Off street parking for mixed-use commercial development is as follows, except as noted below:
 - a. One parking space is required for each 250 square feet of commercial floor area
 - b. 1.5 parking [s]paces is required for each residential unit.
 - c. Exceptions to both a and b above, is allowed when the project is within an established parking district.

The existing commercial building and parking have been in use since before 1974 (according to USGS aerial, Gardnerville Quadrangle, July 4, 1974). The residential area will require 1.5 x 20 units or 30 parking spaces. Garages will be constructed for each unit as well.

13. Each dwelling unit must be provided a minimum of 150 cubic feet of private enclosed storage space within the garage, carport, or immediately adjacent to the dwelling unit.

Based on the dimensions of the garages for each unit and the size of the average US automobile, the garages can accommodate the 150 cubic feet of storage.

14. Common laundry facilities of sufficient number and accessibility consistent with the number of living units and the current County Building Code must be provided.

Please see the response to Item 15 below.

15. Where common laundry facilities are not provided, each dwelling unit must be designed for a washing machine and dryer. (Ord. 1293, 2009; Ord, 1253, 2008; Ord. 1173, 2006)

Each unit has been designed for its own washer and dryer.

If you have any questions please contact me at (775) 885-9283.

Thank you,

Mark Johnson, P.E.

Stanka Consulting, LTD

Stanka Consulting, LTD

A Professional Engineering Company

3108 Silver Sage Drive, Suite 102 ~ Carson City, Nevada 89701 ~ (775) 885-9283 Website – www.stankaconsulting.com ~ email - markj@stankaconsulting.com

Mimi Moss Planning Director Douglas County 1594 Esmeralda Dr. Minden NV 89423

April 24, 2018

Subject: Detailed description and justification for Development Review Application request for Thoroughbred Crossing multi-family development

Ms. Moss.

Stanka Consulting LTD, acting as agents for the developers of Thoroughbred Crossing, submits this detailed description and justification letter according to the requirements of the Development Review Application. The developer is requesting a Mixed-Use Commercial Overlay on their parcels at 1317 and 1321 N Hwy 395 in Gardnerville. This letter answers the requirements, as outlined in section 20.614.040, Design Review findings, of the Douglas County Development Code.

The applicant is proposing to develop a 20-unit multi-family residential development off of US Hwy 395 in a multi-use commercial zoning district. There are currently two separate parcels but a reversion to acreage map has been prepared and submitted to Douglas County. The resultant single parcel will have a multi-use commercial zoning designation. The parcel contiguous to US 395 has an existing commercial business currently operating on it. A flood hazard area (AO -2 ft) lies across a small portion of the property along the southern boundary. The only improvement proposed for that area is parking.

This development review application is being submitted in conjunction with a Mixed-Use Commercial Overlay Application and a Tentative Parcel Map Application. The zoning on the parcels is mixed-use commercial. The developer is requesting that the four new parcels in the parcel map be allowed zoning according individually to their use, either commercial or residential.

Findings are as outlined in Douglas County Development Code Section 20.614.040, and include:

 The proposed development is consistent with the goals and policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations; In the Douglas County Master Plan 2011 Update, LU Goal 2 reads: "To retain the beauty, the natural setting and resources, and the rural/agricultural character of the county while providing opportunities for managed growth and development." LU Policy 2.3 states that Douglas County shall give priority to "infill" development. This project will develop vacant land currently surrounded by existing residential and commercial development.

LU Goal 5 reads: "To identify particular areas within Douglas County for development as distinct urban communities." LU Policy 5.4 states that locations shall be planned for Multi-Family Residential that are along collector or arterial streets and adjacent to other residential and non-residential uses. This development is adjacent and within other residential (multi-family) and non-residential (retail commercial) uses.

2. The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. These improvements or modifications may include but shall not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both;

This development is multi-family residential which is the primary residential type of the surrounding properties. The placement and orientation of the buildings is proposed so as to avoid a "motel" feel to the property which adds to the character of the area. Ingress and egress to the development will be by an existing roadway (US Hwy 395) and will not go through existing residential development. Residents will access the homes through a private roadway.

3. The proposed development will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood

As noted in Item 2, all ingress and egress from the development will be by US Hwy 395 and will not impact existing residential streets.

4. The proposed development incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets;

Traffic and adjacent roadways will not be impacted since entry and exit from the proposed development does not connect to existing neighborhood streets.

 The proposed development incorporates features to minimize adverse effects, including visual impacts, of the proposed development on adjacent properties;

The proposed heights of the structures conform to the heights of the surrounding multi-family residential structures.

6. 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;

According to the "Historic Preservation Element" draft, April 2017, of the Douglas County Master Plan Update 2016, the closest place on the National or State Register of Historic Places in Douglas County is located on the north end of Eddy St, approximately 0.75 miles away. It is not anticipated, given the recent nature of the construction surrounding the project, that the area is within an archaeological or cultural study area recognized by Douglas County.

7. The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, the Douglas County design criteria and improvement standards and all other requirements of this title applicable to the proposed development and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of chapter 20.100; and

As detailed in the description and justification letter for the mixed-use overlay application (attached), this project meets the standards as outlined in Douglas County Code 20.664.125. In addition, the development is proposing connection to public water and wastewater facilities. Drainage facilities are being designed to meet the requirements laid out in 20.100.060. This development does not impact any irrigation facilities. Access to the development will be by private road. Will-serve letters from the appropriate agencies are included with this development review application.

8. The proposed development will not be materially detrimental to the public health, safety, convenience and welfare, or result in material damage or prejudice to other property in the vicinity. (Ord. 763, 1996)

This development is compliant with existing zoning and land use designations and the surrounding areas. The development will add to the character of the Gardnerville area.

If you have any questions please contact me at (775) 885-9283.

Thank you,

Mark Johnson, P.E.

Stanka Consulting, LTD

RECEIV

Stanka Consulting, LTD

JUN 2 U Zu

COMMUNITY DEV

A Professional Engineering Company

3032 Silver Sage Drive, Suite 101 ~ Carson City, Nevada 89701 ~ (775) 885-9283 Website – www.stankaconsulting.com ~ email - markj@stankaconsulting.com

Mimi Moss Planning Director Douglas County 1594 Esmeralda Dr. Minden NV 89423

June 18, 2018

Subject: Detailed description and justification for variance request for Ruins to Riches project – Thoroughbred Crossing

Ms. Moss.

Stanka Consulting LTD, acting as agents for the developers of Thoroughbred Crossing development, submits this variance request of Section 20.658.010, Non-residential district development standards (Table), of the Douglas County Development Code: specifically the front and rear setbacks in an MUC zoning district. The applicant has submitted a tentative parcel map for the property which would divide the property into four parcels. The setback variance will only apply to two of the parcels. These are identified as Parcels 2 and 3 on the tentative parcel map. These two parcels would each include two of the multi-family residential buildings.

The applicant is proposing to develop a 20-unit multi-family residential project at 1317 N. Hwy 395 in Gardnerville, NV. We are proposing five buildings each containing four units. The current zoning is Multi-Use Commercial (MUC). We are requesting this variance request be added to the Development Review application DA 18-032 previously submitted for the Ruins to Riches Thoroughbred Crossing development.

The Land Division application (LDA 18-005), submitted along with the Development Review application noted above, would divide the parcel containing the existing commercial business and the vacant area proposed for the multi-family residential project into four parcels. Parcel 1 would contain the existing commercial business. Two of the parcels would each contain two of the four-plexes buildings (Parcels 2 and 3). The fourth parcel (Parcel 4) would contain the fifth four-plex and the remaining land including streets, open spaces, etc.

This variance request is would only affect Parcels 2 and 3 which each contain two of the four-plexes. As noted in 20.658.010, the minimum side setbacks within the MUC zoning are already 0 feet. The two four-plexes within that would be within Parcel 2 or Parcel 3 are proposed to a minimum 10 feet apart. The variance is requested on the front and rear setback requirements as shown in 20.658.010. The minimum front setback within the MUC zoning is 15 feet. Along the front of the four-plexes proposed to be within Parcels 2 and 3 is the private access roadway for the development. The roadway is proposed to be

25 feet in width. The property line of the adjacent properties to the east or south would be approximately a minimum of five feet beyond the roadway. No structures would be constructed along the front of Parcels 2 or 3. Access into Parcels 2 and 3 would not be hindered by reducing the front setback to 0 feet nor would access to any other property be affected by the granting of this variance.

Required findings as outlined in Douglas County Development Code Section 20.606.050 include:

Part B of section 20.606.050 reads (part B refers to findings by the Planning Commission):

"By reason of exceptional narrowness, shallowness, or shape of the property in question, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the property in question, the strict application of the provisions of that title would result in peculiar and exceptional practical difficulties to, or exceptional and undo hardships upon, the applicant;"

The layout of the multi-residential project has been prepared to give as open of a feel as possible to the development while still providing for the required elements of the project including, but not limited to, roadway access, drainage works, utilities, and parking. All of this must be planned for within the constraints of a 2.78 acre site. Discounting the existing commercial business which will account for approximately 0.88 acres of the site, the area remaining for the project is actually closer to 1.9 acres. Financial viability of the project is, of course, a consideration in the planning of the project. Given the size and regulatory constraints, requiring the minimum 15 foot front setback would, as addressed above, potentially impact maintenance issues of the private roadway well into the future. Requiring the 10 foot rear setback would impact the primary open space area of the development. Instead of the open space area remaining under one ownership, it could also exist under two or even three different owners. Again, this would complicate maintenance issues as well as unobstructed use of the entire open space area. All these potential issues could negatively impact the applicant by creating the possible need for special shared-use and maintenance agreements between parcels when and if those parcels are sold. As noted, agreements like this could potentially create maintenance and liability issues for the owner(s) of the different parcels. This could negatively impact the marketability of the residential units and/or parcels.

"The circumstances or conditions do not apply generally to other properties in the same land use district; and"

According to the Minden/Gardnerville Community Plan Future Land Use Map of the 2011 Douglas County Master Plan, the project is located within a commercial land use area along US Hwy 395. This commercial land use area extends from the Raley's shopping center along US Hwy 395 south to approximately the Heritage Bank building on Stodick Parkway. The area consists primarily of shopping centers, office complexes or vacant land. Access and parking for those developed properties is primarily by shared

parking lots with no privately maintained roadways. The nature of the allowable residential units requires direct and explicit access. This direct and explicit access is best served by one owner who can maintain the roadway.

"The granting of the variance will not result in material damage or prejudice to other properties in the vicinity, substantial impairment of natural resources or be detrimental to the public health, safety and general welfare."

This development is in compliance with the existing zoning and land use of the property as well as the use of the surrounding properties. Properties across US Hwy 395 to the west are a commercial office use. The property to the north is an existing retail commercial center and the properties to the east are multi-family residential use. The property to the south is vacant. The proposed project, along with the adjacent, existing commercial business, seamlessly matches the existing uses of the neighboring properties. Because of this, it is not anticipated the project will prejudice or otherwise prove a detriment to the surround properties and their uses.

The existing ditch across the property will be replaced by a proposed 24" pipe which will continue to perpetuate storm drainage flow through the property to existing storm drain facilities on the southern edge of the adjacent properties to the north. The continuation of the existing storm drainage in this manner will allow for the continued public health, safety, and general welfare of the population in the area.

If you have any questions please contact me at (775) 885-9283.

Thank you,

Mark Johnson, P.E.

Stanka Consulting, LTD

Best Water! Best Service!



1579 Virginia Ranch Road Gardnerville, NV 89410 775-782-2339 Fax: 775-782-2491

www.gardnervillewater.org

February 14, 2017

Steve Mason
Douglas County Community Development
P.O. Box 218
Minden, Nevada 89423
smason@douglasnv.us

Re: DA 17-013 Development Application 1317 & 1321 North Highway 395, Gardnerville, NV

Dear Steve:

Please include the following Development Application comments from the Gardnerville Water Company for the above referenced project:

A. 1321 Highway 395

- 1. Any modification of the existing building plumbing will require design review including review application and fee to the Gardnerville Water Company. It is advised that a pre-demolition plumbing fixture count be completed by GWC.
- The three existing water connections shall require backflow prevention devices installed and tested, including domestic, irrigation, and fire sprinkler. Backflow prevention devices shall be installed and tested prior to issuance of a building permit.

B. 1317 Highway 395

- 1. A design review application along with site plans and plumbing plans shall be submitted to the Gardnerville Water Company.
- A water model analysis shall be completed by the GWC water model consultant and paid for by the applicant to ensure that adequate fine flow can be achieved for the proposed development as required by the Nevada Bureau of Safe Drinking Water.
- 3. If new water line infrastructure is warranted by the water model analysis, the applicant shall install the required improvements to GWC standards and dedicated 20-foot wide easements for any required water main extensions and fire hydrant lines.

- 4. The domestic water service connections to each proposed building shall be sized by a registered professional engineer based on the Uniform Plumbing Code.
- 5. Impact fees shall be paid to the Gardnerville Water Company for all domestic and fire sprinkler connections based on current GWC impact fees.
- 6. All domestic, irrigation, and fire connections shall require a backflow prevention device installed. Each backflow prevention device shall be tested by a Nevada Certified Backflow Technician and test results shall be sent to GWC.

