

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 effect the community's quality of life while proactively preparing for the future. We will be accessible.						otect
Copies of the finalized agenda were posted on August 29, 2018 on or before the the	hird	day prior	to the mee	eting da	ate, by I	Marie
Nicholson, Office Specialist. Signed:	_		ice with N _ A.M.	RS Ch	apter 24	41 at
Douglas County Historic Courthouse, 1616 8 th Street, Minden NV 89423, at88 Gardnerville Post Office, 1267 US Hwy 395 #L. Gardnerville NV 89410 at8		A.M A.M.	1.			
Gardnerville Town Offices, 1407 Hwy 395 N, Gardnerville NV 89410 at8			A.M. and	on the	e Intern	et a

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 - 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.



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 August 2018 claims.
- 4. <u>For Possible Action</u>: 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. <u>For Possible Action:</u> 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. <u>For Possible Action</u>: 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. <u>For Possible Action</u>: 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. <u>Not for Possible Action</u>: Discussion on the Town Attorney's Monthly Report of activities for August 2018. (approx. 5 minutes)
- 10. <u>Not For Possible Action</u>: Discussion on the Town Manager's Monthly Report of activities for August 2018. (approx. 5 minutes)
- 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

September 7, 2018 - Movies in the Park - Cars 3 - Heritage Park at dusk Next monthly meeting October 2, 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, August 7, 2018

4:30 p.m.

Gardnerville Town Hall



INVOCATION – Pastor Don Baumann from Hilltop Community Church



4:30 P.M. Chairman Jones called the meeting to order and made the determination a quorum is present.

PRESENT:

Cassandra Jones, Chairman Linda Slater, Vice-Chairman Lloyd Higuera Ken Miller **Mary Wenner**

Jennifer Yturbide, Town Counsel Tom Dallaire, Town Manager **Geoff LaCost, Superintendent Public Works** Carol Louthan, Administrative Services Mgr



PLEDGE OF ALLEGIANCE - Tom Dallaire led the flag salute



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.

Mr. Mike Henningson, resident on Hussman. The Mill Creek subdivision HOA, Ray Gray, has asked a boy scout group over at Trinity Lutheran Church as a fundraiser would like to get the street numbers painted on the curb, if that is possible. Is that something we can do? Do I need your blessing or do I need to fill out a form?

Mr. Dallaire is not sure who is responsible for the street numbers.

Chairman Jones asked if Mr. Dallaire would find out if there are any stipulations.

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/Wenner to approve the agenda.

No public comment.

Chairman Jones asked if any board members want to take item 5 off the consent calendar to discuss the email we received?

Board members did not.

Upon call for the vote, motion carried unanimously.



FOR POSSIBLE ACTION: APPROVAL OF PREVIOUS MINUTES:

A. July 3, 2018 Regular Board meeting; with public comment prior to Board action.

Motion Higuera/Slater to approve the previous minutes.

Gardnerville Town Board Meeting August 7, 2018 – 4:30 p.m. Page 2

No public comment.

Upon call for the vote, motion carried unanimously.



CONSENT CALENDAR FOR POSSIBLE ACTION

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

- For Possible Action: Correspondence 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 July 2018 claims Approved.
- 4. <u>For Possible Action</u>: Approve Gardnerville Special Event Application for the Annual Carson Valley Sertoma Oktoberfest scheduled for September 9, 2018 from 12:00 4:40 p.m. in Heritage Park. Approved.
- 5. <u>For Possible Action:</u> Approve support of the Carson Valley Arts Council in the amount of \$150. Approved.

Motion Slater/Higuera to approve the consent calendar.

No public comment.

Upon call for the vote, motion carried unanimously.

ADMINISTRATIVE AGENDA

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

6. Not for Possible Action: Report from Main Street Gardnerville – Appearance by Debbi Lehr

Attorney Yturbide believed the board skipped over the minutes, if we could go back to that item.

Ms. Lehr included the regular monthly report in packets. I just wanted to report a few highlights. The membership has risen since I came on last April from 51 to 77 businesses. All of our social media has grown by leaps and bounds. We also have combined the fall events into a Main Street Fall Fest which has incorporated the harvest festival, the scarecrow festival from East Fork, the coffin races and added a marketplace on October 6th at Heritage Park. We have some sponsors, including NV Energy, Napa Auto Parts and the Ridge at Tahoe. I also included the Freedom 5k information. We did increase our profit margin and revenue on that this year. We didn't do the obstacle course but we did one for dogs. It was just a demonstration by the agility dogs, a nonprofit in the valley. We were nominated for a pioneer award by the Boundary Peak Nonprofit of the Year and we just won the Nevada Economic Development Conference Multimedia marketing video award for population range of under 15,000. I brought that video to show. The video was chosen because we are on a tight budget and we can add to it as we go. Because we didn't do any speaking or dates in it we can add members, which they thought was ingenious. I also included in the packet a power point that I did for the county commissioners with our growth and occupancy rate, as well as the items from our marketing survey that was done by the National Main Street Center in January. I also included our profit and loss financials. However, it is not real thorough because we didn't start using the program until May of last year. So we don't have a full year's worth of data.

Chairman Jones went to the Main Street workshops and one of the main complaints at that time was that we didn't have a bakery. We now have a bakery. I talked to the owner and she chose this location and this neighborhood because of Main Street Gardnerville. It's not just that we have a low vacancy rate; we are attracting the businesses we want.

Ms. Lehr mentioned on page 3 of the power point it asked what three business types would you like to see in the downtown district, number two being a bakery. Another one was arts and crafts, which we have three new arts and crafts shops. We are getting there.

7. Not for Possible Action: Presentation by Dominic Jackson on the lifesize chess/checkerboard project in Heritage Park Gardens.

Mr. Dominic Jackson gave a power point presentation on his Eagle Scout service project, building the Heritage Park Gardens chess and checkers project. The project involved designing and constructing a life-size checker and chess board and the pieces for each. It provides a fun family activity for the area. We started the project on June 18 and finished on June 30. Thirty six volunteers helped. With all the hours everyone worked on it, it added up to 204½ hours. More than half of the people that helped were kids. I learned a lot from the project. One of the main things I learned was it is really hard to be a leader. I had to make some pretty big decisions. Also I learned how to use resources. I learned estimating time and materials. I learned about making decisions based on different ideas. It was my responsibility to choose the best idea. I also learned if we work together we can accomplish more. These pictures are of before the project, during and after. I would like to thank all the volunteers that helped with the project. I would like to thank Main Street Gardnerville and the Heritage Park Gardens committee. And I would also like to thank Tom Dallaire because he put lots of work into this project.

Mr. Miller thanked Mr. Jackson for the project. It looks great.

Mr. Dallaire thanked Dominic and his family for this project. Dominic was able to get Basalite to donate all those pavers. You did a great job and it was a bigger project than any of us imagined. It's a great community improvement. They are stored in a shed made of pallets, fence boards and dumpster lids for the top.

8. For Possible Action: Discussion to approve a Memo of Understanding with Ted Borda for an easement located west of Hussman Avenue, APN 1320-32-801-028; with public comment prior to board action.

Mr. Dallaire stated last month we talked about this storm drain project. Since the board packet was created, Ted Borda signed the agreement. We want to thank Geoff and Jennifer for working with Ted on getting this approved, revised and updated. The final step is for the board to approve.

No public comment.

Motion Slater/Higuera to approve the Memo of Understanding with Ted Borda for an easement located west of Hussman Avenue APN 1320-32-801-028. Motion carried unanimously.

9. For Possible Action: Discussion to award or deny a town storm drain project to 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.

Mr. Dallaire still needs to work with Douglas County. They reviewed the project and have $2\frac{1}{2}$ pages of comments. I tried to get most of it revised with Dave at NRCS. We will be working on it this week to get it revised and submitted for a permit. NRCS is paying for a portion of this and the agreement we just approved had Ted and the town picking up the rest. This will allow water to flow out while the Cottonwood Slough is flowing for irrigation in the late summer and those late thunderstorms. Once we do the road improvements on Hussman we can improve the grates on the storm drain system and even allow more flow in the future.

No public comment.

Mr. Higuera asked who received the bid.

Mr. Dallaire answered Four Point Engineering received the bid. They were willing to wait a month and honor the bid they had provided last month. They were the low bidder and want to do the job. He will get it scheduled this month as soon as I let him know he has been awarded the project.

Motion Miller/Wenner to award the town storm drain project to Four Point Engineering in the amount of \$32,950 from the storm drain line item of the town's budget and also allow the town manager to sign the contract with the allowance of 10 percent over the contract for project incidentals, modifications and/or changes based on the field conditions..

No public comment.

Upon call for the vote, motion carried unanimously.

10. For Possible Action: Discussion to clear fill dirt from the town parcel on Gilman Avenue, and dispose or auction removed material, APN 1320-33-412-001; with public comment prior to board action.

Mr. Dallaire stated this is on the town's property. We have been approached by the developers of Heybourne Meadows to see if we would be willing to let them take that material. Or actually I offered it to them. There was an agreement between the town and the owner when the town improved all the wetland areas that they discharge the material to dry on that lot. It was supposed to be a two-year contract that the town was on the hook to remove that material. It never happened. The pile of dirt still remains today. They deepened the pond and created these ponds. In doing that this material was generated. Now we have a developer that needs some material. They will use it to create the road between Zerolene and Buckeye. Staff gave the board a couple options. The intent was to let them level out the lot and use what material they can and make the lot level. We can use the parcel for parking at events. Also we get rid of the big pile of dirt and they wouldn't have to go through Chichester to haul it out. They wanted to start this month as soon as we give them the go ahead. There would be no cost to us and we would have a pad when they are done. They would take the material and it's a wash.

Chairman Jones asked if they would have extra parking for events.

Ms. Wenner asked if they take the dirt away, it wouldn't be a flood zone.

Mr. Dallaire is hoping that this dirt pad will be flush with this material. We do have a ditch that we can punch in and put in a culvert.

Vice-Chairman Slater sees on option 1 the contractor could hydroseed the soil. Wouldn't you want to put something down there rather than leave it dirt?

Mr. Dallaire advised on all of the options we need to hydroseed it. We have irrigation that we could add sprinklers so we can water.

Mr. Miller asked if there is any way to put an access road on the one side to the barn?

