



## 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, September 4, 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 August 29, 2018 on or before the third day prior to the meeting date, by **Marie Nicholson, Office Specialist**. Signed: \_\_\_\_\_: in accordance with NRS Chapter 241 at following locations;

**Carson Valley Chamber of Commerce**, 1477 Hwy 395 N, Gardnerville NV 89410 at \_\_\_8\_\_\_:\_\_\_ A.M.

**Douglas County Historic Courthouse**, 1616 8<sup>th</sup> Street, Minden NV 89423, at \_\_\_8\_\_\_:\_\_\_ A.M.

**Gardnerville Post Office**, 1267 US Hwy 395 #L, Gardnerville NV 89410 at \_\_\_8\_\_\_:\_\_\_ A.M.

**Gardnerville Town Offices**, 1407 Hwy 395 N, Gardnerville NV 89410 at \_\_\_8\_\_\_:\_\_\_ A.M. and on the Internet at <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 89410, or by calling (775) 782-7134 at least 24 hours in advance.

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

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

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

**INVOCATION - Pastor Matt Wetzell**

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

**PLEDGE OF ALLEGIANCE – Mary Wenner**

**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. August 7, 2018 Regular Board meeting; with public comment prior to Board action.**



**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 August 2018 claims.
4. **For Possible Action:** Approve contributing \$780 to the Cottonwood Slough Water Users Association for the repair and replacement of rip rap installed in 2015, that has shifted during the 2017 season of high river flows.

**ADMINISTRATIVE AGENDA**

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

6. **For Possible Action:** Discussion to recommend approval, approval with modifications or denial of requests DP 18-0066 and DP 18-0067. Applicant Allan Sapp, Allan/Day III, LLC. requests the following:
  1. (DP 18-0067) Master Plan Amendment to change the land use from Receiving Area to Multi-Family Residential;
  2. (DP18-0068) Planned Development Overlay zone with MFR zoning proposing 81 market-rate apartments, including two (2) variances to allow a reduction to the number of on-site RV parking stalls from 10 to 5 and tandem parking in front of 20 units with garages.The subject property is 5.08 acres and is located within the Gardnerville Community Plan, approximately 400 feet east of Highway 395, 325 feet south of Stodick Parkway and west of Crestmore Drive. (APN 1220-03-301-002) (Approximately 30 minutes).
7. **For Possible Action:** Discussion to recommend approval or denial of Douglas County Ordinance 2018-1515 Consolidated Development Code 20.622 regarding Vacation Home Rentals; with public comment prior to Board action. (approx. 20 minutes)
8. **For Possible Action:** Discussion and provide direction to staff in supporting an Eagle Project and allowing up to two official sized Bocce Ball Courts to be installed on the south side of Heritage Park, located south of Gilman Ave, west of Ezell and east of Courthouse Street (APN: 1320-33-402-011). (approx. 5 minutes)
9. **Not for Possible Action:** Discussion on the Town Attorney's Monthly Report of activities for August 2018. (approx. 5 minutes)
10. **Not For Possible Action:** Discussion on the Town Manager's Monthly Report of activities for August 2018. (approx. 5 minutes)
11. **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. (approx. 10 minutes)

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

Adjourn

September 7, 2018 - Movies in the Park - Cars 3 – Heritage Park at dusk

Next monthly meeting October 2, 2018