If you have any questions or concerns regarding the above listed comments, please contact me at (775) 782-2339 or at markg@gardnervillewater.org.

Sincerely,

Mark V. Gonzales, P.E.

Mark V. Dongsle

Manager/Engineer

CC: Barbara Resnik, P.E., bresnik@douglasnv.us



March 8, 2017

Attn: Steve Mason, Associate Planner
Douglas County Community Development Department
PO Box 218
Minden, NV 89423

RE: A Request for a Zoning Map Amendment application DA 17-013 to change the zoning district from Neighborhood Commercial to Mixed Use Commercial for two parcels within the Town of Gardnerville, 1317 & 1321 Highway 395 (APN's 1220-04-602-001 & -002)

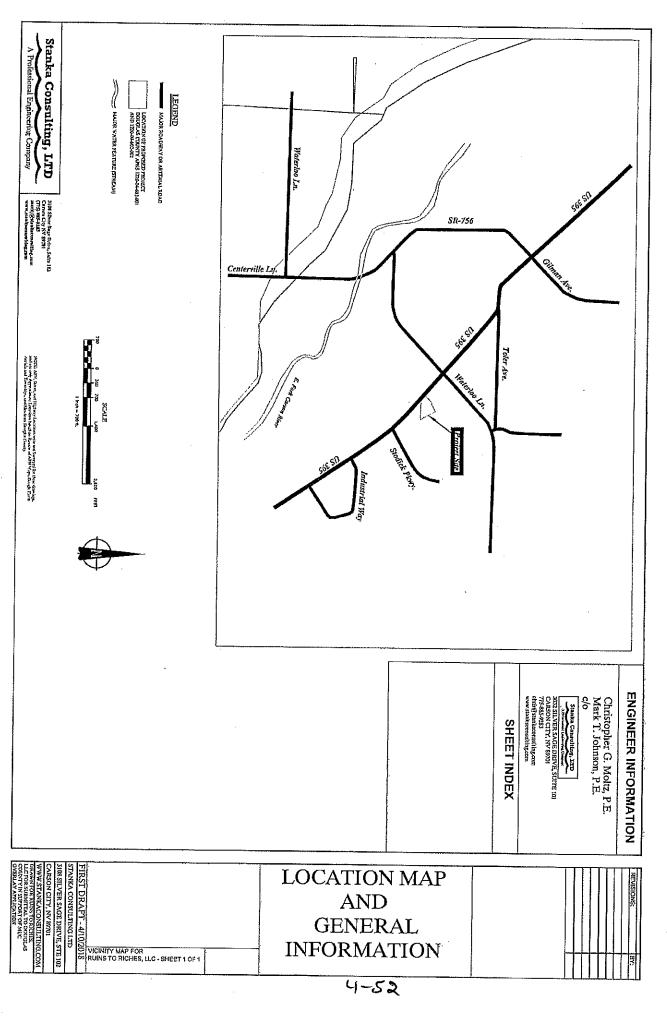
The Gardnerville Town Board heard this item at the March 7, 2017 meeting and recommends approval of the Zoning Map Amendment requested in the land development application DA 17-013.

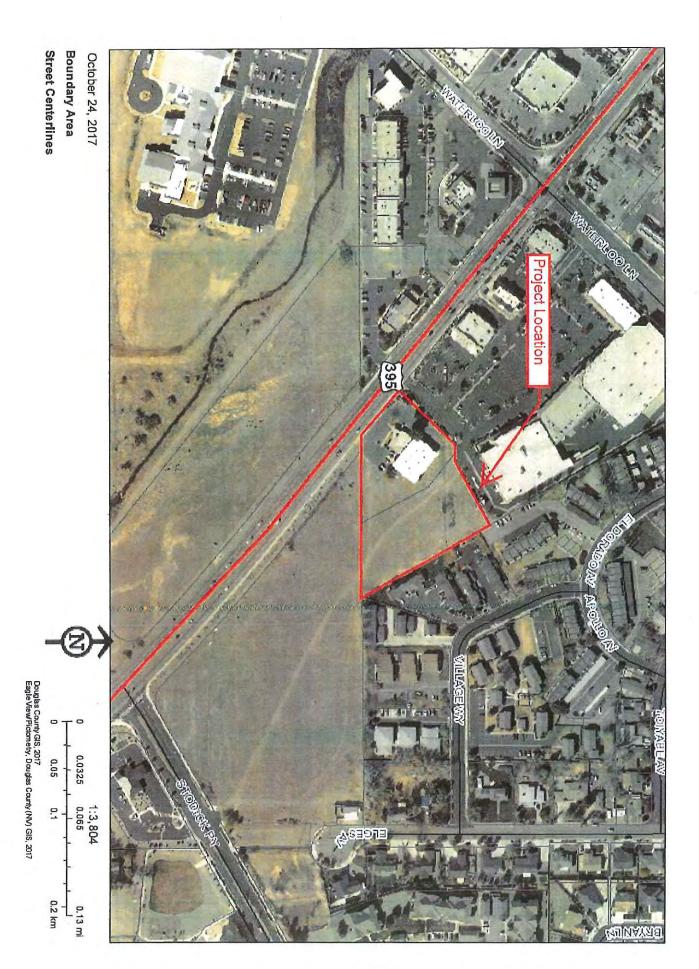
The Town board feels the Mixed Use Commercial would be a good fit and is planned for this property in the towns plan for prosperity and will complement the existing uses of the surrounding properties.

If you have any questions or comments or require additional information, please do not hesitate to contact me at 782-7134.

Sincerely,

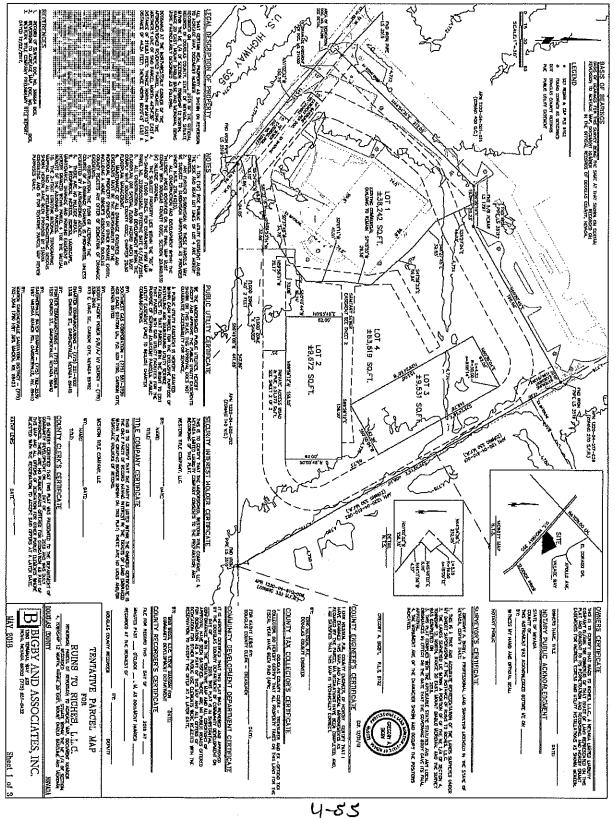
Thomas A. Dallaire, P.E. Gardnerville Town Manager

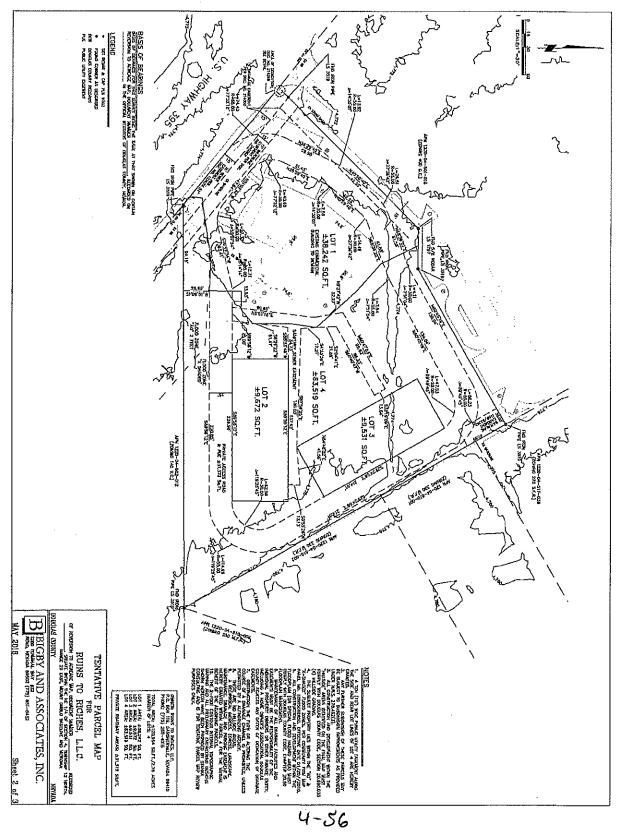


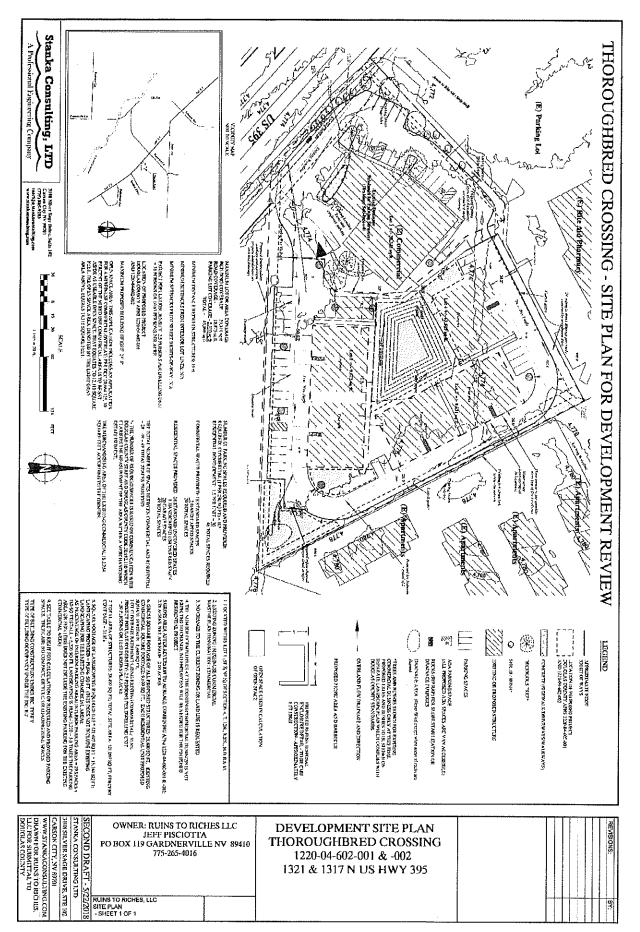


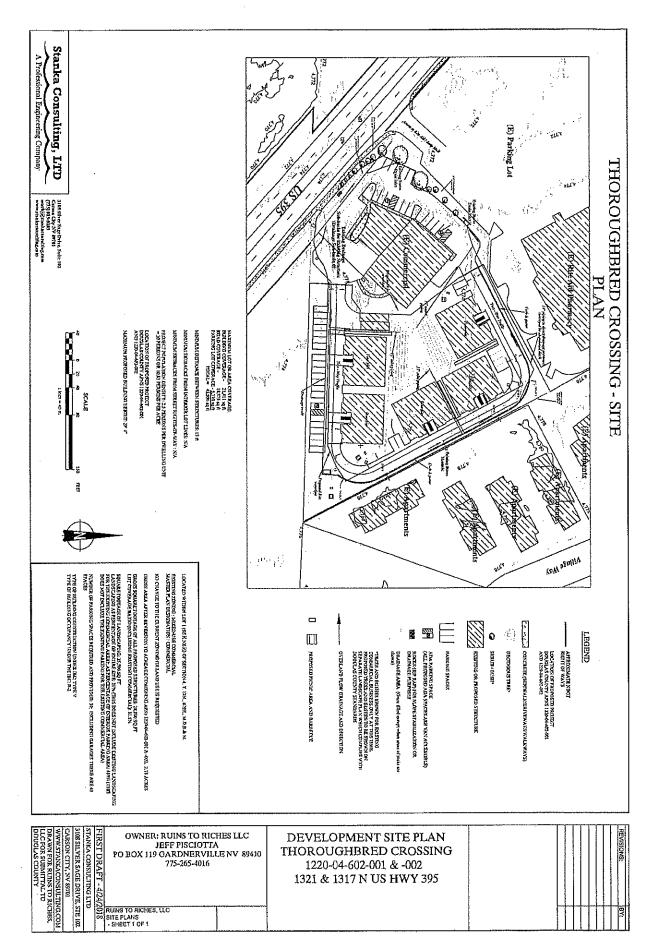
Parking Lot उद्योगकानाम् भवत् Williage Way