Mr. Dallaire pointed out we own the road. Eventually we can pave that. The plan is making Ezell a one way similar to what is here. We will need to mow it down before they start working on it.

Vice Chairman Slater would put a time limit on the contract to have it leveled and hydroseeded.

Chairman Jones would like it done by the fall events but at least by the Christmas Kickoff.

No public comment.

Motion Miller/Slater to allow the developer of Heybourne Meadows to dispose of the excess fill dirt by trading it out to the contractor with the condition the lot is leveled to grade equal to Ezell Street or greater and the contractor hydroseed the disturbed soil. Motion carried unanimously.

11. For Possible Action: Discussion to approve, approve with modifications or deny the updated town building use policy 16.22; with public comment prior to board action.

Chairman Jones reviewed this before it went into the board packet. And I added if you lose a key you have to pay to replace it and you are not allowed to give it to people that you haven't checked it out to. The person who checks out the key is the person who keeps the key. Then considering the changes in the law, I wanted to make abundantly clear that tobacco includes marijuana products. So that was added to the policy.

Ms. Wenner pointed out there is no mention of noise after a certain time. Do we want to have them shut down by a certain time?

Mr. Dallaire can add hours. Is there a preferred time?

Chairman Jones suggested 9:00 p.m. weekdays and 10:00 p.m. on weekends.

Ms. Wenner asked if there is a noise ordinance.

Mr. Dallaire believed the county has one in effect. We can reference the noise ordinance.

Vice-Chairman Slater didn't see any mention of the Gardnerville Branch Jail. Is that purposely left out? Why?

Mr. Dallaire explained it will be 2026 before we get it back to actually rent out. Right now it's stuck with the 20-30 Club.

Vice-Chairman Slater wanted to make some notation to that effect. Simply because remember the issues the town went through with the 20-30 Club to make sure we retained ownership of the jail. We need to make sure that doesn't get dropped.

Chairman Jones respectfully disagrees we put it in this policy. This is a building use policy for renting. For example, this building is no longer listed on this policy. So we're saying this building will no longer be available to lease for the public use. And we don't have all town facilities on here. We only have the facilities that we can and will lease. So the only thing that fits that is Gardnerville Station and maybe Heritage Park. But Heritage Park has its own policy.

Vice-Chairman Slater would like the jail put someplace. Tom can determine where it should be inserted.

Mr. Dallaire has a file on the jail. We know when that comes up. At the time I suspect the leadership will come back to the town and see if they can use the facility more or continue to use it. Until then we don't rent it. We don't lease it. It is not a facility that is available. What we found online is that other communities listed the buildings that are available. We have the deposit to hold over their head. Eventually we will do that and once the 20-30 Club is out of the jail and we have that to use as a facility that is rentable, then we add it to the policy.

Vice-Chairman Slater thought if you leave this in here as an exception at least it acknowledges that the ownership is still under the town.

Mr. Dallaire advised there are other policies that list the town's assets. It is on the list of town assets that we have on GIS. We have it on the list of town assets that we own or maintain, and it is on the list for our insurance every year as a building we are paying insurance on. This one is a building use policy.

Mr. Miller mentioned proof of liability insurance. Standard coverage on homeowners' insurance policy is \$100,000. That is not enough. You can get \$300,000 on your homeowners' policy for a fee of \$25 more a year. Even \$300,000 is questionable if it is a public event. I question that first of all. The use of tobacco or marijuana is prohibited in town buildings and adjacent properties owned by the town, which means the parking area in front of the gas station, rather than just in town buildings.

Mr. Dallaire clarified we make them get a million dollar policy for an event? If a business in town wants to do a special event, we're going to make them get a million dollar policy to occupy the building?

Mr. Miller answered yes.

Chairman Jones called for public comment.

Mr. Henningsen mentioned an event at Bently Science Park involving the boy scouts. Boy Scouts had an Eagle Scout project out there. At that time Mr. Bently had a wooden jungle gym. He required a million dollar policy, which they got. They also had the Boy Scouts of America policy, which is secondary to their own. One of the boys got hurt. The bill came to \$30,000. He went to the million dollar policyholder and said can you help cover some of the medical bills. They said no because Don Bently was negligent with this equipment. So it went before a judge and it was ordered Mr. Bently pay half and the million dollar policyholder pay half. So things get really tricky in parks. Things you just don't plan on do happen. Liability is something you have to be careful about. You just don't know.

No further public comment.

Mr. Dallaire will revise it and bring it back.

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

Attorney Yturbide reported over the past month apart from answering staff questions and email from board members, I worked on the Southgate change order and the memorandum of understanding with Mr. Borda. In addition, I had to do some research related to the creation of the storm drainage ditch and some of those documents, going through potential legal descriptions for easements in the relocation and eventually the abandonment that would occur down the road. I also worked on the Douglas Disposal recycling agreement and reviewed the building use policy. Apart from that, coming to the board meeting and the standard other things related to it.

13. Not For Possible Action: Discussion on the Town Manager/Superintendent's Monthly Report of activities for July 2018.

Mr. LaCost reported the town manager was out for most of the month. The heater at the town maintenance facility broke in April and we didn't want to put it on last year's budget so now we received multiple bids. Summit Plumbing was the low bidder for that. We also need to replace the garage door on the building in the front of the maintenance facility. We received multiple bids and signed a contract for that. Next month in this packet you will see the draft ordinance for the vacation rentals. There is a commercial building that is coming forward that will be going in at Wal Mart and you will probably see that next month. East Fork approved the alley closure in Arbor Gardens. We are assembling some barrels. I will fill them with sand, put them out there and close off the alley. We have the ribbon cutting ceremony August 15th. We have interviews for the public works position. Last movie is this Friday. Two flowers on 395 will be replaced. We are spraying for weeds and we are on irrigation restrictions. You may see some differences in the pressures. We switched all of our irrigation to three days a week, including drip. We are switching to a new plan for H & S, everything goes. If it's sitting by the trash can we just charge extra for it. The Christmas lighting contractor is helping us with updating so all the lights match and possibly some wireless. It's a new concept. Renee from the French Bar called up and asked me to take the trees down in front of the bar.

Mr. Dallaire added she does want a tree with the Basque stamped grate that we do.

Mr. LaCost noted change order #2 for the Southgate Reconstruct project is going ahead this next Thursday and Friday. They will be knocking out the entrance to South Industrial Drive and doing about 195 feet back, replacing the road. There are some big potholes.

Ms. Wenner received a letter from the Chichester HOA regarding the brown spots. I wondered if you were going to talk at their meeting.

Mr. LaCost has not seen the letter, but I heard about it. There was letter that was sent out by the Chichester HOA that said if you have a crack in your road please call Geoff LaCost at the Town of Gardnerville. I fielded many calls and we are making a list of streets that need repairs. We will be crack filling this year. We weren't going to do any of the cuts this year. We do have money for filling the cracks.

Ms. Wenner will bring a copy of the letter.

Mr. Dallaire mentioned the vacation rental ordinance. Do you want to hear someone from the county address this issue? I have copies of what they are planning on changing. There are a few in town already that are operating, but it's not legal. I have the draft version, which has some highlighted changes after it came through the planning commission. It is substantial. It's basically giving the code enforcement officer some teeth to enforce the ordinance.

Vice-Chairman Slater asked when you review it make sure if you have a home near you or down the street this is something you could live with.

Mr. Dallaire will email this out to board members. Do you want to hear it at the next board meeting formally or officially?

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

Attorney Yturbide asked if he wants the board to make some kind of decision, direction or comment you might want to do that officially.

Mr. Miller is concerned that we do not have a business license law in this county. When they start doing the air B & B how do they enforce it?

Attorney Yturbide would recommend you bring it back and bring your comments and have a discussion and listen to the public. If you are giving some kind of direction to the county commissioners as a board, then you need to do it formally.

Mr. Dallaire believed the county will be discussing it at the first meeting in September. They may hear it in August, but I don't think it is the formal first version. They pushed everything back another month. It opens the door for another type of industry in town.

Attorney Yturbide advised not to talk about it when we don't have it agendized.

Mr. Dallaire will send it out. We can individually voice our concerns but we can't as a board make a statement until its agendized. There is another plan for prosperity meeting at the end of the month. I will send it out and you can comment.

Chairman Jones is wondering if it is a violation for us to ask, as a board, the county to give us the time to put it on our agenda next month.

Attorney Yturbide did not believe that would be a violation.

Chairman Jones asked if you could just reach out to the county manager and ask if they can give us time to do our own public comment period and discuss it as a board. Then we will get them our draft minutes. That way they don't make a decision in the month of August and we can hold our regular meeting on September 4th.

Public comment.

Bev Anderson was at that meeting. They want to take it from section 50 of the Douglas County code and put it into Title 20 where it has some meat. The one thing the board was adamant about was asking for at least a \$5,000 fine if you are not licensed to do this. Mimi had it listed as a \$250 fine. That's nothing. These people are making big money on the vacation rentals. The Tahoe residents are upset. They are going to bring it back on the 16th for the second reading. My personal opinion is we don't want it down here. Lake Tahoe doesn't want it up there and that's on the Douglas County side. South Lake Tahoe is going to put it on the ballot come this fall to get rid of it.

Chairman Jones asked if the county will not push the decision back or put the vote out then let the board know.

No further public comment.

Mr. Dallaire reported Bruce has an update for the Plan for Prosperity. There is a summary and table of contents. I gave you two of the progress drafts that he has provided. You can read through the beginning and what we talked about at the public meeting. The table of contents is the format for the new plan update. He is working on taking the Minden and Gardnerville plan and consolidating it: one plan, but two sections. Just let me know what your thoughts are on it. He wants to have the meetings with the CAC, the boards and planning commission at the end of the month. We really want this to be an element in the master plan when this is done. If you want to hand write any comments on the draft I will incorporate the notes and get it back to Bruce. Need to get the comments back by the 3rd week of this month. I have the Economic Development Conference the 4th week. It will be a great conference if anyone can attend. I talked with Kirsten at NDOT. She is the project manager for the two grants. She has everything she needs now for the crosswalks. We have the title reports. I need to confirm with her she got them. Also, they found more funding for Kingslane to put the road and culvert back in. We will take what we had and throw those back into the plan set. We are still planning on boring under the highway. I think we are on track with that again. I think with the crosswalks, if they can acquire the right-of-way quickly I am hoping by the end of the school year we can start working on it. I need to get the contracts done and get that sent to NDOT for final approval. We will get the agreement revised and get it to the board. In September we will be reviewing the trash rate fees.

