



The Town Boards of the Town of Minden and the Town of Gardnerville held a joint meeting at 5:30 p.m. on Monday, October 15, 2018, at the East Fork Emergency Operations Center located at 1694 County Road, Minden, Nevada.

Board Members from Minden present: Matt Bernard, Roxanne Stangle, Bill Souligny and Glen Radtke.

Board Members from Gardnerville present: Cassandra Jones, Linda Slater, Lloyd Higuera, Ken Miller and Mary Wenner.

Minden Staff present: JD Frisby and Rachel Hamer.

Gardnerville Town Staff and Counsel present: Tom Dallaire and Jennifer Yturbide.

Chairman Bernard called the meeting to order for the Town of Minden at 5:30 p.m.

Chairwoman Jones called the meeting to order for the Town of Gardnerville at 5:30 p.m.

The Pledge of Allegiance was led by Chairman Bernard.

**PUBLIC COMMENT:** Mr. Pohlman brought up Muller Parkway. He asked the County if trucks were allowed on Muller Parkway and relayed that the Staff told him that they could. He asked the Boards to write a letter to the County concerning this issue and express their desires to get Muller Parkway underway.

#### **APPROVAL OF AGENDA:**

For the Town of Gardnerville, Miller/Slater moved to approve the October 15, 2018 Agenda. Motion carried unanimously.

For the Town of Minden, Souligny/Stangle moved to approve the October 15, 2018 Agenda. Motion carried 4-0 with Mr. Stephans absent.

#### **ADMINISTRATIVE AGENDA:**

1. For Possible Action: Discussion and possible action to provide direction to Town Staff and RACESTUDIO in relation to the presented draft Plan for Prosperity in preparation for final draft. Appearance by Bruce Race, RACESTUDIO.

Mr. Race brought forward the draft text of the update to the Plan for Prosperity for the Towns for each of the Boards to make comments and edits where they feel appropriate. He mentioned that this is a more comprehensive plan with integrated policies for the Towns to use. He highlighted long term growth planning and the Towns having the ability to have a say on developments that are within the Urban Service Area Boundary. Mr. Race also talked about implementation and the Town's roles as advocates in this process particularly as it relates to storm water management.

As part of the adoption process, Mr. Frisby mentioned that due to the Staffing changes at the County level, changes have had to be made to make it work by the end of the year. With new County Staff looking into this process, the Towns were told that they would need a Master Plan Amendment Map Change, which brings in

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new complications to the process. Ms. Davidson, the interim Douglas County Manager, stepped in and said that if the proposed changes could fit with the existing Master Plan language, there would only be a need to adopt the new Plan and not go through a Master Plan Amendment change at this time.

Mr. Miller expressed concern with not pushing forward on getting this addressed as there seems to be reluctance from the County to make Master Plan Changes as of late. Chairwoman Jones asked that Staff put together a quorum notice for the Planning Commission and Board of County Commissioner Meetings to address any possible quorum as this process moves forward in the future. Chairman Bernard thanked Staff for working forward on this and hoped to have it to the County Commission by the end of the year.

Mr. Race brought up the concept in moving forward at the high levels and then move down the line for any possible changes. Mr. Miller asked to address some of the changes directly at this meeting and not waiting for a later meeting.

Mr. Race went over each of the components of the Plan and asked for any feedback. The discussion, comments and changes are as follows:

**The Introduction:** The Boards did not make any changes.

**Section 1 – Unifying Framework: High-Level Issues, Goals, and Policies:** Mr. Souigny asked for discussion on the housing section and if the Boards want to address high density housing and employment issues in this section. Mr. Race mentioned that most have a desire for a housing life cycle, where you could live your whole life in a Town in various stages of life and find housing that fits the individual needs. Mr. Miller mentioned that there is a problem with housing that qualified work force millennials can afford with the current wages being paid. He said that planning for future housing and trying to throw in wage is going to make it difficult to factor into this Plan. Chairwoman Jones said one of the comments in the opening statement that struck her was at the policy level. It asks, what is our responsibility to employers, but the better question is what our responsibility to maintaining the community identity is? If we look at in that way, we know that we have to have balanced revenue to pay for our infrastructure and the facilities that the Towns are responsible for maintaining. The Towns understand that we need to have balanced economic development and goes broader than just the Town boundaries, it includes the whole valley. We have this responsibility to retain the community identity to retain residents throughout their entire life cycle. She also commented on the need to have workforce housing as well as housing for seniors who may be downsizing. One thing the community lacks for the older generations is walkability. If you can no longer drive, how do you walk to the grocery store? This all leads into a discussion on community identity, who do we want to be when we grow up? This is not, who I want to employ and which employers do I want to retain.

Mr. Souigny expressed the importance of two items; one in section 1.5, the Towns review of long range growth areas and the second is the design and review. He expressed that these two are critical and that the Towns need to be more involved. It doesn't mean that the Towns would be taking away anything from them, but we would ask that the input be considered and hopefully adopted.