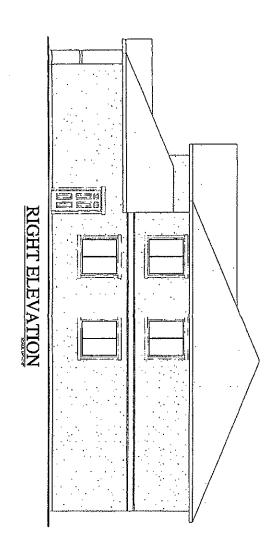
EXISTING SITE LAYOUT

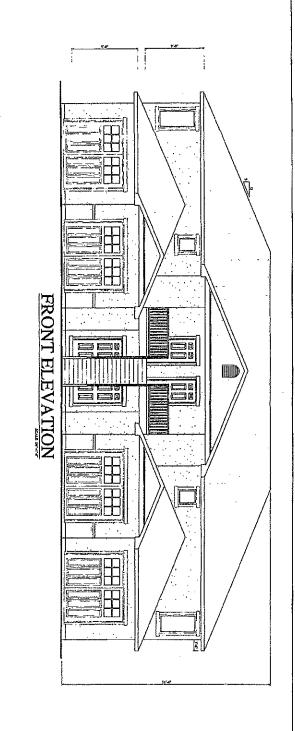


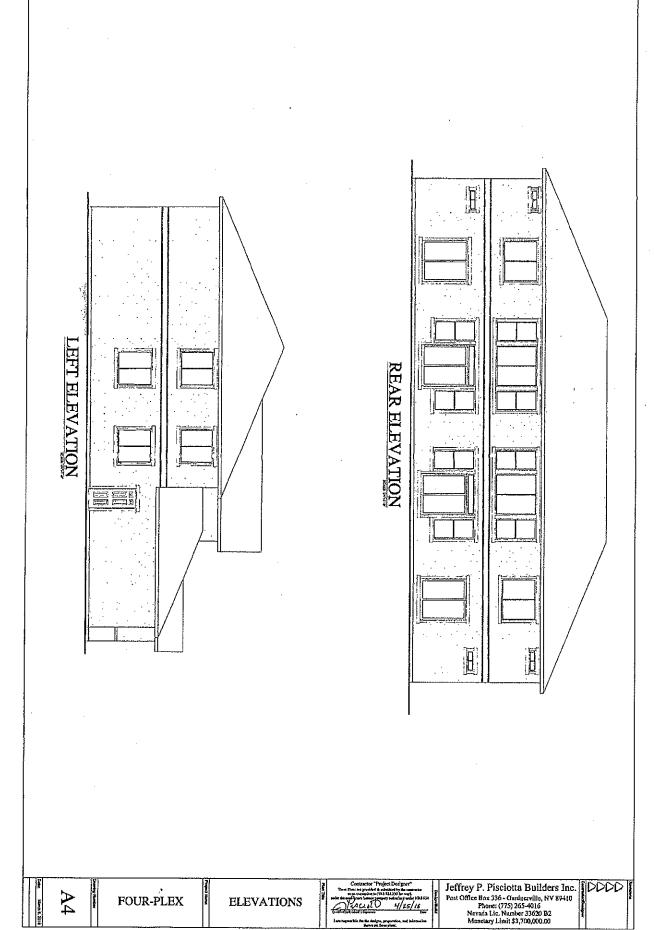




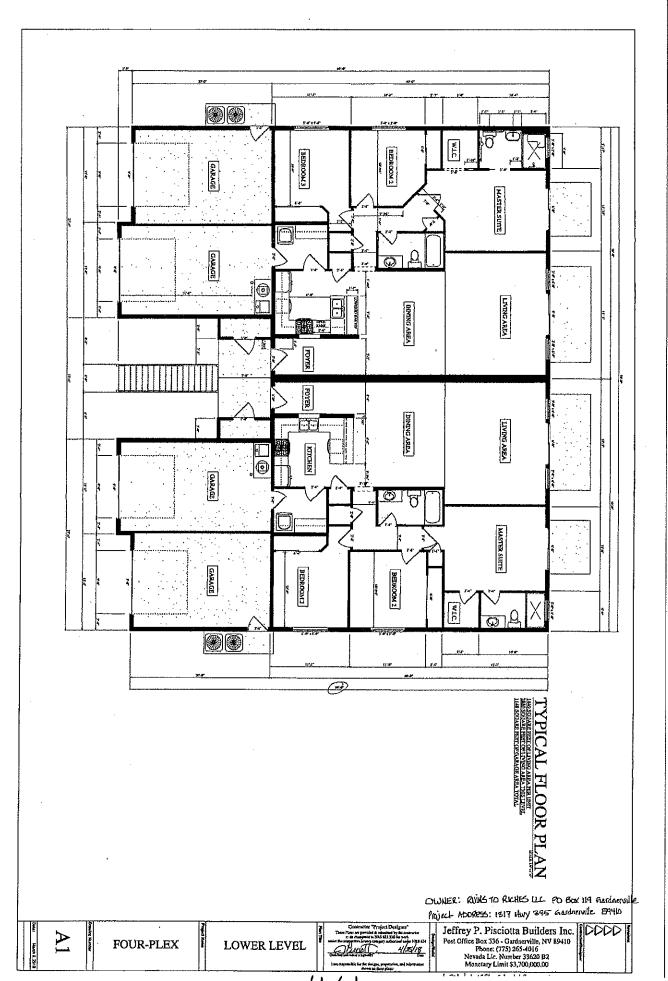


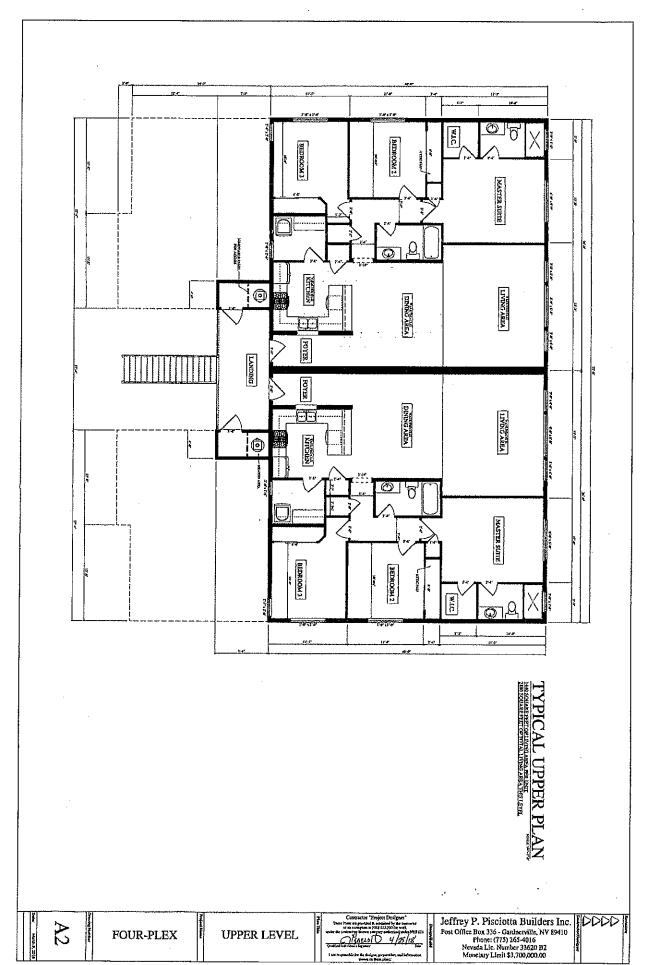






4-60





4-62

Stanka Consulting, LTD

A Professional Engineering Company

3108 Silver Sage Drive, Suite 102 ~ Carson City, Nevada 89701 ~ (775) 885-9283 Website – www.stankaconsulting.com ~ email - markj@stankaconsulting.com

Mimi Moss Planning Director Douglas County 1594 Esmeralda Dr. Minden NV 89423

April 20, 2018

Subject: Detailed description and justification for Land Division Application request for Thoroughbred Crossing multi-family development

Ms. Moss,

Stanka Consulting LTD, acting as agents for the developers of Thoroughbred Crossing, submits this detailed description and justification letter according to the requirements of the Land Division Application. The developer is requesting a Mixed-Use Commercial Overlay on their parcels at 1317 and 1321 N Hwy 395 in Gardnerville. This letter answer the requirements, as outlined in section 20.708.030, Tentative subdivision map findings, of the Douglas County Development Code.

The applicant is proposing to develop a 20-unit multi-family residential development off of US Hwy 395 in a multi-use commercial zoning district. There are currently two separate parcels but a reversion to acreage map has been prepared and submitted to Douglas County. The resultant single parcel will have a multi-use commercial zoning designation. The parcel contiguous to US 395 has an existing commercial business currently operating on it. A flood hazard area $(AO-2\ ft)$ lies across a small portion of the property along the southern boundary. The only improvement proposed for that area is parking.

Findings are as outlined in Douglas County Development Code Section 20.708.030, and include:

 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 this code;

The properties have a current zoning of mixed-use commercial, which allows for residential development. There is an existing commercial business operating on the property. The square footage of the residential development is regulated by Douglas County Code 20.664.125, which states between 50 and 75 percent of the total project floor area must be residential. The existing commercial has a square footage, according to the Douglas County Assessor's database, of 9,699 square feet. The total residential floor space is 20 units multiplied by 1,440 square feet

per unit. This equals 28,800 square feet. The total project floor area is projected to be 38,499 square feet. The residential portion is 74.8%.

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;

No planned development is proposed for this project.

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

As detailed in the description and justification letter for the mixed-use overlay application (attached), this project meets the standards as outlined in Douglas County Code 20.664.125.

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

The planned project is being designed according to the Douglas County Design Criteria and Improvement Standards and additions as of June 15, 2017.

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

The entire project will be constructed in one phase.

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

It is anticipated that Douglas County will make those terms part of the approval of the project.

7. There are no delinquent taxes or assessments on the land to be subdivided, as certified by the county treasurer;

The owner and developer has provided documentation showing that all taxes and assessments are up-to-date and paid.

8. The project is not located within and identified archeological or 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. (Ord. 801, 1998; Ord. 763, 1996; Ord. 390, 1981)

According to the "Historic Preservation Element" draft, April 2017, of the Douglas County Master Plan Update 2016, the closest place on the National or State Register of Historic Places in Douglas County is located on the north end of Eddy St, approximately 0.75 miles away. It is not anticipated, given the recent nature of the construction surrounding the project, that the area is within a archaeological or cultural study area recognized by Douglas County.

If you have any questions please contact me at (775) 885-9283.

Thank you,

Mark Johnson, P.E.

Stanka Consulting, LTD

Stanka Consulting, LTD

A Professional Engineering Company

3108 Silver Sage Drive, Suite 102 ~ Carson City, Nevada 89701 ~ (775) 885-9283 Website – www.stankaconsulting.com ~ email - markj@stankaconsulting.com

Mimi Moss Planning Director Douglas County 1594 Esmeralda Dr. Minden NV 89423

April 24, 2018

Subject: Detailed description and justification for Mixed Use Commercial overlay request for Thoroughbred Crossing multi-family development

Ms. Moss.

Stanka Consulting LTD, acting as agents for the developers of Thoroughbred Crossing, submits this detailed description and justification letter according to the requirements of the Mixed Use Development Application. The developer is requesting a Mixed-Use Commercial Overlay on their parcels at 1317 and 1321 N Hwy 395 in Gardnerville. This letter will show that the applicable findings, as outlined in section 20.664.125, Multi-family housing (mixed-use commercial zoning district) of the Douglas County Development Code are being met.

The applicant is proposing to develop a 20-unit multi-family residential development off of US Hwy 395 in a multi-use commercial zoning district. There are currently two separate parcels but a reversion to acreage map has been prepared and submitted to Douglas County. The resultant single parcel will have a multi-use commercial zoning designation. The parcel contiguous to US 395 has an existing commercial business currently operating on it. A flood hazard area (AO-2 ft) lies across a small portion of the property along the southern boundary. The only improvement proposed for that area is parking.

Findings are as outlined in Douglas County Development Code Section 20.664.125, and include:

 Between 25 percent and 50 percent of the total project floor area must be devoted to commercial uses, with 50 to 75 percent of the project floor area devoted to residential uses.

Each unit is proposed to be 1440 square feet. This does not include garages. At 20 units, this equates to 28,800 square feet. The total square footage of the existing commercial building is 9,699 square feet, according to the Douglas County Assessor's Office database. Total floor area is 38,499 square feet, with commercial accounting for 25.2% of the total and residential accounting for 74.8% of the total.

2. Maximum residential density is 16 dwelling units per gross acre.

Total gross acres of the resultant parcel (after the reversion to acreage map) are 2.77 acres. Twenty units divided by 2.77 acres equals 7.22 dwelling units per gross acre.

- 3. Maximum building height is 35 feet for horizontal design. Horizontal design includes residential uses and commercial uses each within separate buildings. Maximum building height for vertical design (minimum first floor retail/office) is 50 feet, except as noted below. If the project site exceeds 5 percent average slopes, the maximum height may be increased to 60 feet, except as noted below. If the height exceeds 35 feet, design features to reduce roof mass must be provided.
 - a. Within the Town of Genoa, the maximum building height is 35 feet.
 - b. Within the Towns of Minden and Gardnerville, the maximum building height is 45 feet.

Maximum building height is 28' 4".

4. Design must be architecturally compatible with and enhance the surrounding neighborhood and must properly integrate the multi-family residential and commercial uses by creating a pedestrian-oriented mixed-use environment.