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14. 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 provided a poster for the new concert series. They are doing a special concert with a tribute to Johnny Cash.

Mr. Higuera stated Debbi gave a fairly comprehensive report. She mentioned 71 members. Just to add to that, 22 of those are new members. The Freedom 5k brought in \$1645. Tom didn't believe they had a lot of expenses because there was a lot of carryover from last year. There were 113 runners and walkers. 74 preregistered and 39 registered on the day of the race. The wine walk for July was up \$620 from last year. 58 businesses participated and there were 278 wine walkers.

Vice-Chairman Slater reported we finally had our caucus meeting on July 16th. Wes Henderson gave an update on the League activities. Our group discussed the small towns and GIDS possible topics for BDR's for 2019 session. Among the items we discussed was the possibility of a ward by ward election, rather than an at large. A lot of entities around us do ward by ward. We also talked about the diesel fuel tax bill again. It looks very positive for a sponsor to bring it forth again. Language is going to be incorporated that will include the towns and the GID's. Tom, make sure you touch base with Wes to verify that moves forward. The last one we were considering is making changes to the definition of compensation. It currently reads: "May receive as compensation for his or her service not more than \$6,000 per year." That's in reference to the salaries we receive. Evidently the trustees for general improvement districts is worded a little differently and paid a little differently. Then you have the school district and theirs is a little different as well. This is to try to make it so compensation is a salary, not to include benefits. That's just for clarification purposes. We will have a teleconference and make that decision on the 13th to make sure the wording Wes Henderson comes up with will correctly spell that out.

Chairman Jones reported the community foundation has their originating donation. We now have a functioning endowment with money in the bank. We are looking to build principal and then be able to benefit the community for generations by churning interest and income off that principal. So the endowment is started and always looking for more.

2 nd PUBLIC INTEREST COMMENTS period (No action	n will be taken)
No public comment.	
Meeting adjourned at 6:05 p.m.	
Respectfully Submitted,	
Cassandra Jones, Chairman	om Dallaire, Town Manager

Gardnerville Town Board AGENDA ACTION SHEET



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

Gardnerville Town Board

AGENDA ACTION SHEET



1. <u>For Possible Action:</u> 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: September 4, 2018

5. Time Requested: N/A

6. Agenda:

Consent

Administrative

7. Background Information:

Trash (July landfill figures)

Credit Cards (July figures)

Residential Accounts	1816
Commercial Accounts	227
Green Waste Accounts	1401
Recycling Accounts	0
Cleanup Dumpsters	10
X cans	337
# of new residential	7 new accts on Cinch &
accounts	Snaffle Bit - 21 accts
	transferred
# of new commercial	0
accounts	
Minimum User Accounts	27
Total tons of trash	375.55
Total tons of Greenwaste	54.79

Total Amount	\$25,195.25							
Total transactions	350							
Visa	213	\$14,836.56						
Mastercard	23 \$ 2,392.4							
Am Ex & Discvr	5	\$ 273.11						
Terminal	4	\$ 233.27						
E checks	105	\$ 7,459.85						

8.	Other Agency Review of Action:	□ Douglas County	™ N/A
9.	Board Action:		

☐ Approved ☐ Approved with Modifications

Gardnerville Town Board AGENDA ACTION SHEET



1.	For Possible Action: Approve August 2018 claims.
2.	Recommended Motion: Approve as submitted Funds Available: ☐ Yes ☐ N/A
3.	Department: Administration
	Prepared by: Carol Louthan
4.	Meeting Date: September 4, 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		ol milit	Build his Chards		08/02/2018	08/10/2018	08/10/2018		08/10/2018	250.00
4288 - Lloyd W Higuera	8/18 BOARD	GVILLE	Paid by Check # 680831		06/02/2016	00/10/2010	00/10/2010		00,10,2010	-
24008 - Cassandra Esq Jones	8/18 BOARD	GVILLE	Paid by Check # 680841		08/02/2018	08/10/2018	08/10/2018		08/10/2018	275.00
28960 - Kenneth Miller	8/18 BOARD	GVILLE	Paid by Check # 680861		08/02/2018	08/10/2018	08/10/2018		08/10/2018	250.00
2969 - Linda Slater	8-2018 BOARD	TOWN OF GARDNERVILLE	Paid by Check # 680943		08/02/2018	08/10/2018	08/10/2018		08/10/2018	250.00
8364 - Mary Wenner	8-2018 BOARD	TOWN OF GARDNERVILLE	Paid by Check # 680976		08/02/2018	08/10/2018	08/10/2018		08/10/2018	250,00
				nt 510.150 - E	loard Compen	sation Totals	Inv	oice Transactions	5	\$1,275.00
Account 511.201 - PEBS-	Ret.Medical						TARREST AND AND			
20219 - NV State Public Employees	7-18 PREMIUMS	731	Paid by Check # 680355		07/09/2018	07/27/2018	07/27/2018		07/27/2018	9.68
20219 - NV State Public Employees	8-18 PREMIUMS	731	Paid by Check # 680896		08/01/2018	08/10/2018	08/10/2018		08/10/2018	9.68
8			Ac	count 511.201	- PEBS-Ret.M	edical Totals	Inv	oice Transactions	: 2	\$19.36
Account 520,055 - Telep	none Expense					TOTAL CONTRACTOR OF	ender a valence		*****	442.00
29103 - Frontier	782-7134 7/18	775-782-7134-050279- 5	Paid by Check # 680569		07/16/2018	08/03/2018	08/03/2018		08/03/2018	112.99
29103 - Frontier	782-3856 7/18	775-782-3856-080802- 5	Paid by Check # 680569		07/16/2018	08/03/2018	08/03/2018		08/03/2018	56.50
13097 - Verizon Wireless	9810112916	842011146-00001	Paid by Check # 680698		07/01/2018	08/03/2018	08/03/2018		08/03/2018	317.14
13097 - Verizon Wireless	9811973296	842011146-00001	Paid by Check # 681479		08/01/2018	08/24/2018	08/24/2018	3	08/24/2018	382.18
			Acco	ount 520.055 -	Telephone Ex	pense Totals	Inv	oice Transactions	5 4	\$868.81
Account 520.060 - Posta	ge/Po Box Rent				A Company of the Company	STATE THE STATE OF	-5.50.00 (0.6.0)		00/00/00/0	202.44
32667 - Cutting Image LLC	26116	GVILLE	Paid by Check # 680547		07/09/2018	08/03/2018	08/03/2018		08/03/2018	293.44
			Accou	nt 520.060 - P	ostage/Po Bo	Rent Totals	Inv	oice Transactions	s 1	\$293.44
Account 520.072 - Adver	tising				CB12000000	2010010010	00/00/00		00/02/2010	490.85
32667 - Cutting Image LLC	26115	GVILLE	Paid by Check # 680547		07/09/2018	08/03/2018	08/03/2018		08/03/2018	1,000
2549 - Dallaire Tom-Petty Cash	8-18 GVILLE	PETTY CASH	Paid by Check # 681292		08/16/2018	08/24/2018	08/24/2018		08/24/2018	6.00
				Account 5	20.072 - Adve	rtising Totals	Inv	oice Transaction	s 2	\$496.85
Account 520.089 - Powe	r				Maria de Santo	202004255	of name of		00/40/2040	222.62
2924 - NV Energy	2856009 7-18	1000285600907757795	Paid by Check # 680884		07/25/2018	08/10/2018	08/10/2018		08/10/2018	222.63
				Acco	unt 520.089 -	Power Totals	Inv	oice Transaction	s 1	\$222.63



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 520,092 - Heati		The Little Law and the	Sandy of Landin		07/47/2010	00/02/2010	00/02/2019		08/03/2018	14.42
3021 - Southwest Gas (SWG)		2410015779022	Paid by Check		07/17/2018	08/03/2018	08/03/2018		00/03/2010	11,12
	18	2411072224004	# 680667 Paid by Check		07/17/2018	08/03/2018	08/03/2018		08/03/2018	15.07
3021 - Southwest Gas (SWG)	10/2224004 /-	24110/2224004	# 680667		0,71,72010	55/ 55/	44,40,40,000			20.00
3021 - Southwest Gas (SWG)		2411188600002	Paid by Check		07/17/2018	08/03/2018	08/03/2018		08/03/2018	7.54
3021 Soddiffest Sus (511-5)	18		# 680667				T	ilaa Tunnanationa		\$37.03
				Accour	nt 520.092 - H	eating lotals	Invo	oice Transactions	, 3	\$37.03
Account 520.136 - Rents	& Leases Equipm		100000000000000000000000000000000000000		27/17/2012	00/02/2010	00/03/3010		08/03/2018	165.41
4753 - Ricoh USA Inc	100835100	1481234-3433221	Paid by Check		07/13/2018	08/03/2018	08/03/2018	·	06/03/2016	105.11
Advisor to the second of the second	70550000	001 (707(12.000	# 680644 Paid by Check		06/16/2018	08/24/2018	08/24/2018		08/24/2018	499.74
21326 - Dell Financial Services	79550099	001-6707612-009	# 681296		00/10/2010	00/21/2020	00/21/2020			
4753 - Ricoh USA Inc	5054096555	16769392	Paid by Check		08/01/2018	08/24/2018	08/24/2018		08/24/2018	80.22
4/53 - RICOIT USA ITIC	3031030333	10/03332	# 681392		201 6090 0 21	4-13-13-14-14-14-14-14-14-14-14-14-14-14-14-14-				+745.07
			Account 520	0.136 - Rents	& Leases Equi	pment Totals	Inv	oice Transactions	3	\$745.37
Account 520,170 - Mem	perships					10.010 Acception			20/02/2010	206.00
160 - American Public Works Assoc	679014 18-19	DALLAIRE	Paid by Check		07/09/2018	08/03/2018	08/03/2018		08/03/2018	200.00
			# 680509	i en	470 Membe	welsing Totals	True	oice Transactions	= 1	\$206.00
				Account 520	1.170 - Membe	ersnips iotais	THY	oice Transaction.	2 1	4200.00
Account 520.187 - Inter	net Expense		B. H. Charl		08/02/2018	08/17/2018	08/17/2018		08/17/2018	67.49
32036 - Spectrum Business	0012509080218	8 8354110060012509	Paid by Check # 681200		06/02/2016	00/1//2010	00/17/2010		00, 1., 2010	
			# 001200 A	ccount 520.18	7 - Internet Ex	cpense Totals	Inv	oice Transactions	s 1	\$67.49
Account 520.200 - Train	ing & Education	147		*****		***************************************				
2313 - Nevada League Of Cities &	9-2018 SLATER	TOWN OF	Paid by Check		07/24/2018	08/03/2018	08/03/2018	St.	08/03/2018	370.00
Municipalities	J 2010 SEATEN	GARDNERVILLE/2018	# 680617							
1-idinopandes		ANNUAL CONF					3.			
		WINNEMUCCA	200			intina Tatala	Tour	oice Transaction	- 1	\$370.00
			Accou	int 520.200 -	Fraining & Edu	ication lotals	THÝ	DICE ITAIISACUOII	5 I	4570.00
Account 521.100 - Profe		122.2	5 11 60 1		00/02/2010	00/10/2019	08/10/2018	n	08/10/2018	45,000.00
27041 - Main Street Gardnerville	13-PYMT	GVILLE	Paid by Check # 680853		08/02/2018	08/10/2018	06/10/2010		00/10/2010	3.4.3.2.2.2
				nt 521.100 - I	Professional So	ervices Totals	Inv	oice Transaction	s 1	\$45,000.00
i de ano de a	Managara.		ACCOL	IIIL DESIESS I						
Account 521,130 - Lega	797	GVILLE	Paid by Check		07/31/2018	08/24/2018	08/24/2018	3	08/24/2018	970.00
12372 - Jennifer Yturbide Law PC Corp	/9/	GVILLE	# 681329			7-4-1-1-1-1	3			1,000
				Account 521	.130 - Legal S	ervices Totals	Inv	oice Transaction	s 1	\$970.00
Account 532.056 - Subs	criptions									500/04
30493 - Record Courier-Newspapers in	96757	TOWN OF	Paid by Check		05/21/2018	08/03/2018	08/03/2018	3	08/03/2018	250.00
Education Program	434.125	GARDNERVILLE	# 680639							



Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 921 - Gardnerville Admin	1									
Account 532.056 - Subscr									20117/2010	122.50
12997 - Douglas County Procurement	7-18 DALLAIRE	GVILLE	Paid by Check		07/27/2018	08/17/2018	08/17/2018		08/17/2018	123.50
Program	1		# 681076					And water to be a		#272 FA
				Account 532	.056 - Subscri	ptions Totals	Inv	oice Transactions	2	\$373.50
Account 533.800 - Office	Supplies									12.00
12997 - Douglas County Procurement	7-18 LOUTHAN	GVILLE	Paid by Check		07/27/2018	08/17/2018	08/17/2018	9.1	08/17/2018	13.99
Program			# 681076						00/04/0010	2.00
2549 - Dallaire Tom-Petty Cash	8-18 GVILLE	PETTY CASH	Paid by Check)	08/16/2018	08/24/2018	08/24/2018		08/24/2018	2.00
			# 681292		00/00/2010	00/24/2010	00/24/2010		08/24/2018	145.57
2225 - Sunrise Environmental Scientific	89652	01GA65383	Paid by Check		08/08/2018	08/24/2018	08/24/2018		06/24/2010	143.37
			# 681431	A F00 6	300 - Office Su	maline Totale	Tny	oice Transactions	3	\$161.56
				Account 555.	SOU - OTTICE SE	ippires rotais	2110	OICE THEIRISCHOOL	, 3	4.000.00
Account 533.806 - Softwa	are				00/04/0040	00/40/2010	00/10/2010		08/10/2018	37.50
16648 - E Squared C Inc	44399	TOWN OF	Paid by Check	31	08/01/2018	08/10/2018	08/10/2018		00/10/2010	37.30
		GARDNERVILLE	# 680794	Annum	533.806 - So	Shwara Totale	Inv	oice Transactions	: 1	\$37.50
				ACCOUNT	233,000 - 30	I CARGIE I OCUIS	1110	OICC Transactions		1-11-
Account 550.001 - Miscel	laneous Expense		4-1-1		00/45/2010	00/10/2010	08/10/2018		08/10/2018	125.00
29578 - Chocolate Shoppe	6049	TOWN OF	Paid by Check		08/15/2018	08/10/2018	06/10/2010	•	00/10/2010	125.00
		GARDNERVILLE	# 680767	EEO OO1 Min	cellaneous Exp	sences Totals	Inv	oice Transactions	s 1	\$125.00
							2011	oice Transaction		\$51,269.54
			De	epartment 921	- Gardnerville	Admin Totals	1110	VICE ITALISACTION	3 33	451,205151



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										
1130 - Douglas County Parks and Weed	6001	GVILLE	Paid by Check # 680790		07/16/2018	08/10/2018	08/10/2018		08/10/2018	1,350.78
Control 1130 - Douglas County Parks and Weed	6084	GVILLE	Paid by Check # 680790		07/27/2018	08/10/2018	08/10/2018		08/10/2018	346.00
Control				Account 520.0	37 - Weed Spi	raying Totals	Invo	oice Transactions	2	\$1,696.78
Account 520.084 - Replace	ement & Repair									150.50
2510 - Parts House (The)	813327	4170	Paid by Check # 680907		07/20/2018	08/10/2018	08/10/2018		08/10/2018	25.99
2510 - Parts House (The)	813878	4170	Paid by Check # 680907		07/24/2018	08/10/2018	08/10/2018		08/10/2018	2.78
13485 - Ahern Rentals	19246207-1	205304	Paid by Check # 681031		07/05/2018	08/17/2018	08/17/2018		08/17/2018	77.98
13485 - Ahern Rentals	19280741-1	205304	Paid by Check # 681031		07/13/2018	08/17/2018	08/17/2018		08/17/2018	15.18
12997 - Douglas County Procurement Program	7-18 LACOST	GVILLE	Paid by Check # 681076		07/27/2018	08/17/2018	08/17/2018		08/17/2018	20.55
12997 - Douglas County Procurement Program	7-2018 PLUT	TOWN OF GARDNERVILLE	Paid by Check # 681076		07/27/2018	08/17/2018	08/17/2018		08/17/2018	434.97
riogram			Account	520.084 - Re	placement & l	Repair Totals	Inv	oice Transactions	6	\$577.45
Account 520.089 - Power						Commercia			20/10/2010	470.20
2924 - NV Energy	791804 7-18	1000079180404757010	Paid by Check # 680882		07/25/2018	08/10/2018	08/10/2018		08/10/2018	478.36
				Acco	unt 520.089 -	Power Totals	Inv	oice Transactions	5 1	\$478.36
Account 520.090 - Water		NOSETER.	4.475474		07/26/2010	00/10/2010	00/10/2010		08/10/2018	28,55
2153 - Minden Town of	1862.01 7/18	1862.01	Paid by Check # 680862		07/26/2018	08/10/2018	08/10/2018			\$28.55
				Acco	unt 520.090 -	Water lotals	Inv	oice Transactions	5 1	\$20.55
Account 532.003 - Gas &		200			07/15/2010	00/10/2010	08/10/2018		08/10/2018	157,47
3814 - Flyers Energy LLC	CFS1642148	8308	Paid by Check # 680809		07/15/2018	08/10/2018	06/10/2010		00/10/2010	
3814 - Flyers Energy LLC	CFS1649268	8308	Paid by Check # 681312		07/31/2018	08/24/2018	08/24/2018		08/24/2018	156.38
			<i>"</i> 001011	Account	532.003 - Ga	s & Oil Totals	Inv	oice Transaction	5 2	\$313.85
Account 533.817 - Small	Projects									02 5-63
3115 - Swank Motion Pictures Inc	RG2535357	0223170001	Paid by Check # 680679		07/16/2018	08/03/2018	08/03/2018		08/03/2018	693.00
11985 - Ace Hardware	126171	1236	Paid by Check # 680717		07/03/2018	08/10/2018	08/10/2018		08/10/2018	16.93
27147 - Impact Construction Inc	1347	GVILLE	Paid by Check # 680833		07/18/2018	08/10/2018	08/10/2018		08/10/2018	616.00
12997 - Douglas County Procurement Program	7-18 DALLAIRE 1	GVILLE	Paid by Check # 681076		07/27/2018	08/17/2018	08/17/2018		08/17/2018	368.77



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										lel
Account 533.817 - Small P	rojects		1 5 60 To Car 14			00/47/0010	00/17/2010		08/17/2018	183.79
12997 - Douglas County Procurement	7-18 LACOST	GVILLE	Paid by Check		07/27/2018	08/17/2018	08/17/2018		00/17/2010	103.73
Program			# 681076			*****	00/47/2010		08/17/2018	235,98
12997 - Douglas County Procurement	7-18 LOUTHAN	GVILLE	Paid by Check		07/27/2018	08/17/2018	08/17/2018		06/1//2016	233,90
Program			# 681076		455551375		00/47/2040		00/17/2010	32.70
2121 - Meeks Lumber	1105835	06G1570	Paid by Check		07/02/2018	08/17/2018	08/17/2018		08/17/2018	32.70
			# 681138		TOTAL ALVAN		0011710010		00/17/2010	1.49
12198 - O'Reilly Automotive Inc	3530-199252	1075650	Paid by Check		07/03/2018	08/17/2018	08/17/2018		08/17/2018	1.75
			# 681163						00/47/2010	693.00
3115 - Swank Motion Pictures Inc	RG2543171	0223170001	Paid by Check		07/30/2018	08/17/2018	08/17/2018		08/17/2018	693.00
STIS SHAIR FISHER FISHER			# 681208			Court es a section	001011111111111111111111111111111111111		00/04/0040	125.00
1846 - Kawcak Masonry Inc	HPTG-	GVILLE	Paid by Check		08/08/2018	08/24/2018	08/24/2018		08/24/2018	125.00
10 10 Rayyour Fladerin's 2110	08082018-1		# 681330				0.0000000000000000000000000000000000000		00/01/0010	407.50
5331 - Signs of Excitement Inc	6168	TOWN OF	Paid by Check		07/27/2018	08/24/2018	08/24/2018		08/24/2018	127.50
3331 - Signs of Excitation Inc	52.00	GARDNERVILLE	# 681414						100	10 001 15
		12-4 M 14-4 M 17-5 M 18		Account 533.	817 - Small Pr	ojects Totals	Invo	pice Transactions	5 11	\$3,094.16
			De		- Parks & Recr			oice Transactions	5 23	\$6,189.15