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There was also a discussion regarding the Agricultural Reserve Area and its definition as it relates to the Town of Minden's future planning. Chairman Bernard expressed that the Town does have the desire to reserve the area for long term planning, as there is an intent and need to look out fifty years in the future. Chairwoman Jones expressed concern over the map and how the Commission may feel about such a large area being reserved for development. Chairman Bernard expressed the need to look at this and how it ties into Minden's stewardship of water over long periods of time.

The Boards were in agreement with the 85% infill policy before buildout.

**Section 2 - Economic Wellbeing:** Mr. Race said he will make some changes to the initial paragraphs in this section to fall in line with some of the prior discussion from tonight and send it back, pointing back to the life cycle for residents. The Board did not have any other specific changes to this section.

**Section 3 - Land Use:** Mr. Miller asked for a couple edits on sections that were mislabeled. Mr. Race mentioned that the region is growing much faster than the Towns are, due to the managed growth that is already occurring. He talked about neighborhoods and the desire to design a neighborhood and not engineering a subdivision as well as the need for layering neighborhood types.

Mr. Race talked about "conditionally approving" plans specific to certain areas of Gardnerville which can also affect Minden.

One proposed change was to add a table for the zoning designations for future planning.

Mr. Race spoke about public services and facilities and the desire for keeping Minden the County Seat and moving the Courthouse out of Minden would have severe economic consequences for both Towns.

Chairwoman Jones asked if there was meant to be references to the courthouse or just make references to the County Seat within the Plan.

The courthouse is in a different building than the county seat, so if he meant to use courthouse instead of county seat that needs to be clarified.

**Section 4 - Circulation:** Mr. Souigny asked for text edits regarding traffic on Hwy 395. Mr. Miller mentioned that County Road did not appear on the map for connecting arterials and collector streets. Chairwoman Jones asked to get clarification on the language regarding streets. Mr. Race explained about the hierarchy of streets and how to prevent neighborhoods from looking monotonous and give them distinctive appearances.

Mr. Race talked about pedestrian networks, trails and bike way systems, and railways. The Boards did not relay any other specific changes to this section.

**Section 5 - Community Character:** Mr. Race brought up the desire to maintain the quality and character of what we have. Mr. Miller brought up the need to switch out the Historian Inn with the Ridgefield Hotel in the historic properties section.

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Mr. Race went through the subsections and goals for Downtowns. Chairwoman Jones brought up a question regarding the development area around Heritage Park and if that was still possible with all property that already has development planned and approved. Mr. Race said that he could adjust that statement to include the future Town Hall. It was also brought up to include the land adjacent to the park where the hotel used to be.

Chairwoman Jones asked to incorporate the south end around Walmart and the standards for that area as it is starting to build out. Although they are on the other end of the heart of Town, they are just as important to integrate into the plan. Mr. Miller mentioned that he is looking at subsection 5.27 and would prefer language stating a desire to revitalize existing buildings and develop compatible infill for the Millerville to S-Curve area, not just adding new buildings

Mr. Souigny asked to modify the words in section P5.33 to read Culture and Art in the Core, and to include Theaters in the paragraph. It was also mentioned that in the next section there is an Arts and Culture Plan and Program that addresses this.

**Section 6 – Implementation Plan:** Mr. Race gave a high level overview of the pieces to this section and who is generally charged with working on those pieces. Mr. Souigny asked about the Bonding Component in 6.4 and expressed concern that this is not something that the Towns want to do. Mr. Race relayed that it may not be something that can last forever and it is an option out there if something significant happens.

Mr. Race addressed the plan for the policies and how the Boards can go about prioritizing them.

**Public Comment:** Mr. Pohlman brought up roads in neighborhoods and receiving areas and the limitations with how they can be built and how it creates a cookie cutter look.

Mr. Turner expressed concern over public art that there may need to be a standard for what is acceptable.

Mr. Luri complimented parts of the plan and hoped that the Boards would support the easements for Muller Parkway and asked that trucks have the ability to drive on it. He asked questions regarding the Agriculture Reserve Area and what it means as to land owners in that area. He mentioned the need to address Heybourne Road as a private road for sections as well as the V & T trail. He mentioned that the last meeting that he went to for the west side bypass showed it as eliminated from any future NDOT plans that he was aware of.

Brian Fitzgerald thanked the Board for the opportunity to serve on the Citizens Advisory Committee Board, and thanked them for the Arts and Culture component to the Plan that will hopefully also coincide with the Counties updated Strategic Plan.

Heidi Saucedo asked about how it works to submit for changes and what the timeline was on that.

Mr. Pohlman asked if they needed to sell it to the community.

Chairman Bernard mentioned talk about the upcoming Muller Parkway proposal and the desire by many to make this a reality. Ms. Slater mentioned that we also

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need to look at the long term, not just 5 years out on this project. Mr. Frisby asked if all redlines to the draft could be submitted by the end of this week, by no later than Friday, so comments can be submitted to Race Studio for next week.

**PUBLIC COMMENT:** Mr. Turner expressed concern about funding these projects. Mr. Luri explained that the date of the opening of the Bently Heritage Distillery will be pushed back and it will not be at the end of November.

**ADJOURNMENT:** Chairwoman Jones moved to adjourn the meeting for the Town of Gardnerville at 8:45p.m. Mr. Souigny moved to adjourn the meeting for the Town of Minden at 8:45p.m.