The architecture of the proposed residential structures has been designed to be compatible with the surrounding residential structures. The close proximity of the existing commercial establishments (including the retail commercial on the same parcel and the retail shopping commercial directly adjacent to the north) will enable easy pedestrian access from the proposed residential development.

5. Projects with 12 or more dwelling units must provide 10 percent of the mixed-use commercial area as useable open space for passive and active recreational uses. Useable open space areas shall not include rights-of-way, vehicle parking areas, areas adjacent to or between any structures less than 15 feet apart, or slope areas greater than 8 percent. Exceptions to useable open space may be allowed when a project includes regional open space amenities such as a neighborhood or regional park, or provides enhanced pedestrian-oriented connections which connect to existing or planned regional open space uses.

10 percent of the mixed-use commercial area is .277 acres or 12,066 square feet. Based on measurements of useable open space which include the area within the center of the development around the detention basin and the area in the southeast corner of the property, total useable open space is 12,599 square feet.

6. Projects with 50 or more units must provide transit loading/unloading areas that are convenient to the residents.

Since this development only proposes 20 units, this requirement does not apply.

7. Design must minimize visual impacts to the surrounding neighborhood.

This development abuts existing residential areas only to the east of the property. The existing residential structures are all two-story multi-family units. The proposed development is also two-story multi-family units. It is anticipated the proposed design will offer a seamless continuation of the existing residential development.

8. Integrated access, parking, pedestrian connections, and drainage must be provided.

The proposed design will include all aspects noted above.

For structures exceeding 45 feet in height, setbacks from adjacent properties
with existing single-family residential uses must be a minimum of 30 feet for
all yards.

The height of the proposed structures is less than 45 feet; in addition, no adjacent properties contain single-family residential uses. This requirement does not apply.

10. Projects exceeding 45 feet in height may apply for density bonus units under an affordable housing agreement as provided under chapter 20.440.

The height of the units is proposed to be less than 45 feet in height so this requirement does not apply.

11. All projects must provide recreational amenities within the site which may include a swimming pool, spa, clubhouse, tot lot with play equipment, picnic shelter or barbecue area, court game facilities such as tennis, basketball, or racquetball, improved softball or baseball fields, or day care facilities. The type and number of amenities must be approved by the director and provided according the following schedule:

Units	Number of Amenities
0-11	2
12-50	3
51-100	4
101-200	5
201-300	6

One amenity must be added for each 100 additional units or fractions thereof.

Based on the number of units, 3 amenities will be required. Three amenities will be provided, It is anticipated that three barbeque areas will be constructed.

- 12. Off street parking for mixed-use commercial development is as follows, except as noted below:
 - a. One parking space is required for each 250 square feet of commercial floor area
 - b. 1.5 parking [s]paces is required for each residential unit.
 - c. Exceptions to both a and b above, is allowed when the project is within an established parking district.

The existing commercial building and parking have been in use since before 1974 (according to USGS aerial, Gardnerville Quadrangle, July 4, 1974). The residential area will require 1.5 x 20 units or 30 parking spaces. Garages will be constructed for each unit as well.

13. Each dwelling unit must be provided a minimum of 150 cubic feet of private enclosed storage space within the garage, carport, or immediately adjacent to the dwelling unit.

Based on the dimensions of the garages for each unit and the size of the average US automobile, the garages can accommodate the 150 cubic feet of storage.

14. Common laundry facilities of sufficient number and accessibility consistent with the number of living units and the current County Building Code must be provided.

Please see the response to Item 15 below.

15. Where common launday facilities are not provided, each dwelling unit must be designed for a washing machine and dryer. (Ord. 1293, 2009; Ord, 1253, 2008; Ord. 1173, 2006)

Each unit has been designed for its own washer and dryer.

If you have any questions please contact me at (775) 885-9283,

Thank you,

Mark Johnson, P.E.

Stanka Consulting, LTD

Stanka Consulting, LTD

A Professional Engineering Company

3108 Silver Sage Drive, Suite 102 ~ Carson City, Nevada 89701 ~ (775) 885-9283 Website – www.stankaconsulting.com ~ email - markj@stankaconsulting.com

Mimi Moss Planning Director Douglas County 1594 Esmeralda Dr. Minden NV 89423

April 24, 2018

Subject: Detailed description and justification for Development Review Application request for Thoroughbred Crossing multi-family development

Ms. Moss,

Stanka Consulting LTD, acting as agents for the developers of Thoroughbred Crossing, submits this detailed description and justification letter according to the requirements of the Development Review Application. The developer is requesting a Mixed-Use Commercial Overlay on their parcels at 1317 and 1321 N Hwy 395 in Gardnerville. This letter answers the requirements, as outlined in section 20.614.040, Design Review findings, of the Douglas County Development Code.

The applicant is proposing to develop a 20-unit multi-family residential development off of US Hwy 395 in a multi-use commercial zoning district. There are currently two separate parcels but a reversion to acreage map has been prepared and submitted to Douglas County. The resultant single parcel will have a multi-use commercial zoning designation. The parcel contiguous to US 395 has an existing commercial business currently operating on it. A flood hazard area $(AO-2\ ft)$ lies across a small portion of the property along the southern boundary. The only improvement proposed for that area is parking.

This development review application is being submitted in conjunction with a Mixed-Use Commercial Overlay Application and a Tentative Parcel Map Application. The zoning on the parcels is mixed-use commercial. The developer is requesting that the four new parcels in the parcel map be allowed zoning according individually to their use, either commercial or residential.

Findings are as outlined in Douglas County Development Code Section 20.614.040, and include:

 The proposed development is consistent with the goals and policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations; In the Douglas County Master Plan 2011 Update, LU Goal 2 reads: "To retain the beauty, the natural setting and resources, and the rural/agricultural character of the county while providing opportunities for managed growth and development." LU Policy 2.3 states that Douglas County shall give priority to "infill" development. This project will develop vacant land currently surrounded by existing residential and commercial development.

LU Goal 5 reads: "To identify particular areas within Douglas County for development as distinct urban communities." LU Policy 5.4 states that locations shall be planned for Multi-Family Residential that are along collector or arterial streets and adjacent to other residential and non-residential uses. This development is adjacent and within other residential (multi-family) and non-residential (retail commercial) uses.

2. The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. These improvements or modifications may include but shall not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both;

This development is multi-family residential which is the primary residential type of the surrounding properties. The placement and orientation of the buildings is proposed so as to avoid a "motel" feel to the property which adds to the character of the area. Ingress and egress to the development will be by an existing roadway (US Hwy 395) and will not go through existing residential development. Residents will access the homes through a private roadway.

3. The proposed development will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood

As noted in Item 2, all ingress and egress from the development will be by US Hwy 395 and will not impact existing residential streets.

4. The proposed development incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets;

Traffic and adjacent roadways will not be impacted since entry and exit from the proposed development does not connect to existing neighborhood streets.

5. The proposed development incorporates features to minimize adverse effects, including visual impacts, of the proposed development on adjacent properties;

The proposed heights of the structures conform to the heights of the surrounding multi-family residential structures.

6. 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;

According to the "Historic Preservation Element" draft, April 2017, of the Douglas County Master Plan Update 2016, the closest place on the National or State Register of Historic Places in Douglas County is located on the north end of Eddy St, approximately 0.75 miles away. It is not anticipated, given the recent nature of the construction surrounding the project, that the area is within an archaeological or cultural study area recognized by Douglas County.

7. The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, the Douglas County design criteria and improvement standards and all other requirements of this title applicable to the proposed development and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of chapter 20.100; and

As detailed in the description and justification letter for the mixed-use overlay application (attached), this project meets the standards as outlined in Douglas County Code 20.664.125. In addition, the development is proposing connection to public water and wastewater facilities. Drainage facilities are being designed to meet the requirements laid out in 20.100.060. This development does not impact any irrigation facilities. Access to the development will be by private road. Will-serve letters from the appropriate agencies are included with this development review application.

8. The proposed development will not be materially detrimental to the public health, safety, convenience and welfare, or result in material damage or prejudice to other property in the vicinity. (Ord. 763, 1996)

This development is compliant with existing zoning and land use designations and the surrounding areas. The development will add to the character of the Gardnerville area.

If you have any questions please contact me at (775) 885-9283.

Thank you,

Mark Johnson, P.E.

Stanka Consulting, LTD

Stanka Consulting, LTD

JUN 2 U au

COMMUNITY DAVA

A Professional Engineering Company

3032 Silver Sage Drive, Suite 101 ~ Carson City, Nevada 89701 ~ (775) 885-9283 Website – www.stankaconsulting.com ~ email - markj@stankaconsulting.com

Mimi Moss Planning Director Douglas County 1594 Esmeralda Dr. Minden NV 89423

June 18, 2018

Subject: Detailed description and justification for variance request for Ruins to Riches project – Thoroughbred Crossing

Ms. Moss,

Stanka Consulting LTD, acting as agents for the developers of Thoroughbred Crossing development, submits this variance request of Section 20.658.010, Non-residential district development standards (Table), of the Douglas County Development Code: specifically the front and rear setbacks in an MUC zoning district. The applicant has submitted a tentative parcel map for the property which would divide the property into four parcels. The setback variance will only apply to two of the parcels. These are identified as Parcels 2 and 3 on the tentative parcel map. These two parcels would each include two of the multi-family residential buildings.

The applicant is proposing to develop a 20-unit multi-family residential project at 1317 N. Hwy 395 in Gardnerville, NV. We are proposing five buildings each containing four units. The current zoning is Multi-Use Commercial (MUC). We are requesting this variance request be added to the Development Review application DA 18-032 previously submitted for the Ruins to Riches Thoroughbred Crossing development.

The Land Division application (LDA 18-005), submitted along with the Development Review application noted above, would divide the parcel containing the existing commercial business and the vacant area proposed for the multi-family residential project into four parcels. Parcel 1 would contain the existing commercial business. Two of the parcels would each contain two of the four-plexes buildings (Parcels 2 and 3). The fourth parcel (Parcel 4) would contain the fifth four-plex and the remaining land including streets, open spaces, etc.

This variance request is would only affect Parcels 2 and 3 which each contain two of the four-plexes. As noted in 20.658.010, the minimum side setbacks within the MUC zoning are already 0 feet. The two four-plexes within that would be within Parcel 2 or Parcel 3 are proposed to a minimum 10 feet apart. The variance is requested on the front and rear setback requirements as shown in 20.658.010. The minimum front setback within the MUC zoning is 15 feet. Along the front of the four-plexes proposed to be within Parcels 2 and 3 is the private access roadway for the development. The roadway is proposed to be

25 feet in width. The property line of the adjacent properties to the east or south would be approximately a minimum of five feet beyond the roadway. No structures would be constructed along the front of Parcels 2 or 3. Access into Parcels 2 and 3 would not be hindered by reducing the front setback to 0 feet nor would access to any other property be affected by the granting of this variance.

Required findings as outlined in Douglas County Development Code Section 20.606.050 include:

Part B of section 20.606.050 reads (part B refers to findings by the Planning Commission):

"By reason of exceptional narrowness, shallowness, or shape of the property in question, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the property in question, the strict application of the provisions of that title would result in peculiar and exceptional practical difficulties to, or exceptional and undo hardships upon, the applicant;"

The layout of the multi-residential project has been prepared to give as open of a feel as possible to the development while still providing for the required elements of the project including, but not limited to, roadway access, drainage works, utilities, and parking. All of this must be planned for within the constraints of a 2.78 acre site. Discounting the existing commercial business which will account for approximately 0.88 acres of the site. the area remaining for the project is actually closer to 1.9 acres. Financial viability of the project is, of course, a consideration in the planning of the project. Given the size and regulatory constraints, requiring the minimum 15 foot front setback would, as addressed above, potentially impact maintenance issues of the private roadway well into the future. Requiring the 10 foot rear setback would impact the primary open space area of the development. Instead of the open space area remaining under one ownership, it could also exist under two or even three different owners. Again, this would complicate maintenance issues as well as unobstructed use of the entire open space area. All these potential issues could negatively impact the applicant by creating the possible need for special shared-use and maintenance agreements between parcels when and if those parcels are sold. As noted, agreements like this could potentially create maintenance and liability issues for the owner(s) of the different parcels. This could negatively impact the marketability of the residential units and/or parcels.

"The circumstances or conditions do not apply generally to other properties in the same land use district; and"

According to the Minden/Gardnerville Community Plan Future Land Use Map of the 2011 Douglas County Master Plan, the project is located within a commercial land use area along US Hwy 395. This commercial land use area extends from the Raley's shopping center along US Hwy 395 south to approximately the Heritage Bank building on Stodick Parkway. The area consists primarily of shopping centers, office complexes or vacant land. Access and parking for those developed properties is primarily by shared

parking lots with no privately maintained roadways. The nature of the allowable residential units requires direct and explicit access. This direct and explicit access is best served by one owner who can maintain the roadway.

"The granting of the variance will not result in material damage or prejudice to other properties in the vicinity, substantial impairment of natural resources or be detrimental to the public health, safety and general welfare."