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	THIVOICE HOT									
Department 926 - Other Public Works										
Account 516.120 - Contra		100000	Doid by Chade		07/13/2018	07/27/2018	07/27/2018		07/27/2018	341.33
21697 - Blue Ribbon Personnel Services	5134	100892	Paid by Check # 680222						ALTER TRACE	366.30
21697 - Blue Ribbon Personnel Services	5256	100892	Paid by Check # 680519		07/20/2018	08/03/2018	08/03/2018		08/03/2018	
21697 - Blue Ribbon Personnel Services	5390	100892	Paid by Check # 680742		07/27/2018	08/10/2018	08/10/2018		08/10/2018	349.65
21697 - Blue Ribbon Personnel Services	5523	100892	Paid by Check # 681046		08/03/2018	08/17/2018	08/17/2018		08/17/2018	285.83
21697 - Blue Ribbon Personnel Services	5661	100892	Paid by Check # 681262		08/10/2018	08/24/2018	08/24/2018		08/24/2018	430.13
			A A	count 516.12 (- Contract Sa	laries Totals	Invo	ice Transactions	5	\$1,773.24
Account 520.084 - Replac	ement & Repair									
5785 - Alsco Inc	LREN1379766	000330	Paid by Check # 680720		07/03/2018	08/10/2018	08/10/2018		08/10/2018	22.50
18358 - Bobcat of Reno	P08018	NVTO00	Paid by Check # 680744		07/12/2018	08/10/2018	08/10/2018		08/10/2018	772.28
18358 - Bobcat of Reno	P08087	NVTO00	Paid by Check # 680744		07/20/2018	08/10/2018	08/10/2018		08/10/2018	1,083.95
2510 - Parts House (The)	812181	4170	Paid by Check # 680907		07/13/2018	08/10/2018	08/10/2018		08/10/2018	101.98
12997 - Douglas County Procurement	7-18 LACOST	GVILLE	Paid by Check # 681076		07/27/2018	08/17/2018	08/17/2018		08/17/2018	374.00
Program 8043 - Mark Smith Tire Center Inc	71700239642	A17-14675	Paid by Check # 681131		07/19/2018	08/17/2018	08/17/2018		08/17/2018	263.98
12198 - O'Reilly Automotive Inc	3530-199207	1075650	Paid by Check # 681163		07/03/2018	08/17/2018	08/17/2018		08/17/2018	5.49
			Accoun	520.084 - Re	placement & I	Repair Totals	Inve	oice Transactions	5 7	\$2,624.18
Account 520.095 - Street	Lights								Control of the control	0.00.00
2924 - NV Energy	2856036 7-18	1000285603607757800	Paid by Check # 680883		07/25/2018	08/10/2018	08/10/2018		08/10/2018	6,264.17
				Account 520).095 - Street	Lights Totals	Inv	pice Transactions	1	\$6,264.17
Account 520,103 - Maint	Road								Character	
8692 - Silver State Barricade & Sign	100499	TOWN OF GARDNERVILLE	Paid by Check # 680939		07/16/2018	08/10/2018	08/10/2018		08/10/2018	1,950.20
13485 - Ahern Rentals	19327151-1	205304	Paid by Check # 681031		07/25/2018	08/17/2018	08/17/2018		08/17/2018	3,13
			1000	Account 5	20.103 - Main	t Road Totals	Inv	pice Transactions	5 2	\$1,953.33
Account 520,136 - Rents	& Leases Equipn	nent								10.6
21326 - Dell Financial Services	79550099	001-6707612-009	Paid by Check # 681296		06/16/2018	08/24/2018	08/24/2018		08/24/2018	412.85
				1136 - Rents	& Leases Equi	nment Totals	Inv	oice Transactions	5 1	\$412.85



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	(S									
Account 520.170 - Memb	perships								L3 03 L	100.00
7358 - Underground Service Alert Inc	18071021	176317	Paid by Check # 680963	Assourt F20	07/20/2018 .170 - Membe	08/10/2018	08/10/2018	oice Transactions	08/10/2018	233.82 \$233.82
Account 532,003 - Gas &	Oil			ACCOUNT 520	.1/U - Membe	isnips rotals	THY	oice Transactions	1	φ233.02
3814 - Flyers Energy LLC	CFS1642148	8308	Paid by Check # 680809		07/15/2018	08/10/2018	08/10/2018		08/10/2018	333.39
13485 - Ahern Rentals	19258785-1	205304	Paid by Check # 681031		07/09/2018	08/17/2018	08/17/2018		08/17/2018	67.92
3814 - Flyers Energy LLC	CFS1649268	8308	Paid by Check # 681312		07/31/2018	08/24/2018	08/24/2018		08/24/2018	377.91
			# 001312	Account	532.003 - Gas	& Oil Totals	Inv	oice Transactions	3	\$779.22
Account 532.019 - Storm	n Drain Maintenan	ce								
15836 - Summit Plumbing Co., LLC	66695	TOWN OF GARDNERVILLE	Paid by Check # 680677		07/05/2018	08/03/2018	08/03/2018		08/03/2018	1,497.91
			Account 53	2.019 - Storm	Drain Mainte	nance Totals	Inv	oice Transactions	1	\$1,497.91
Account 532.028 - Unifo	rms									
10314 - Work World Inc	59572-109	109-103/TOWN OF GARDNERVILLE	Paid by Check # 680706		07/13/2018	08/03/2018	08/03/2018		08/03/2018	172.44
28028 - Ad Stuff Inc	2720	GVILLE	Paid by Check # 680718		07/31/2018	08/10/2018	08/10/2018		08/10/2018	834.85
5785 - Alsco Inc	LREN1379766	000330	Paid by Check # 680720		07/03/2018	08/10/2018	08/10/2018		08/10/2018	4.39
5785 - Alsco Inc	LREN1382038	000330	Paid by Check # 680720		07/10/2018	08/10/2018	08/10/2018		08/10/2018	4.39
5785 - Alsco Inc	LREN1384248	000330	Paid by Check # 680720		07/17/2018	08/10/2018	08/10/2018		08/10/2018	4.39
5785 - Alsco Inc	LREN1386424	000330	Paid by Check # 680720		07/24/2018	08/10/2018	08/10/2018	1	08/10/2018	4.39
5785 - Alsco Inc	LREN1388634	000330	Paid by Check # 680720		07/31/2018	08/10/2018	08/10/2018	4	08/10/2018	4.39
				Account	532.028 - Uni	iforms Totals	Inv	oice Transactions	7	\$1,029.24
Account 532.056 - Subse	criptions									
21673 - Dallaire Tom	CAD MASTERS 8-18	REIMBURSE	Paid by Check # 681291		08/09/2018	08/24/2018	08/24/2018		08/24/2018	1,065.00
				Account 532	.056 - Subscri	ptions Totals	Inv	oice Transactions	1	\$1,065.00
Account 532,118 - Major	r Repair and Main	tenance					AD CONTRACTOR		a te leste este a fa	
2012 - Lumos and Associates Inc	97815	9400.077	Paid by Check # 680603		07/19/2018	08/03/2018			08/03/2018	1,005.00
			Account 532.11	8 - Major Rena	air and Mainte	mance Totals	Inv	oice Transactions	1	\$1,005.00



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 926 - Other Public Worl	KS .									
Account 533.802 - Small	Equipment									
2680 - Renner Equipment Company	19570897	TOWN OF GARDNERVILLE	Paid by Check # 680640		07/25/2018	08/03/2018	08/03/2018		08/03/2018	1,220.00
2680 - Renner Equipment Company	S41419	GARDN003/TOWN OF	Paid by Check		07/31/2018	08/24/2018	08/24/2018		08/24/2018	179.05
and the second of the second o		GARDNERVILLE	# 681388							
			A	ccount 533.802	? - Small Equip	oment Totals	Invo	ice Transactions	2	\$1,399.05
Account 562.000 - Capit	al Projects									
8514 - Colbre Grading & Paving Inc	2504	SOUTHGATE	Paid by Check		07/26/2018	08/10/2018	08/10/2018		08/10/2018	15,979.00
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			# 680771							
2012 - Lumos and Associates Inc	97882	GVILLE	Paid by Check		07/27/2018	08/24/2018	08/24/2018		08/24/2018	532.00
			# 681340							
				Account 562.00	0 - Capital Pr	ojects Totals	Invo	ice Transactions	2	\$16,511.00
			Der	partment 926 -	Other Public \	Works Totals	Invo	ice Transactions	34	\$36,548.01
			1,50-61	Fund 610	- Gardnerville	Town Totals	Invo	ice Transactions	90	\$94,006.70