This development is in compliance with the existing zoning and land use of the property as well as the use of the surrounding properties. Properties across US Hwy 395 to the west are a commercial office use. The property to the north is an existing retail commercial center and the properties to the east are multi-family residential use. The property to the south is vacant. The proposed project, along with the adjacent, existing commercial business, seamlessly matches the existing uses of the neighboring properties. Because of this, it is not anticipated the project will prejudice or otherwise prove a detriment to the surround properties and their uses.

The existing ditch across the property will be replaced by a proposed 24" pipe which will continue to perpetuate storm drainage flow through the property to existing storm drain facilities on the southern edge of the adjacent properties to the north. The continuation of the existing storm drainage in this manner will allow for the continued public health, safety, and general welfare of the population in the area.

If you have any questions please contact me at (775) 885-9283.

Thank you,

Mark Johnson, P.E.

Stanka Consulting, LTD



1579 Virginia Ranch Road Gardnerville, NV 89410 775-782-2339 Fax: 775-782-2491 www.gardnervillewater.org

February 14, 2017

Steve Mason **Douglas County Community Development** P.O. Box 218 Minden, Nevada 89423 smason@douglasnv.us

Re: DA 17-013 Development Application 1317 & 1321 North Highway 395, Gardnerville, NV

Dear Steve:

Please include the following Development Application comments from the Gardnerville Water Company for the above referenced project:

A. 1321 Highway 395

- 1. Any modification of the existing building plumbing will require design review including review application and fee to the Gardnerville Water Company. It is advised that a pre-demolition plumbing fixture count be completed by GWC.
- 2. The three existing water connections shall require backflow prevention devices installed and tested, including domestic, irrigation, and fire sprinkler. Backflow prevention devices shall be installed and tested prior to issuance of a building permit.

B. 1317 Highway 395

- 1. A design review application along with site plans and plumbing plans shall be submitted to the Gardnerville Water Company.
- 2. A water model analysis shall be completed by the GWC water model consultant and paid for by the applicant to ensure that adequate fine flow can be achieved for the proposed development as required by the Nevada Bureau of Safe Drinking Water.
- 3. If new water line infrastructure is warranted by the water model analysis, the applicant shall install the required improvements to GWC standards and dedicated 20-foot wide easements for any required water main extensions and fire hydrant lines.

4. The domestic water service connections to each proposed building shall be sized by a registered professional engineer based on the Uniform Plumbing Code.

5. Impact fees shall be paid to the Gardnerville Water Company for all domestic and fire

sprinkler connections based on current GWC impact fees.

 All domestic, irrigation, and fire connections shall require a backflow prevention device installed. Each backflow prevention device shall be tested by a Nevada Certified Backflow Technician and test results shall be sent to GWC.

If you have any questions or concerns regarding the above listed comments, please contact me at (775) 782-2339 or at markg@gardnervillewater.org.

Sincerely,

Mark V. Gonzales, P.E.

Mach v. Dongsle

Manager/Engineer

CC: Barbara Resnik, P.E., bresnik@douglasnv.us



March 8, 2017

Attn: Steve Mason, Associate Planner
Douglas County Community Development Department
PO Box 218
Minden, NV 89423

RE: A Request for a Zoning Map Amendment application DA 17-013 to change the zoning district from Neighborhood Commercial to Mixed Use Commercial for two parcels within the Town of Gardnerville, 1317 & 1321 Highway 395 (APN's 1220-04-602-001 & -002)

The Gardnerville Town Board heard this item at the March 7, 2017 meeting and recommends approval of the Zoning Map Amendment requested in the land development application DA 17-013.

The Town board feels the Mixed Use Commercial would be a good fit and is planned for this property in the towns plan for prosperity and will complement the existing uses of the surrounding properties.

If you have any questions or comments or require additional information, please do not hesitate to contact me at 782-7134.

Sincerely,

Thomas A. Dallaire, P.E. Gardnerville Town Manager Town of Gardnerville 1407 Highway 395 North Gardnerville, Nevada 89410 (775) 782-7134 (775) 782-7135 facsimile www.gardnerville-nv.gov



PROJECT REVIEW APPLICATION Location Street Address: 1317 N US Hwy 395 Assessor's Parcel Number: 1220-04-602-002 Current Zoning Designation: Mixed-Use Commercial Project Description 610-000-341-625 The applicant wishes to construct a 20-unit multi-family residential development consisting of five four-plexes. The four-plexes will be two stories in height. The proposed project is behind an existing commercial business just south of the Rite-Aid shopping center. Access will be by a private roadway which will connect to the existing parking lot for the existing commercial business. Applicant: Name: Ruins to Riches LLC Address: P.O. Box 119 Gardnerville NV 89410 Telephone Number: (775) 265-4016 Fax Number: (Owner: Name: Ruins to Riches LLC Address: P.O. Box 119 Gardnerville NV 89410 Telephone Number: (775) 265-4016 Fax Number: (Engineer: Name: Mark Johnson - Stanka Consulting LTD Address: 3108 Silver Sage Dr., Suite 102 Telephone Number: (775) 885-9283 Fax Number: (775) 546-4271 By signing this application, the applicant agrees to reimburse the Town of Gardnerville for all expenses reasonably incurred by the town in the process of reviewing the application, including, but not limited to, engineering and legal expenses. A \$75 application fee must be submitted with this application. (Check or credit card accepted) Applicant or Applicant's Representative: Mark Johnson Signature Signature Printed Name

{When projects are located or proposed to be located within the Town of Gardnerville, Douglas County requires review and comment by the Town Board before making a final decision on the project. The Town of Gardnerville makes recommendations to Douglas County on all development to be located within the township boundaries. Douglas County will not render a decision until a letter of recommendation has been submitted by the Town.}

(Application and all materials related to the project review need to be submitted to the Town office ten (10) working days before the Gardnerville Town Board agenda is posted. Town board meetings are held the first Tuesday of each month)

postul to QB

DOLLARS

Wells Fargo 94-7074/3212

STANKA CONSULTING 3032 Silver Sage Dr Ste 101 Carson City, NV 89701

PAY TO THE ORDER OF

The Town of Gardnerville

05/31/2018

\$

**75.00

The Town of Gardnerville 1407 Highway 395 N Gardnerville, NV 89410

МЕМО

Project Review Application - Ruins to Riches

#O 1 2 2 4 1 # 15 3 2 1 2 7 O 7 4 2 15 7 6 5 5 7 5 6 5 2 1 #

610-000-341-625

Town of Gardnerville 1407 Highway 395 North Gardnerville, Nevada 89410 (775) 782-7134 (775) 782-7135 facsimile www.gardnerville-ny.gov



PROJECT REVIEW APPLICATION Location Street Address: 1317 N US Hwy 395 Assessor's Parcel Number: 1220-04-602-002 Current Zoning Designation: Mixed-Use Commercial Project Description The applicant wishes to construct a 20-unit multi-family residential development consisting of five four-plexes. The four-plexes will be two stories in height. The proposed project is behind an existing commercial business just south of the Rite-Aid shopping center. Access will be by a private roadway which will connect to the existing parking lot for the existing commercial business. Applicant: Name: Ruins to Riches LLC Address: P.O. Box 119 Gardnerville NV 89410 Telephone Number: (775) 265-4016 Fax Number: (Owner: Name: Ruins to Riches LLC Address: P.O. Box 119 Gardnerville NV 89410 Telephone Number: (775) 265-4016 Fax Number: (Engineer: Name: Mark Johnson - Stanka Consulting LTD Address: 3108 Silver Sage Dr., Suite 102 Telephone Number: (775) 885-9283 Fax Number: (775) 546-4271 By signing this application, the applicant agrees to reimburse the Town of Gardnerville for all expenses reasonably incurred by the town in the process of reviewing the application, including, but not limited to, engineering and legal expenses. A \$75 application fee must be submitted with this application. (Check or credit card accepted) Applicant or Applicant's Representative: Mark Johnson Printed Name

{When projects are located or proposed to be located within the Town of Gardnerville, Douglas County requires review and comment by the Town Board before making a final decision on the project. The Town of Gardnerville makes recommendations to Douglas County on all development to be located within the township boundaries. Douglas County will not render a decision until a letter of recommendation has been submitted by the Town.}

(Application and all materials related to the project review need to be submitted to the Town office ten (10) working days before the Gardnerville Town Board agenda is posted. Town board meetings are held the first Tuesday of each month)

postul to QB

Wells Fargo 94-7074/3212

STANKA CONSULTING 3032 Silver Sage Dr Ste 101 Carson City, NV 89701

05/31/2018

PAY TO THE ORDER OF

The Town of Gardnerville

\$

**75.00

DOLLARS

The Town of Gardnerville 1407 Highway 395 N Gardnerville, NV 89410

MEMO

Project Review Application - Ruins to Riches

IIIO 1 2 2 4 1 IIII III 1 3 2 1 2 7 0 7 4 21 7 6 5 5 7 5 6 5 2 1 IIII

M23 MP

610-000-341-625

Gardnerville Town Board AGENDA ACTION SHEET



- 1. **For Possible Action:** Discussion to approve or deny a change order to the Southgate Reconstruction Project to grind and replace the asphalt surface at Highway 395 on South Industrial Way, at a cost not to exceed \$15,000; with public comment prior to board action.
- 2. **Recommended Motion:** Motion to approve the change order to the Southgate Reconstruction project to grind and replace the asphalt surface at the South Industrial Way and Highway 395 intersection at a cost not to exceed \$15,000.

Funds Available: ✓ **Yes** ✓ **N/A** from savings of the Southgate project over the original budgeted amount \$205,000, and awarded at 160,000 + 10% or \$176,000.

3. Department: Administration

4. Prepared by: Tom Dallaire

5. Meeting Date: July 3, 2018 Time Requested: 45 minutes

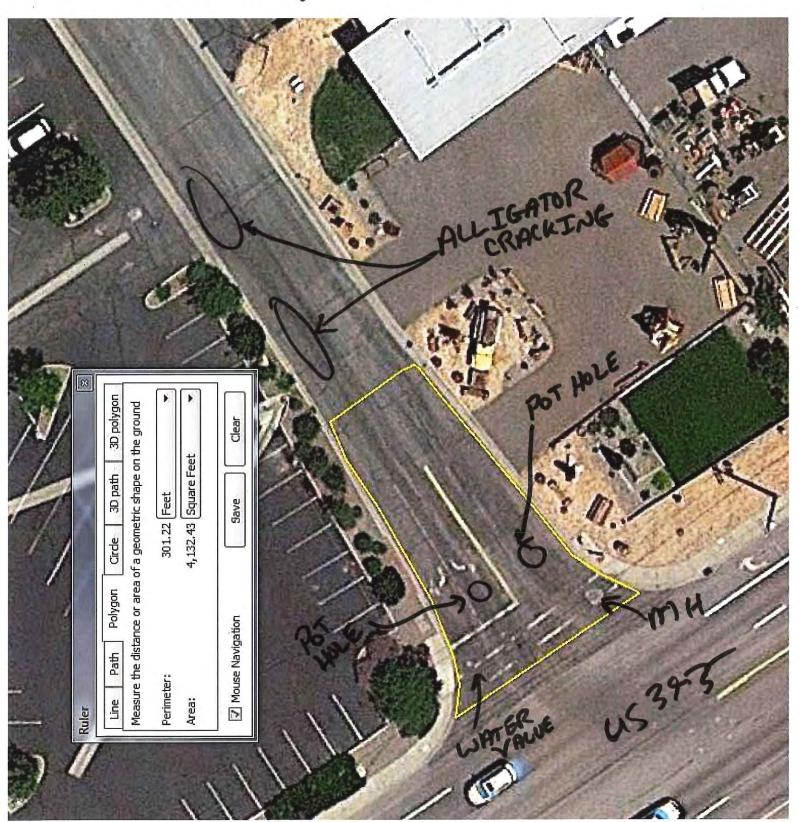
6. Agenda: Consent Administrative

Background Information: The removal of the 16" brought the sub base material into the wet clay material under the road. The entire road was not bad, but 4,000 sf of the road was removed and additional 12" of material. It will have 24" of base on top of the clay subgrade. This issue was discovered on Saturday and Sunday while the contractor was grinding the road out. This has brought on many other issues as far as working times and not keeping the schedule of noon to 9pm for the work hours. Because of the extra base and work needed to get this subgrade compacted they had to work the mornings so they could deliver the material. A few of the businesses do not see this as an acceptable reason for the contractor to work from 5am to 1 pm. So Geoff has been fielding a few of those calls. This road should be paved by the time we are at the board meeting. So we wanted to use the 10% above contract to pay the contractor to grind out the pavement only at the entrance to South Industrial Way, which has a large pot hole in the left turning lane, fix the base at this whole location and repave the surface. No improvement to the base, to ensure they will not run into unstable soil. This will fix the pot hole area.