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 (min sicologica Chalastrando	COMILE	Daid by Charle		08/02/2018	08/10/2018	08/10/2018	08/10/2018	250.00
4288 - Lloyd W Higuera	8/18 BOARD	GVILLE	Paid by Check # 680831					1001 0000 000	East of
24008 - Cassandra Esq Jones	8/18 BOARD	GVILLE	Paid by Check # 680841		08/02/2018	08/10/2018	08/10/2018	08/10/2018	275.00
28960 - Kenneth Miller	8/18 BOARD	GVILLE	Paid by Check # 680861		08/02/2018	08/10/2018	08/10/2018	08/10/2018	250.00
2969 - Linda Slater	8-2018 BOARD	TOWN OF GARDNERVILLE	Paid by Check # 680943		08/02/2018	08/10/2018	08/10/2018	08/10/2018	250.00
8364 - Mary Wenner	8-2018 BOARD	TOWN OF GARDNERVILLE	Paid by Check # 680976		08/02/2018	08/10/2018	08/10/2018	08/10/2018	250.00
		C) II C II C I C I		nt 510.150 - B	oard Compens	sation Totals	Invo	pice Transactions 5	\$1,275.00
Account 516.120 - Contra	ct Salaries						density of the same		272 22
21697 - Blue Ribbon Personnel Services	5134	100892	Paid by Check # 680222		07/13/2018	07/27/2018	07/27/2018		227.55
21697 - Blue Ribbon Personnel Services	5256	100892	Paid by Check # 680519		07/20/2018	08/03/2018	08/03/2018		244.20
21697 - Blue Ribbon Personnel Services	5390	100892	Paid by Check # 680742		07/27/2018	08/10/2018	08/10/2018	08/10/2018	233.10
21697 - Blue Ribbon Personnel Services	5523	100892	Paid by Check # 681046		08/03/2018	08/17/2018	08/17/2018	08/17/2018	190.55
21697 - Blue Ribbon Personnel Services	5661	100892	Paid by Check # 681262		08/10/2018	08/24/2018	08/24/2018	08/24/2018	286.75
				count 516,12 0) - Contract Sa	alaries Totals	Inv	oice Transactions 5	\$1,182.15
Account 520.055 - Teleph	one Expense								VA.5.25
29103 - Frontier	782-7134 7/18	775-782-7134-050279-	Paid by Check # 680569		07/16/2018	08/03/2018	08/03/2018	08/03/2018	112.98
29103 - Frontier	782-3856 7/18	775-782-3856-080802- 5	Paid by Check # 680569		07/16/2018	08/03/2018	08/03/2018	08/03/2018	56.50
13097 - Verizon Wireless	9810112916	842011146-00001	Paid by Check # 680698		07/01/2018	08/03/2018	08/03/2018	08/03/2018	317.13
13097 - Verizon Wireless	9811973296	842011146-00001	Paid by Check # 681479		08/01/2018	08/24/2018	08/24/2018	08/24/2018	382.18
				unt 520.055 -	Telephone Ex	pense Totals	Inv	oice Transactions 4	\$868.79
Account 520,060 - Postag	e/Po Box Rent								0.000
32667 - Cutting Image LLC	26116	GVILLE	Paid by Check # 680547		07/09/2018	08/03/2018	08/03/2018	08/03/2018	293.4
			Accour	nt 520.060 - P	ostage/Po Bo	x Rent Totals	Inv	oice Transactions 1	\$293.44
Account 520.072 - Advert	ising								l dans and
32667 - Cutting Image LLC	26115	GVILLE	Paid by Check # 680547		07/09/2018	08/03/2018	08/03/2018	08/03/2018	490.85
			K 12/2/2/2000	Account 5	20.072 - Adve	rtising Totals	Inv	oice Transactions 1	\$490.85



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 520.084 - Replacer		a arra	B. Od L. Gharda		07/13/2018	08/03/2018	08/03/2018	08/03/2018	2,846.10
138 - Guided Truck & Equipment	G11871	GVILLE	Paid by Check # 680579		3402364.20	06/03/2016		10.000	7,55
138 - Guided Truck & Equipment	G11875	GVILLE	Paid by Check # 680579		07/13/2018	08/03/2018	08/03/2018		2,707.47
1957 - Lawson Products Inc	9305950552	10228446	Paid by Check # 680599		07/06/2018	08/03/2018	08/03/2018		108.01
11985 - Ace Hardware	126148	1236	Paid by Check # 680717		07/02/2018	08/10/2018	08/10/2018		14.99
5785 - Alsco Inc	LREN1379766	000330	Paid by Check # 680720		07/03/2018	08/10/2018	08/10/2018	08/10/2018	22.50
8491 - CMC Tire Inc	50008479	5512	Paid by Check # 680770		07/31/2018	08/10/2018	08/10/2018	08/10/2018	916.00
8491 - CMC Tire Inc	50008480	5512	Paid by Check # 680770		07/31/2018	08/10/2018	08/10/2018	08/10/2018	49.90
2510 - Parts House (The)	810860	4170	Paid by Check # 680907		07/06/2018	08/10/2018	08/10/2018	08/10/2018	22,99
12997 - Douglas County Procurement	7-18 LACOST	GVILLE	Paid by Check		07/27/2018	08/17/2018	08/17/2018	08/17/2018	304.38
Program 12198 - O'Reilly Automotive Inc	3530-198954	1075650	# 681076 Paid by Check		07/02/2018	08/17/2018	08/17/2018	08/17/2018	11.49
12198 - O'Reilly Automotive Inc	3530-199095	1075650	# 681163 Paid by Check		07/03/2018	08/17/2018	08/17/2018	08/17/2018	(1.99)
12198 - O'Reilly Automotive Inc	3530-201021	1075650	# 681163 Paid by Check		07/12/2018	08/17/2018	08/17/2018	08/17/2018	5.99
12198 - O'Reilly Automotive Inc	3530-201813	1075650	# 681163 Paid by Check		07/16/2018	08/17/2018	08/17/2018	08/17/2018	65.98
12198 - O'Reilly Automotive Inc	3530-202432	1075650	# 681163 Paid by Check		07/19/2018	08/17/2018	08/17/2018	08/17/2018	4.79
3890 - Arata Equipment Co.	1-94835	1015	# 681163 Paid by Check		07/31/2018	08/24/2018	08/24/2018	08/24/2018	122.88
29639 - Carson Valley Locksmith	6791	GVILLE	# 681252 Paid by Check		08/14/2018	08/24/2018	08/24/2018	08/24/2018	120.00
			# 681273 Account	t 520.084 - Re	placement & I	Repair Totals	Inv	oice Transactions 16	\$7,321.48
Account 520.089 - Power									
2924 - NV Energy	2856009 7-18	1000285600907757795	Paid by Check # 680884		07/25/2018	08/10/2018	08/10/2018	08/10/2018	252.22
			55555	Acco	unt 520.089 - I	Power Totals	Inv	oice Transactions 1	\$252.22
Account 520.092 - Heating	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	State Carried Co.	- 11 to		07/17/2010	00/02/2010	08/03/2018	08/03/2018	14,42
3021 - Southwest Gas (SWG)	0015779022 7- 18	2410015779022	Paid by Check # 680667		07/17/2018	08/03/2018			
3021 - Southwest Gas (SWG)		2411072224004	Paid by Check # 680667		07/17/2018	08/03/2018	08/03/2018	08/03/2018	15.07



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 520.092 - Health										
3021 - Southwest Gas (SWG)	1188600002 7- 18	2411188600002	Paid by Check # 680667		07/17/2018	08/03/2018	08/03/2018		08/03/2018	22,60
				Accoun	t 520.092 - He	eating Totals	Inv	oice Transactions	3	\$52.09
Account 520.136 - Rents	& Leases Equipm								and the same	and the second second
4753 - Ricoh USA Inc	100835100	1481234-3433221	Paid by Check # 680644		07/13/2018	08/03/2018	08/03/2018		08/03/2018	165.41
4753 - Ricoh USA Inc	5054096555	16769392	Paid by Check # 681392		08/01/2018	08/24/2018	08/24/2018		08/24/2018	34.91
			Account 520	,136 - Rents 8	& Leases Equip	pment Totals	Inv	oice Transactions	2	\$200.32
Account 520.187 - Intern	et Expense					describanos.	distanting in		42.722.414	22.72
32036 - Spectrum Business	0012509080218	8354110060012509	Paid by Check # 681200		08/02/2018	08/17/2018	08/17/2018		08/17/2018	67.49
			Ad	count 520.187	- Internet Ex	pense Totals	Inv	oice Transactions	: 1	\$67.49
Account 520,197 - Landfi	ll Expense					and the second	The Design of the		5.5.V5.V53.121	40.450.00
15853 - Carson City Landfill	228079 7-18	228079	Paid by Check # 681053		08/01/2018	08/17/2018	08/17/2018		08/17/2018	18,196.34
1132 - Douglas Disposal Inc	40990612 7/18	40990612	Paid by Check # 681303		08/01/2018	08/24/2018	08/24/2018		08/24/2018	6,751.04
			-	Account 520.19	7 - Landfill Ex	pense Totals	Inv	oice Transactions	2	\$24,947.38
Account 520.198 - Recycl	ing Expense						Lake Acces		10003000	122.12
13443 - Bently Ranch	156099	GVILLE	Paid by Check # 681260		08/10/2018	08/24/2018	08/24/2018		08/24/2018	852.00
13443 - Bently Ranch	156188	GVILLE	Paid by Check # 681260		08/15/2018	08/24/2018	08/24/2018		08/24/2018	248.40
			Acc	ount 520.198	 Recycling Ex 	pense Totals	Inv	oice Transactions	5 2	\$1,100.40
Account 521,130 - Legal :			. C				Under a		20/04/0040	200.00
12372 - Jennifer Yturbide Law PC Corp	797	GVILLE	Paid by Check # 681329		07/31/2018	08/24/2018	08/24/2018		08/24/2018	390.00
				Account 521,:	130 - Legal Se	ervices Totals	Inv	oice Transactions	1	\$390.00
Account 521.135 - Legal-		deline Crist	3. W W				00 10 4 10 0 4 0		00/04/2010	25.00
2549 - Dallaire Tom-Petty Cash	8-18 GVILLE	PETTY CASH	Paid by Check # 681292		08/16/2018	08/24/2018	08/24/2018		08/24/2018	35.00
			Accou	nt 521.135 - L	egal-Collectio	n Cost Totals	Inv	oice Transactions	i 1	\$35.00
Account 532.003 - Gas &			a 366 Tal 1		COACADIZ				2011012010	4 200 00
3814 - Flyers Energy LLC	CFS1642148	8308	Paid by Check # 680809		07/15/2018	08/10/2018	08/10/2018		08/10/2018	1,206.89
12198 - O'Reilly Automotive Inc	3530-201971	1075650	Paid by Check # 681163		07/17/2018	08/17/2018	08/17/2018	Prince of the second	08/17/2018	1,999.00
12198 - O'Reilly Automotive Inc	3530-203176	1075650	Paid by Check # 681163		07/23/2018	08/17/2018	08/17/2018		08/17/2018	875.00



Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San										
Department 925 - Health & Sanitation										
Account 532.003 - Gas &		5-4-			07/04/0040	2010112010	00/04/0040	1-	00/24/2010	4 662 42
3814 - Flyers Energy LLC	CFS1649268	8308	Paid by Check # 681312	Account	07/31/2018 532.003 - Gas	08/24/2018	08/24/2018 Inv	oice Transactions	08/24/2018	1,663.13 \$5,744.02
Account 532,028 - Unifor	ms			Account	332.003 - 668	e on Totals	TIIV	orce managedons	**	ψ5// 11/02
10314 - Work World Inc	59572-109	109-103/TOWN OF GARDNERVILLE	Paid by Check # 680706		07/13/2018	08/03/2018	08/03/2018	1	08/03/2018	172.44
28028 - Ad Stuff Inc	2720	GVILLE	Paid by Check # 680718		07/31/2018	08/10/2018	08/10/2018	İ	08/10/2018	834.85
5785 - Alsco Inc	LREN1379766	000330	Paid by Check # 680720		07/03/2018	08/10/2018	08/10/2018	l .	08/10/2018	4.39
5785 - Alsco Inc	LREN1382038	000330	Paid by Check # 680720		07/10/2018	08/10/2018	08/10/2018	3	08/10/2018	4.39
5785 - Alsco Inc	LREN1384248	000330	Paid by Check # 680720		07/17/2018	08/10/2018	08/10/2018	}	08/10/2018	4.39
5785 - Alsco Inc	LREN1386424	000330	Paid by Check # 680720		07/24/2018	08/10/2018	08/10/2018	3	08/10/2018	4.39
5785 - Alsco Inc	LREN1388634	000330	Paid by Check # 680720		07/31/2018	08/10/2018	08/10/2018	3	08/10/2018	4.39
				Account	532.028 - Uni	forms Totals	Inv	oice Transactions	7	\$1,029.24
Account 532.056 - Subsci	riptions									
12997 - Douglas County Procurement Program	7-18 DALLAIRE 1	GVILLE	Paid by Check # 681076		07/27/2018	08/17/2018	08/17/2018		08/17/2018	123.50
				Account 532	.056 - Subscri	ptions Totals	Inv	oice Transactions	1	\$123.50
Account 533.800 - Office	Supplies								SHARWAY AND	13121 8.51
12997 - Douglas County Procurement Program	7-18 LOUTHAN	GVILLE	Paid by Check # 681076		07/27/2018	08/17/2018	08/17/2018		08/17/2018	14.00
2225 - Sunrise Environmental Scientific	89652	01GA65383	Paid by Check # 681431		08/08/2018	08/24/2018	08/24/2018		08/24/2018	145.57
				Account 533.8	300 - Office Su	pplies Totals	Inv	oice Transactions	2	\$159.57
Account 533.806 - Softwa	are								1000000	2,4 300
16648 - E Squared C Inc	44399	TOWN OF GARDNERVILLE	Paid by Check # 680794		08/01/2018	08/10/2018	08/10/2018		08/10/2018	37.50
				7 7 4 7 4 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	533.806 - Sof			roice Transactions		\$37.50
			Dep	partment 925 -	Health & Sani	tation Totals	Inv	roice Transactions	60	\$45,570.44
			Fun	d 611 - Gardn	erville Health	& San Totals	Inv	oice Transactions	60	\$45,570.44
* = Prior Fiscal Year Activity						Grand Totals	Inv	oice Transactions	150	\$139,577.14

Gardnerville Town Board AGENDA ACTION SHEET



1.	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.
2.	Recommended Motion: Approve on consent
	Funds Available: ✓ Yes ✓ N/A - Storm Drain Maintenance fund
3.	Department: Administration
4.	Prepared by: Tom Dallaire
5.	Meeting Date: September 4, 2018 Time Requested: N/A
6.	Agenda: Consent
par par bo	rekground Information: The request came from the Cottonwood User Association to help y for the rip rap repair to the Cottonwood diversion structure (rebuilt in 2015). Over the st couple years the Carson river has moved some of the large boulders downstream. These ulders need to be repositioned back to keep the water from washing out the structure in the xt high water flow. They were able to obtain a grant for the work and this cost represented same share of costs as the town paid during the reconstruction of the structure.
7.	Other Agency Review of Action: □Douglas County
8.	Board Action:
	Approved

August 14, 2018

Town of Gardnerville c/o T. Dallaire, G. Lacost

As you may, or may not know, during the flooding of Spring 2017, the Cottonwood Diversion suffered some minor damage. The large boulders that sit downstream and up against the structure were washed out of place and downstream. These boulders are very important, as they keep the water flow over the diversion from undermining the structure. Without them in place, the stability of the diversion will potentially be compromised and the cost of repair or replacement in that case would likely be catastrophic.

The total cost of the repairs and replacement of boulders is \$52,875. We applied for and received a 75% grant from the Farm Services Agency totaling \$39,656. The remaining 25% is the responsibility of the users of the Cottonwood Diversion totaling \$13,219. Work will begin after October 1st, when the irrigation season is over. Based on acreage, your share is as follows:

Please submit your payment to:

Cottonwood Slough Water Users Association % Don Frensdorff 1012 Waterloo Lane Gardnerville, NV 89460.

If you have any questions, please contact Don Frensdorff @ 775-220-4111.

Thank you:

Don Frensdorff, David Hussman, Todd Gansberg, Brian Park, and Charlie Hone

Gardnerville Town Board



Funds Available:

✓ Yes



1. <u>For Possible Action</u>: 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:

2. (DP 18-0067) Master Plan Amendment to change the land use from Receiving Area to Multi-Family Residential;

3. (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)

 Recommended Motion: Motion to approve the DP 18-0067 master plan amendment approving the change of land use from Receiving Area to Multi Family Residential use and approve request SP 18-0066 Zoning map amendment to reestablish the expired Planned Development overlay zone of Multi Family Residential.

				100
3. Department: Ad	ministration			
4. Prepared by:	Tom Dallaire			
5. Meeting Date:	September 4, 2018	Time Requested:	30 minutes	
6. Agenda: □Conse	ent 🗹 Adminis	strative		
Background Inform	ation: The PD overlay h	as expired for the do	volonment and	rovo

☑ N/A

Background Information: The PD overlay has expired for the development and reverted back to the master plan land use and zoning that was in place prior to the planned development being approved. Looking at the GIS map that is not the case. See the attached staff report.

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

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



STAFF REPORT

Date: August 31, 2018 for September 4th 2018 GTB Meeting

To: Gardnerville Town Board

From: Tom Dallaire, Town Manager

Subject: 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:

a) (DP 18-0067) Master Plan Amendment to change the land use from Receiving Area to Multi-Family Residential;

b) (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)

Background:

Parcel Size:

5.08 acres

Existing Master plan Designation:

Receiving Area

Proposed Master plan Designation:

Multi Family Residential

Existing Zoning Designation:

Multi-family residential with Planned

Development overlay

Proposed Zoning Designation:

Multi-family residential

Flood Zone Designation:

X-shaded

Proposed Use:

80 unit apartment complex with 1 managers unit.

The development plan for the site is expired, and was adopted by ordinance NO 2007-1196. The request is the same zoning that was proposed in the adopted ordinance.

(The following timeline is a condensed version listed the staff report prepared by Louis Cariola did a great job on his report and is supporting the application requests.)

Property Timeline from Louis's report:

1996: site was changed to SFR-1 was changed to receiving area with the master plan update.

1998: Ordinance 98-860 is adopted which established the 50 acre Oakwood Specific Plan and planned development PD 98-07. This plan changed the zoning to MFR with a PD overlay. This plan includes;

80 unit apartment (Crestmore Apartments)

Residence 1861 – 81 Apartment unit Complex Planned Development Application August 31, 2018

72 townhomes (now the vacant remaining lot and the New Beginnings Senor housing project and Town owned pond parcel)

148 Single Family homes (Arbor Gardens)

2003: the remaining lot 8.26 acre parcel (now the vacant remaining lot, New Beginners Senor housing project and Town owned pond parcel) was approved to have a modification to the PD 98-07 to divide off the 8.26 acre parcel.

2005: property sold to Stone Creek LLC.

2007: Crestmore Townhomes was proposed to contain 72 residential lots. (34 duplexes & 38 single family units)

2008: Oakwood specific plan expires

2012: Stone Creek tentative map approval expired and sold to New Beginnings Housing of Nevada, LLC.

2013: The affordable Senior Housing complex constructed 30 units and slated this subject parcel as a phase 2. They divided the lot into three parcels (now the vacant remaining lot, New Beginnings senior housing project and Town owned pond parcel). The remaining parcel is the subject property we are discussing in this request.

2017: property is purchased by Allan Day/iii LLC.

2018: proposed project submitted.

Discussion:

The request is to change the Master Plan land use designation from receiving area to multifamily residential, allowing for a market rate apartment complex in an area previously outlined for multifamily housing without using the TDR program established for receiving area. (this was done for Butch Peri at the last round of master plan amendments) There are two variances being requested with this project. The applicant is looking to reduce the number of RV parking stalls from the required 10 stalls to 5 stalls and allow tandem parking in front garages for the 20 single room units.

The original Oakwood Development was approved in 1998 with 72 townhomes approved on this parcel, New Beginnings and the town pond parcel. The various projects within the development provided options for low income housing projects which in turn did not require the use of the TDR program. Receiving area land use was created to provide a mechanism in the valley to preserve the agricultural fields by selling the development rights of ag lands to create open space farming land in other areas of the county. This program has not been used since 2009. There is a TDR document in the applicant's justification stating and implying that the Oakwood communities specific plan of 33 acres (so only the Crestmore Apartments and Arbor Gardens area is listed in this table) does not need any TDR's. The applicant states in his application that they have not been able to find a willing seller of the TDR's and this project would need approx.74 TDR's at a cost of around \$370,000, in addition to the property costs of \$750,000, creating a situation where using the current TDR program combined with land costs would make this product unaffordable to anyone, not only the developer but those who want to live where they work.

The planned development will be 81 market rate apartments ranging in size from 28 one-bedroom apartments around 628 sf, 32 - two bedroom units and 20 - three bedroom apartments around 1,204 sf units are being proposed with two (2) elevations and floor plans, with a manager unit. From what I can tell, one plan all units have garages, while the other plan has four (4) units with garages. This development will fill a significant gap in the housing in Gardnerville and there is a need for a development of this caliber.