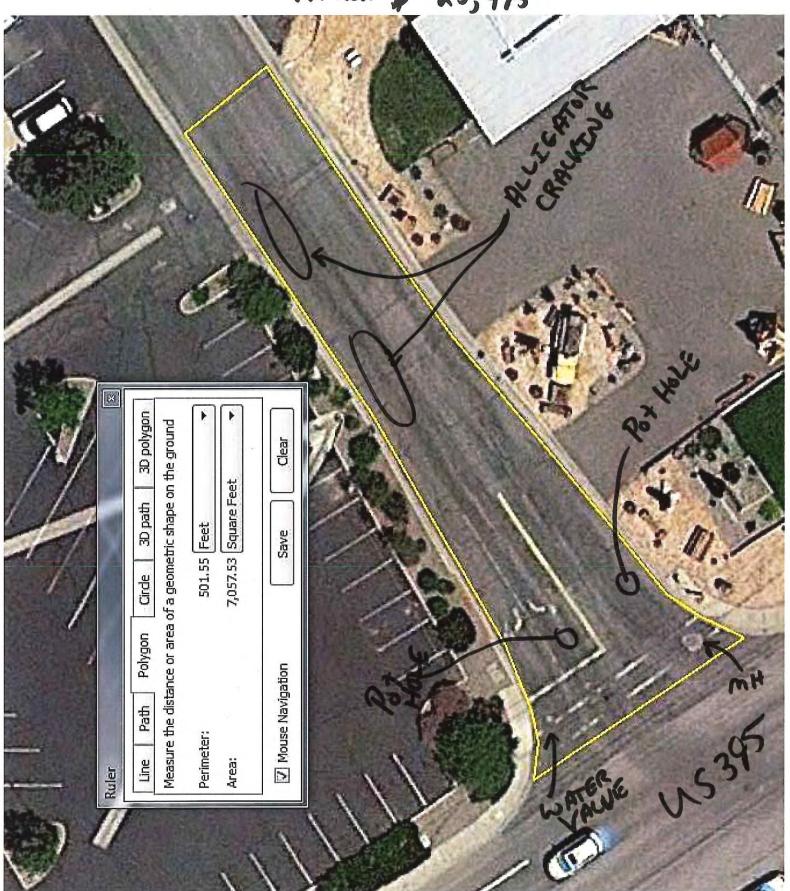
We do not need to do this project if the board feels like there are other priorities. Staff wanted to fix the worst section of road and this is part of it.

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

OPTION A APPROX \$ 15,000



APPROX \$ 25,475



<u> </u>	ļ
-	
=	_
-	,
2	_
-	
ш	4
\geq	7
0	1
α	_
<	C
GARDNER)
OF)
NWOT	-
>	>
2	>
\mathcal{C})
	_
1	

1625 - Southgate Reconstruct

4/25/2018

	1625 - Southgate Reconstruct		Engineer	Engineers Estimate	Colbre Grading & Paving of NV, Inc.	& Paving of NV, c.	Qual	Qual Con
EM NO.	. CORE PROJECT	UNITS	UNIT PRICE	BID AMOUNT	UNIT PRICE	LINE ITEM	UNIT PRICE	LINE ITEM
1	Mobilization	1 LS	\$ 20,000.00	\$20,000.00		1,727.97 \$1,727.97	\$ 6,500.00	6,500.00 \$6,500.00
2	Traffic Control	1 LS	\$ 13,000.00	\$13,000.00 \$		1,000.00 \$1,000.00	\$ 10,000.00	10,000.00 \$10,000.00
m	Grind and remove existing asphalt and subgrade material to a depth of 16" and haul away spoils.	28843 sf	\$ 1.37	\$39,514.91	\s	1.12 \$32,304.16	\$ 0.65	0.65 \$18,747.95
	Furnish, deliver, and install stabilizing fabric Mirafi						,	
	180N or equal geotextile fabric and 12" of compacted	28843 sf						
4	type 2 base and fine grade		\$ 1.54	\$44,418.22 \$		1.60 \$46,148.80	\$ 2.50	2.50 \$72,107.50
l	Furnish, deliver, and install 4" PG64-28NV asphalt in 2	3- C100C				1		
2	lifts and roll compact smooth	70043 31	\$ 2.25	\$64,896.75	\$ 2.49	2.49 \$71,819.07	\$ 3.00	3.00 \$86,529.00
9	Reset Manholes to grade with .025' reveal	5 EA	\$ 850.00	\$4,250.00	S	800.00 \$4,000.00	\$ 800.00	800.00 \$4,000.00
7	Reset Valve lids to grade with .025' reveal	6 EA	\$ 600.00	\$3,600.00		500.00 \$3,000.00	\$ 800.00	800.00 \$4,800.00
							3	
	Contractors			Engineers Estimate		Colbre Grading & Paving of NV,		Qual Con
						Inc.		

Bidder Contacts 5/30/2018

Address

Qualcon Contractors Inc. Colbre Grading & Paving Contractor

1528 US Hwy 395 N. Ste 245 Gardnerville, NV 89410

1645 Esmeralda Ave. Minden, NV 89423-4203

colbrepaving@hotmail.com pierre@qualcongec.com Email

\$202,684.45

\$160,000.00

\$189,679.88

GRAND TOTAL

Gardnerville Town Board AGENDA ACTION SHEET



- 1. **For Possible Action:** Discussion to award or deny a town storm drain project it improve the flow from Hussman Ave by relocating the existing open channel across Ted Borda's property, located west of Hussman Ave, APN:1320-32-801-028, 1118 Mill Street, to a pipe outlet 400 lineal feet to the cottonwood slough, allowing for positive drainage and outflow during a large rain event and high irrigation water level.
- 2. **Recommended Motion:** Motion to approve the town storm drain project to Four Point Engineering in the amount of \$32,950 from the storm drain line item of the town budget and allow the town manager to sign the contract with the allowance of 10% over the contract amount for project incidentals, modifications and or changes based on the field conditions.

Funds Available:

✓ Yes

✓ N/A \$104,000 in storm water over the past several years.

3. Department: Administration

4. Prepared by: Tom Dallaire

5. Meeting Date: July 3, 2018 Time Requested: 10 minutes

6. Agenda:
☐ Consent
☐ Administrative

Background Information: Staff has been saving up for storm water projects to fix existing known drainage issues around town. The money saved for storm water to date was to be used on the storm drain section to replace a crushed pipe within the Centertowne apartment complex on the storm drain line from Douglas and Cemetery to the Cottonwood Slough. Centertowne Apartments paved their driveway and parking area and we should not cut up the road at this time. The town and county have a 5 year cut policy and we should be considerate of their investment as well. Continued on next page.

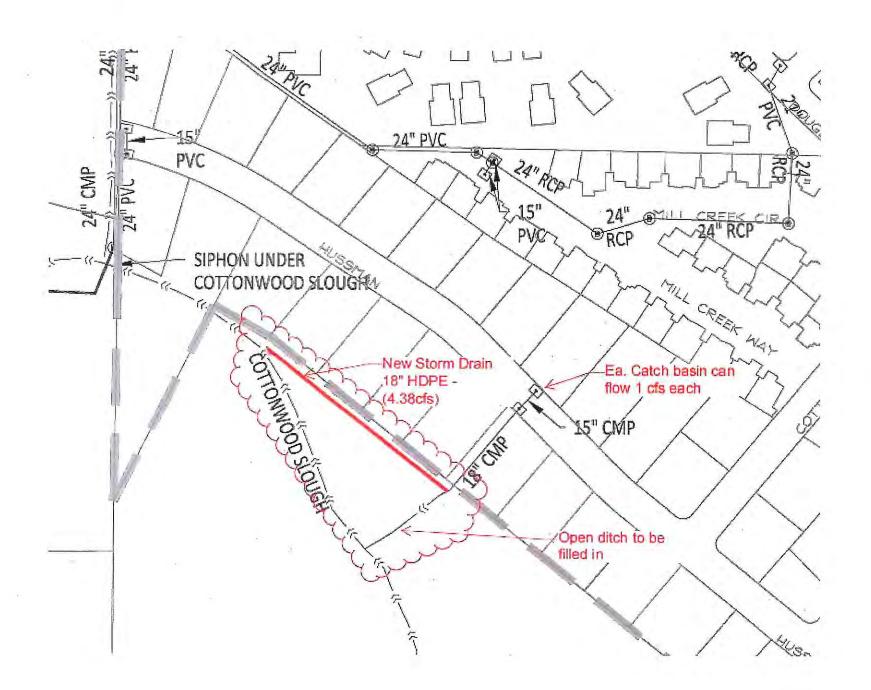
7.	Other Agency Review	of Action: Douglas County	™ N/A
3.	Board Action: Approved Denied	□ Approved with Modifications□ Continued	

Background Continued;

Ted Borda and NRCS had approached staff to see if the open ditch can be piped. The current open ditch is 170 feet long. Varying width and flat slope to the Cottonwood cause water to stand in the bottom of the ditch limiting the capacity of the pipe as it backs up into the town storm drain and catch basins, especially when the irrigation water is running at higher flows. This pipe will provide positive drainage during both low and high irrigation flows, will allow storm water to drain during high irrigation storm events, and create less maintenance for staff. It will be a longer access to the riprap outlet to maintain but less maintenance overall, with a manhole and pipe.

The project was not budgeted this year or in past years, but the board can direct staff to award the bid or not to award the bid. This will improve the additional drainage off of Hussman Ave. We do not need to do this project if the board feels like there are other priorities. Staff figured with the investment from Mr. Borda and from NRCS, this was a good time to partner with them to turn this empty field into something more productive. Mr. Borda also confirmed that he will be building a house back there on this property in the future and moving to the Carson Valley.





TOWN OF GARDNERVILLE - Opinion of Probable Costs

18-09 -Borda Storm Drain Re Alignment Project - Ted Borda field				Engineers Estimate		Four Point Engineering		Mountain West Construction Inc.		onstruction Inc	Impact Co	onstruction	Armac Co	onstruction	
TEM NO.	CORE PROJECT	UN	IITS	ι	JNIT PRICE	BID AMOUNT									
1	Mobilization	1	LS	\$	2,000.00	\$2,000.00 \$	4,000.00	\$4,000.00	\$	455.00	\$455.00	\$ 1,500.00	\$1,500.00	\$ 3,200.00	\$3,200.0
2	Remove flared end section	1	EA	\$	300.00	\$300.00 \$	1,000.00	\$1,000.00	\$	256.00	\$256.00	\$ 675.00	\$675.00	\$ 1,500.00	\$1,500.0
3	Clear & grub proposed pipe area	1	LS	\$	1,500.00	\$1,500.00 \$	3,500.00	\$3,500.00	\$	284.00	\$284.00	\$ 4,200.00	\$4,200.00	\$ 4,000.00	\$4,000.0
4	Type IV MH W/ flat top and 24" frame & grate	1	EA	\$	3,500.00	\$3,500.00 \$	6,250.00	\$6,250.00	\$	4,075.00	\$4,075.00	\$ 6,250.00	\$6,250.00	\$ 5,500.00	\$5,500.0
5	Install bedding and 18" HDPE Watertight pipe	400	LF	\$	55.00	\$22,000.00	31.00	\$12,400.00	\$	67.00	\$26,800.00	\$ 50.00	\$20,000.00	\$ 45.00	\$18,000.0
6	Install 18" Class 150 Rip Rap sump with bedding or Fabric base	200	SF	\$	30.00	\$6,000.00	11.00	\$2,200.00	\$	4.18	\$836.00	\$ 8.00	\$1,600.00	\$ 25.00	\$5,000.0
7	Backfill existing ditch compact to 85% rel. density	300	LF	\$	30.00	\$9,000.00	12.00	\$3,600.00	\$	3.38	\$1,014.00	\$ 15.00	\$4,500.00	\$ 15.00	\$4,500.0
	GRAND TOTAL	1		-		\$44,300.00		\$32,950.00			\$33,720.00		\$38,725.00		\$41,700.00

Construction Notes:

Work Hours: 8:00 am to 6:00 pm Monday - Friday

Clean Up after Operations each day. (ensure Mill Street and Hussman is Clean)

Engineer's Estimate: \$45,000

Not a Prevailing Wage Job

Questions will be answered as they are received.

June 27th Bids Due

Junly 3rd award date at 4:30 PM town board meeting.

Provide required Liability Insurance and Workers Comp with Liability insurance to name the town of Gardnerville as additionally Insured.

BF-1

Bidder Contacts 6/27/2018

Contractor

- 1 Four Point Engineering
- 2 Mountain West Construction, Inc
- 3 Impact Construction
- 4 Armac Construction Inc.

Address

11 Red Canyon Road Wellington, NV 89444

PO Box 2577 Minden, NV 89423

PO Box 59 Gardnerville NV, 89410

PO Box 4616 Carson City, NV 89702

You created this PDF from an application that is not licensed to print to novaPDF printer (http://www.novapdf.com)

Gardnerville Town Board AGENDA ACTION SHEET



- 1. **For Possible Action:** Discussion to approve or deny or provide direction to staff on a proposal by Douglas Disposal Inc. to offer a cardboard and food recycling service within the town service area to town customers
- 2. Recommended Motion: As discussed by the board Motion to approve the agreement between the town and DDI to offer recycling services to town customers. Funds Available: Yes ☑ N/A 3. Department: Administration 4. Prepared by: **Tom Dallaire** 5. Meeting Date: July 3, 2018 Time Requested: 15 minutes **☑** Administrative 6. Agenda: Consent Background Information: We have been talking with Douglas Disposal Inc. owners and operators for years about recycling and the ability to provide such a service. During the conversation they mentioned they offer their customers a food recycling service and now offer cardboard recycling service 7. Other Agency Review of Action: \(\subseteq \text{Douglas County} \) N/A 8. Board Action: Approved with Modifications ☐ Approved **□** Denied ☐ Continued

AGREEMENT FOR THE PROVISION OF ON-SITE RECYCLING SERVICES TO COMMERCIAL CUSTOMERS

This agreement is made on	by and between Town of Gardnerville, hereinafter
referred to as "Town" and Douglas Disposal,	Inc, hereinafter referred to as "DDI". The purpose
of this agreement is to coordinate commercia	l recycling services within the limits of the Town of
Gardnerville.	

RECITALS

WHEREAS, Town provides solid waste disposal services to commercial customers of a 4-yard size or smaller per week within the Town of Gardnerville; and

WHEREAS, some commercial customers of Town have expressed an interest in participating in on-site recycling programs; and

WHEREAS, Town does not currently offer on-site recycling programs to its commercial customers; and

WHEREAS, DDI currently has the capability of providing on-site recycling services to commercial customers, including processing of the materials at the Douglas County Transfer Station;

NOW, THEREFORE, IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

- 1. DDI is authorized to provide on-site recycling services to commercial customers located within the boundaries of the unincorporated Town of Gardnerville.
- 2. DDI will provide commercial customers with blue dumpsters for recycling and/or green dumpsters for food waste recycling, ranging from 1-yard to 6-yard size, depending on the type, volume and weight of the recyclable material.
- 3. DDI will provide pickup, processing and marketing of the recyclable materials from commercial customer on-site recycling.
- 4. DDI will bill commercial customers directly for on-site recycling services, based on 50% of DDI's then current commercial per-yard trash rate.
- 5. DDI reserves the right to determine which commercial customers are accepted to participate in the on-site recycling program and the type of recyclable materials to be collected from each commercial customer. DDI reserves the right to discontinue on-site recycling services to any of Town's commercial customers due to contamination or cross-contamination of the materials or for non-payment of services.
- 6. The term of this agreement is for one year from the date of agreement and will renew annually. Either party may cancel this agreement with ninety days (90) written notice to

- the other party and to each of the commercial customers then participating in the commercial on-site recycling program and/or their waste management companies.
- 7. DDI will maintain statistical data for the overall recycling programs it operates in Douglas County. Data of customer specific on-site recycling will not be available.
- 8. Throughout the term of this agreement, the parties will procure and maintain, at their own expense, at least the following insurance from an insurance company of national standing:
 - 1) Workers' Compensation and Employer's Liability insurance in accordance with the laws of the State of Nevada,
 - 2) Vehicle liability insurance in accordance with the laws of the State of Nevada,
 - 3) General Liability Insurance, including completed operations, with a combined single limit of One Million Dollars (\$1,000,000.00).
- 9. Should either party fail to obtain or maintain workers' compensation, vehicle or general liability insurance as set forth herein, the other party may elect to immediately terminate this agreement, without further notice or liability.
- 10. Town and DDI will obtain and maintain all appropriate licenses and permits required by all local, state and federal regulatory and political bodies to perform the services described herein and will abide by all applicable regulations and laws for the term of this agreement.
- 11. The parties hereto acknowledge that this agreement does not create a relationship of employer/employee, co-partner, or legal representative of one to the other for any purpose whatsoever. The parties agree that neither party will have the right or authority to assume or create any obligation or responsibility on behalf of or in the name of the other party.
- 12. DDI, its successors and assigns, indemnifies and holds Town harmless from and against any and all third party claims, demands, liabilities, damages, losses, and judgments, including costs and expenses incident thereto, including reasonable attorney's fees, which may be suffered by, accrue against, be charged to or recoverable from Town by reason of personal injury, death, property damage, environmental claims or damage or any other damages caused by or arising out of the operation to be performed by DDI hereunder or the failure of DDI to comply with its obligations hereunder.
- 13. Town, its successors and assigns, indemnifies and holds DDI harmless from and against any and all third party claims, demands, liabilities, damages, losses, and judgments, including costs and expenses incident thereto, including reasonable attorney's fees, which may be suffered by, accrue against, be charged to or recoverable from DDI by reason of personal injury, death, property damage, environmental claims or damage or any other

damages caused by or arising out of the operation to be performed by Town hereunder or the failure of Town to comply with its obligations hereunder.

- 14. The parties will be relieved of their respective duties and obligations hereunder if performance of this agreement is prevented by the elements, natural disaster or acts of God, or if they are ordered or enjoined from performing hereunder by any court or regulatory agency having jurisdiction. Either party may discontinue performance of its duties and obligations hereunder if the other party breaches any term or condition of this agreement.
- 15. Unless otherwise expressly provided herein, all notices required by this agreement will be in writing and will be sufficiently given and served upon the other party if delivered by hand or is sent by United States priority mail, addressed as follows:

TOWN OF GARDNERVILLE

Thomas Dallaire, P.E., Town Manager 1401 Highway 395 North Gardnerville NV 89410

DOUGLAS DISPOSAL, INC.

John D. Marchini, Operations Manager 1653 North Lucerne, Suite A Minden, NV 89423

- 16. All of the terms, conditions, rights and obligations of the parties to this agreement, except as specifically otherwise stated, will only apply during the term of this agreement or extensions thereof, with the exception that the hold harmless and indemnity provisions of this agreement will remain in full force and effect in perpetuity.
- 17. This Agreement will be binding upon and inure to the benefit of the parties, their successors and assigns.

Dated:	Dated:
Cassandra Jones, Chair Town of Gardnerville	John D. Marchini Douglas Disposal, Inc.

Gardnerville Town Board AGENDA ACTION SHEET

3 different plan options for street adjustments 2015 Traffic Enforcement Priorities report

8. Board Action:

☐ Approved ☐ Denied

7. Other Agency Review of Action: Douglas County

☐ Continued



1.	To Possible Action. Discussion on the public comment at the last board meeting
	about the speeding observed by the resident on Toiyabe Ave between Lampe
	Drive and Waterloo lane. Speeding within this section is dangerous to the
	residents that live on this street. Possible discussion area options for traffic
	calming to be presented by town staff for board consideration and or
	implementation, as directed to staff, options; with public comment prior to
	board action.
•	Recommended Motion: Based on board discussion
2.	
	Funds Available: Yes N/A
3.	
4.	
5.	- NO
	Agenda: Consent Administrative
	ckground Information:
Sta	aff is looking for direction from the board on which option to pursue in resolving several
cor	mplaints.
We	e have had residents stop by the office, call us, and come to the board meetings to complain
	out speeding and increased traffic on Toiyabe between Lampe and Waterloo.
	e have requested and encouraged law enforcement to bring additional patrols to the area to
	m the issues. This is like trying to stand still in the ocean as the tide moves in and out. We
	e looking for a long term, safe, and sustainable solution. We offer the board four different
	tions to consider tonight.
	otion A: Create 4 way stop at Lampe and Toiyabe. This will require a traffic study.
	ption B: Build Storm Drainage Dip. This will improve cross street flow of storm drainage in
	e area and it may encourage vehicles to slow down similar to the corner of Toiyabe and
	mpe.
	otion C: Build a chicane in the street. The vehicles will have to maneuver around the
obs	stacles and slow down. This can temporarily be installed with water barrels to give it a test
rur	
Op	Potion D: Continue to work with law enforcement to increase patrols. Wait and see.
1 11	
Su	pplemental information includes:

2009 Harvest/Chichester Stop Sign Warrant Study (most of the information is appropriate here)

☐ Approved with Modifications

₩ N/A



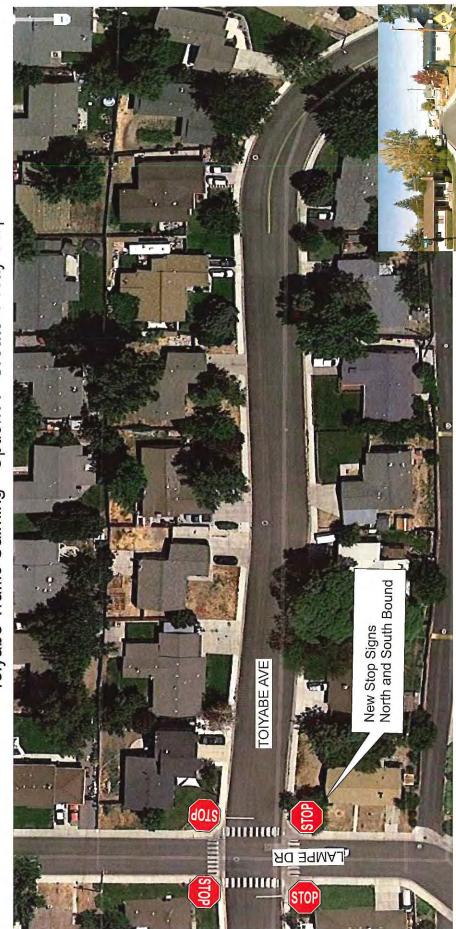
Toiyabe Traffic Calming - Existing Traffic Contol



Comments:

Speed limit 15 mph Douglas County Residents are using Lampe and Tolyabe as a cut through to bypass the light at US 395 and Waterloo. There have been many complaints over the years by residents.

~



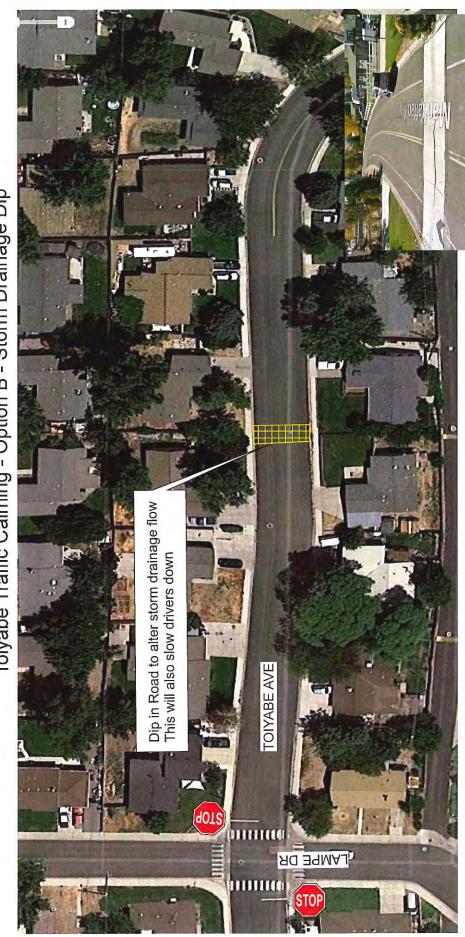
Toiyabe Traffic Calming - Option A - Create 4 Way Stop

Date: 6/29/2018 Author: LaCost Project: Toiyabe Traffic Calming Comments:

Speed limit 15 mph Douglas County Residents are using Lampe and Toiyabe as a cut through to bypass the light at US 395 and Waterloo. There have been many complaints over the years by residents.

ig adwe

8-3



1194 Manhattan Way In the Ranchos

EXAMPLE:

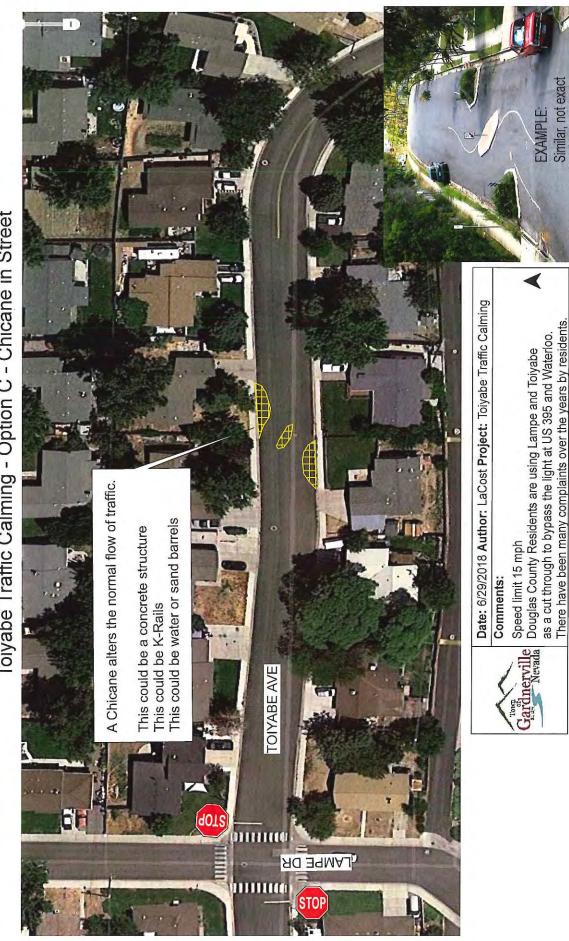
Date: 6/29/2018 Author: LaCost Project: Toiyabe Traffic Calming

Comments:

There have been many complaints over the years by residents.

Speed limit 15 mph Douglas County Residents are using Lampe and Toiyabe as a cut through to bypass the light at US 395 and Waterloo.

Toiyabe Traffic Calming - Option B - Storm Drainage Dip



There have been many complaints over the years by residents.

Toiyabe Traffic Calming - Option C - Chicane in Street

ALL TRAFFIC Enforcement Priorites Report

For Town of Gardnerville on 5/5/2015 at 12:07 PM

Generated by Geoff Lacost Speed Bin Range: 1 to 100

Violation Threshold: 25 Location: Toler/Toiyabe, 1338 Toiyabe East Bound, E

Time of Day: 0:00 to 23:59 Dates: 4/28/2015 to 5/4/2015 (Su, M, T, W, Th, F, Sa) Ranked by: Mixed

Notes:

					Speed		Volume	me
	Location	Day of Week	Time	Limit	Average Speed	Average Violator	Total	Violator
Toler/To	Toler/Toiyabe, 1338 Toiyabe East Bound, EB	Monday	15:00 - 16:00	15	19.5	27.0	91	12
Toler/To	Toler/Toiyabe, 1338 Toiyabe East Bound, EB	Monday	14:00 - 15:00	15	20.5	26.6	25	ω
Toler/To	Toler/Toiyabe, 1338 Toiyabe East Bound, EB	Wednesday	17:00 - 18:00	15	20.5	26.0	. 62	Φ
Toler/To	Toler/Toiyabe, 1338 Toiyabe East Bound, EB	Monday	16:00 - 17:00	15	19.0	27.0	74	7
Toler/T	Toler/Toiyabe, 1338 Toiyabe East Bound, EB	Wednesday	16:00 - 17:00	15	20.3	26.0	99	9
Toler/T	Toler/Toiyabe, 1338 Toiyabe East Bound, EB	Tuesday	18:00 - 19:00	15	19.5	28.0	49	2
Toler/T	Toler/Tolyabe, 1338 Tolyabe East Bound, EB	Saturday	15:00 - 16:00	15	19.8	27.6	51	5
Toler/T	Toler/Toiyabe, 1338 Toiyabe East Bound, EB	Tuesday	15:00 - 16:00	15	19.5	27.0	92	5
Toler/T	Toler/Toiyabe, 1338 Toiyabe East Bound, EB	Tuesday	16:00 - 17:00	15	19.8	27.0	71	5
Toler/T	Toler/Toiyabe, 1338 Toiyabe East Bound, EB	Thursday	17:00 - 18:00	15	20.5	27.0	28	. 2
Toler/T	Toler/Toiyabe, 1338 Toiyabe East Bound, EB	Thursday	18:00 - 19:00	15	20.0	27.0	59	5
Toler/T	Toler/Toiyabe, 1338 Toiyabe East Bound, EB	Monday	10:00 - 11:00	15	20.5	26.0	34	Q

8-6



Harvest Ave – Chichester Drive Stop Sign Warrant Study October 1, 2009

Stop Sign Warrant Study – for Multi way Stop Signage
Per the request of resident, Jeanne Lamb in August 2009 town Board Meeting.

Chapter 2B. Regulatory Signs, as stated in the Adopted 2003 Manual on Uniform Traffic Control Devices (MUTCD), was used to prepare this Warrant Study. The items below are from the current online MUTCD 2003 edition and all the items for stop sign compliance are listed below. The Warrant study must comply with certain criteria as shown below, and the Town Engineers opinion and responses are listed after the MUTCD criteria.

Section 2B.07 Multiway Stop Applications

A. Where traffic control signals are justified, the multiway stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.

There are no traffic control signals proposed for this residential neighborhood roadway intersection.

B. A crash problem, as indicated by 5 or more reported crashes in a 12-month period that are susceptible to correction by a multiway stop installation. Such crashes include right- and left-turn collisions as well as right-angle collisions.

The report from the Douglas County Sherriff's office states only one accident has been reported to them since 2007, since they started tracking traffic accident locations. This was in the winter of 2008 and the at fault driver turned from Harvest to Chichester and slid into 3 separate cars as he was going too fast for the conditions.

C. Minimum volumes:

1. The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day, and 2. The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour, but

3. If the 85th-percentile approach speed of the major-street traffic exceeds 65 km/h or exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the above values.

(1) We determined the max AM and PM peak hour ADT's for the week by placing the Metro Count, traffic counter in the said intersection. The count came back with 191 peak AM and 224 Peak PM, with an average of 171 ADT for the day, almost half the required average of 300 vehicles per hour for any 8 hour period. (2) Pedestrian traffic was not counted. School was out at the time of the warrant study. The existing traffic volume on Harvest does not delay the Chichester Drive traffic 30 seconds or more. (3) The 85th percentile speed is around 27 MPH. The roads current posted speed limit is 15 MPH. The max speed during the test was 47.5 MPH. The study indicated the majority of the people driving on Harvest are driving at speeds of 25 MPH or more.

D. Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80 percent of the minimum values. Criterion C.3 is excluded from this condition.

The current intersection conditions 80 Percent (240 ADT, 32 mph) of the minimum values listed above, are getting close to the 80% speed of 32 MPH @ 70% of the 300 ADT (210 ADT). We only have one eight hour period where the 70% value actually complies with this requirement and we need to average this volume for an 8 hour period.



Harvest Ave – Chichester Drive Stop Sign Warrant Study October 1, 2009

Option: Other criteria that may be considered in an engineering study include:

A. The need to control left-turn conflicts;

There does not appear to be a reported traffic accident history for the left turn movement from Harvest Ave. to Chichester Drive, except the single accident reported to the sheriff's office in January 2008.

B. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes; This is the last intersection out of Chichester Estates for pedestrian traffic traveling to Stodick Park. The pedestrian traffic count was not performed as part of this study, but observations in the evening shows moderate volume of pedestrian traffic exists at this intersection, and is a potential problem with vehicles traveling 25 to 35 MPH during the same time period.

C. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to reasonably safely negotiate the intersection unless conflicting cross traffic is also required to stop; and This is the reason the complaint came forward from Jeanne Lamb, 1472 Cardiff Drive, (Item 10, August 2009 Agenda). The shrubs on the northeast corner of the intersection have been trimmed back and down to clear up the visibility issue. If and when vehicles are parked on the street, in front of the corner residence, it is very difficult to see around them without moving the front of the car into the projected travel lane of the Harvest Ave.

D. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multiway stop control would improve traffic operational characteristics of the intersection.

Chichester and Harvest are two (2) residential collector streets conveying traffic to Toler Lane. IF the residences on the corners of the intersection, park vehicles in the right of way in front of their homes, it is very difficult to see around these vehicles regardless of vehicle size. This causes an unsafe intersection, and at the speed of the residences, traveling down Harvest in this intersection has the potential to become a hazardous condition.

Conclusion;

It is the town engineer's position; we should first attempt to slow traffic down on Harvest. The signage and paint on the streets are not getting the point across to drivers on these residential roads. The speed element of this drives traveling down Harvest Ave needs to be enforced regularly. The Town or the residences of Chichester Estates could ask the Sherriff's department to enforce the 15 MPH speed in an attempt to slow down traffic. This, unfortunately, will only temporally solve the problem. The enforcement effort will still not solve the issue of being able to see around parked vehicles on the street in front of the owners homes. It would not be fair to those residences who own properties at these locations to restrict on-street parking in front of their homes. The only other option is to install a Stop Sign to provide additional traffic control for clearer intersection movements. The visibility issue of residences on-street parked vehicles would be taken out of this particular traffic scenario, cleaning up the intersection control and sight distance visibility.

Gardnerville Town Board AGENDA ACTION SHEET



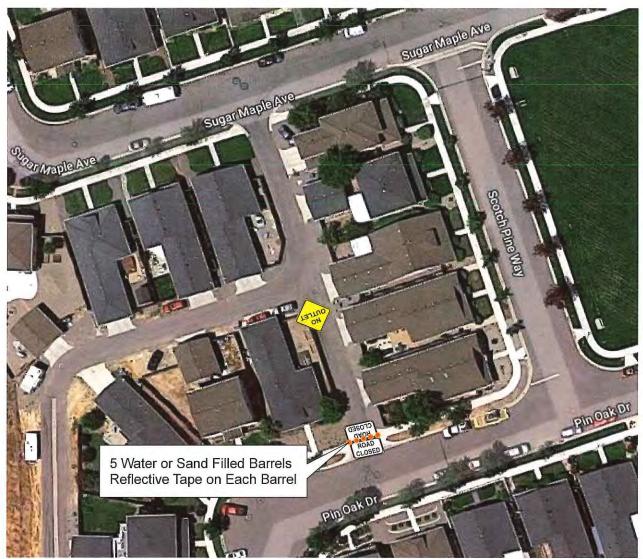
1.	Not For Possible Action: Discussion on the Town Attorney's Monthly Report of activities for June 2018.
2.	Recommended Motion: N/A Funds Available: Yes N/A
3.	Department: Administration
4.	Prepared by: Tom Dallaire
5.	Meeting Date: July 3, 2018 Time Requested: 5 minutes
6.	Agenda: Consent Administrative
Ba	ackground Information: To be presented at meeting.
7.	Other Agency Review of Action: □ Douglas County □ N/A
8.	Board Action:
	Approved

Gardnerville Town Board AGENDA ACTION SHEET



1.	Not For Possible Action: Discussion on the Town Manager activities for June 2018.	's Monthly Report of
2.	Recommended Motion: No action required. Funds Available: □ Yes □ N/A	
3.	Department: Administration	
4.	Prepared by: Tom Dallaire	
5.	Meeting Date: July 3, 2018 Time Requested	: 5 minutes
6.	Agenda: □Consent □ Administrative	
Ba	ackground Information: To be presented at meeting.	
7.	Other Agency Review of Action: Douglas County	₩ N/A
8.	Board Action:	
	Approved	

Arbor Gardens Partial Alley Closure



Local Residents are using the alley between Sugar Maple and Pin Oak as a cut through to reach their homes. There have been multiple complaints on the traffic volume on the alley and this road closure will encourage resident to use the streets as intended.

> Red line is the intended path for local residents to reach their homes. An alley closure at this location will not impede normal traffic or municipal services.

Manifest

2 x R11-2 R11-2 road closed

5 x Barrel

1 x W14-2 No Outlet

Legend



Date: 6/13/2018 Author: LaCost Project: Arbor Gardens Partial Alley Closure

Comments:

Partial alley closure to deter neighborhood traffic cut through.





Gardnerville Station Ribbon Cutting Event



1395 Hwy 395 North Gardnerville, NV 89410 (Corner of Mission St. & Hwy 395)

Mark Your Calendars! Wednesday, August 15th at 4:00 pm

ENJOY HORS' D'OEUVRES & BEVERAGES

\$500. Cookies . ->
Sugared Squarel ->

Gardnerville Town Board AGENDA ACTION SHEET

☐ Approved

Denied



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, Community Foundation of **Douglas County.** 2. Recommended Motion: N/A Funds Available: ☐ Yes PN/A 3. Department: Administration 4. Prepared by: **Tom Dallaire** 5. Meeting Date: July 3, 2018 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 with Modifications

☐ Continued

1407 Main Street; US Hwy 395 N. Gardnerville, Nevada 89410 T. 775.782.8027 | F. 775.782.7135

MSG Board of Directors Meeting

June 19, 2018 5:30 PM

EXECUTIVE DIRECTOR MONTHLY STATUS REPORT

This report provides a brief overview of operations of Main Street Gardnerville program. **MONTHLY SUMMARY**

Financial

- o Revolving Loan (USDA) Balance: \$ 23,062.67 (Must have a positive balance and regulated by USDA guidelines)
 - Continue to receive monthly loan payments

Events

- May Wine Walk was a huge success thanks to all cars (47) that turned out and we had
 58 businesses
- o **Sidewalk Gallery Reception** the photos were installed mid-May and reception held on ay 30th. Small turn out of only 28 people

Membership

- o Billing was sent out the week of April 23rd to our 57 members
- o Of the original 57 we have had only one back out of membership so far for this year (The Bridal Marketplace)
- As of May 11, we have only 23 unpaid memberships (Reminder billing will go out May 28th)
- o As of May 11, we have 13 new members
- Social Media Recognized by two presenters at the National Conference for our increase in Social Media presence. Use as an example by Leslie McLellan at MSNC and at Rural Roundup.

Rock Springs, WY and Glenrock, WY spotted our post on Sidewalk Gallery and are copying our lead.

- o Twitter: 469 to 474 followers; increase of 5 followers
- o Facebook: 3,061 to 3,096 followers; increase of 35 followers
- o Instagram: 383 to 422 followers; increase of 39 followers
- o Alignable: 29 to 37 followers: increase of 8 followers

Website

- Updated calendars
- Updated Homepage

Constant Contact Mails

o Biz Blast May 2018

Open Rate Click Rate

33% 11%

Press Releases

Vol & Biz Recognition

Freedom 5K

Sidewalk Gallery

Media Mentions

Record Courier: 5/30/18 Vol & Biz Recognition

OLD BUSINESS

Annual Report is done

NEW BUSINESS

- Leadership DC presentation Tuesday, 6/19
- Grant work shop with CDBG Wednesday, 6/20
- Main Street State Program presentation, Thursday 6/21

mainstreetgardnerville.org

info@mainstreetgardnerville.org

Main Street Gardnerville is a 501c6 nonprofit corporation & an equal opportunity provider and employer.