The income range and housing costs could justify the variance need for the RV parking stalls. They did not try to eliminate them altogether, but did cut the requirement in half. There is a space for people to

Residence 1861 – 81 Apartment unit Complex Planned Development Application August 31, 2018

park an RV and load and unload on the complex. Additionally, the tandem parking I do not see as an issue, and with the location of the spaces, the justification that they are located in front of the single room units, could be the case for most of the tenants actually owning only one car. Yet the county parking requirement is for 2 cars per unit.

They propose 182 total parking stalls; with 101 uncovered parking stalls, 61 covered parking stalls, 20 fully enclosed parking stalls within garages, and 16 bike parking spaces.

Flooding & Storm Drainage:

The site is located within the "x" shaded flood zone with a small portion of the site draining to the back of the lot into a ditch which conveys industrial storm water runoff or irrigation water from the Company Ditch. The project exceeds the open space requirement of 25%, and will utilize both the drainage ditch and the existing town pond for the discharge of its storm water as the development in 1998 had planned for. There is a storm drain stub to the site for them to connect to and extend the drainage system into the site.

The site will drain 7.45 cfs into the town's detention pond which had a final capacity of around 11.9 cfs. The rest of the drainage will be diverted into smaller onsite infiltration basins helping in the ground water recharge for the area. This storm water will need to be maintained and should have a maintenance plan submitted with the final construction documents for approval. Additionally, the ditch in the back should be cleaned out to allow for storm water runoff to be conveyed through the project site.

Refuse Collection:

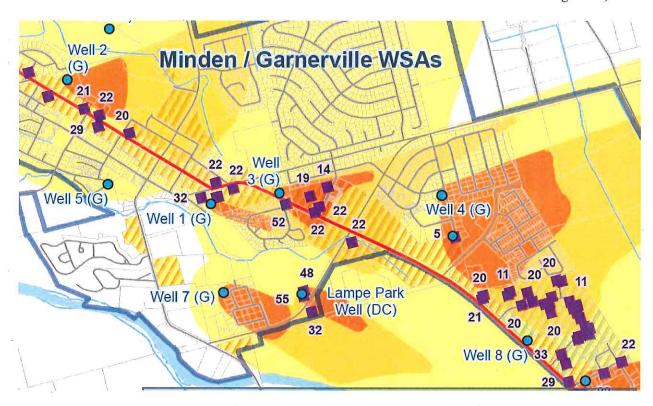
It is proposed to include multiple commercial 2 yard bins at the facility along the drive isle around the apartment units located across from the units to reduce the noise to those units close to the enclosure. They are providing 14 bins total for the 81 unit complex. That is 5.7 units per bin. The pick-up schedule will be able to be expanded through the phased development and modified if needed on multiple days for collection.

Traffic:

This study states that the development will have little impact on the existing street network. The east bound lane of Stodick Estates still does not have an officially maintained access through to Toler. They could potentially go through Stodick Estates to get to Toler. The intersection of 395 and Stodick Estates was not looked at for the impact from this development. The intersection at Stodick and Crestmore shows a level of service A.

Plan for Prosperity:

The proposed development matches the character of the area, with the multifamily development that exists around the project site. The Plan for Prosperity has some graphics of the property that show single family homes. The plan was not in existence when the Oakwood Specific Plan was approved. The proposed development would buffer the neighborhood commercial lot, containing a single family home at the time of this application, from the single family residential units east of the site. The plan indicated the multifamily project on this property. The elevation and architectural materials for the project are unique and fitting for the town and its heritage. The town board previously supported the low income senior housing development using this property as another phase as previously discussed in their original application. This non-subsidized market rate housing, as proposed, has a great demand in the area and we have a developer willing to invest in the town now with this project.



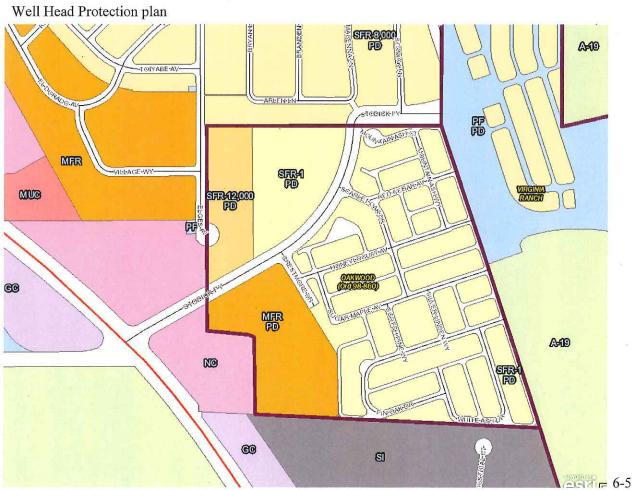


FIGURE 1 - Flood Insurance Rate Map



Attachments

Attachment 1: Zoning and Master Plan Maps

Attachment 2: Site Plan and Elevations

Attachment 3: Material sample card

Attachment 4: Landscape Plan

Attachment 5: Will Serve Letters

Attachment 6: Traffic Study summary

Attachment 7: Applicant's Statement of Justification

Attachment 8: Applicant's Findings for Variances

Attachment 9: Large building elevations & site plan

Attachment 10: Resolution 2018-04

Staff recommends approval of both the Master plan amendment and the planned development overlay with the following conditions;

- 1. Provide a storm drainage maintenance plan for the proposed basin and storm drainage improvements onsite. The town will not maintain the onsite storm drain system, but is maintaining and owns the detention basin. No storm drain treatment devices were specified on the plan.
- 2. Provide concrete aprons (4' minimum in front of the trash enclosures)
- 3. The existing ditch needs to be cleaned out and capable of flowing water.
- 4. 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.
- 5. 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 Town Manager

CC:

File

Louis Cariola, DC Planning

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: end of Crestmore Drive Assessor's Parcel Number: 1220-03-301-002 Current Zoning Designation: MFR/PD (expired) Project Description Request for a Master Plan Amendment from Receiving Area to Multi-Family Residential and a Zoning Map Amendment from MFR/PD (expired) to MFR/PD to allow for an 81-unit multi-family development. The ±5.08-acre site (APN: 1220-03-3010-02) is located in Gardnerville, east of Highway 395, south of Stodick Parkway and west of Crestmore Drive. Applicant: Name: Allan/Day III, LLC Attn: Allan Sapp Address: 850 Sheridan Lane, Gardnerville, NV 89460 Telephone Number: () 775-265-9676 Fax Number: (Owner: Name: Allan/Day III, LLC Attn: Allan Sapp Address: 850 Sheridan Lane, Gardnerville, NV 89460 Telephone Number: () 775-265-9676 Fax Number: (Engineer: Name: Lumos & Associates Attn: Angela Fuss Address: 9222 Prototype Drive, Reno, NV 89521 Fax Number: (Telephone Number: () 775-827-6111 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:

{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 two weeks before the Gardnerville Town Board agenda is posted. Town board meetings are held the first Tuesday of each month)

Updated 12/19/14 L://administration/forms/application for project review

DOUGLAS COUNTY GREAT PROPILE A STRAT PLACES Experience Iti

DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

1594 Esmeralda Avenue Post Office Box 218 Minden, Nevada 89423 TEL (775) 782-6217 FAX (775) 782-9007 www.douglascountynv.gov

DEVELOPMENT APPLICATION

FOR STAFF USE ONL	Y			
File Number	Receipt Number		Received By	Date
Town:		Floodplain Zone:		Zoning:
Master Plan Land Use:		FIRM # & Date:		Case Planner:
				Cust Finner.
Regional/Community Plan:	,	Wellhead Protection	n Area (s):	
County. As an applicant, by the submittal requirem	n form is provided to you must complete nents, before the ap thin a town boundary n	this form and i plication is acce nust be reviewed b	ncorporate <u>all</u> reques pted by the Commun	t Application with Douglas ted information, as prescribed nity Development Department. al. Town may have additional fees **
 □ Abandonment □ Annexation □ Design Review, Major □ Design Review, Minor □ Design Review, Acces □ Agreement (Developm □ Master Plan Map Am □ Master Plan Text Am 	r r sory Dwelling Unit nent/Reim./Affordabl endment	le Housing)	Zoning Map AmenZoning Text AmenMinor Modification	dment
B. Project Location				
Street Address (if availab		Crestmore	Drive	
Assessor's Parcel Number				
Approximately 280	F	eet North or (Circle one)	outh of Stodick Pkw	y.
Approximately 400	F	eet East or We		
********	******		37.00	<i>,</i> ***********
C. Project Description The applicant requests: Review for an 81 unit (80 apartment)	equest for a Master Plan			/ Residential. g map amendment from Multi-Family
Residential with a PD Overlay, w	hich has expired, to Multi	i-Family Residential	with a PD Overlay.	
List any previous applica	tions that have bee	en filed for this	site: PD12-001, PD9	8-07, PD06-02, PD98-860

PLEASE CALL 775-782-9012 TO SCHEDULE AN APPLICATION SUBMITTAL

DOUGLAS COUNTY GREAT PEOPLE A GREAT PLACES Experience (t)

PD12-001, PD98-07, PD06-02, PD98-860

DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

1594 ESMERALDA AVENUE POST OFFICE BOX 218 MINDEN, NEVADA 89423 TEL (775) 782-9217 FAX (775) 782-9007 www.douglascountynv.gov

MIXED USE COMMERCIAL DEVELOPMENT/ PLANNED DEVELOPMENT APPLICATION

	FOR STAI	FF USE ONLY			
File Number	Receipt Number	Received By	Date	-	
INSTRUCTIO	ONS TO APPLICAL	<u>NT</u>			
Commercial I County Code, conformance w the provisions of As an applic application sub	Development or a P. Chapter 20.676. It with Code Section 20 of 20.676 and 20.664 cant, you must comp	lanned Developm For applicants properties (MUC St. 125, the provisional place this form and and Douglas Cou	nent. The sub coposing a M Specific Stand ons of 20.664.1 I incorporate a	omittal must be in country of the superstanding of	abmit for a Mixed Use onformance with Douglas abmittal must also be in there is a conflict between ation, as prescribed by the is accepted for processing
			******	***********	*******
	Location		160		
	(if available): end o	of Crestmore Drive	e	Community:	Gardnerville Community Area
Assessor's Parc	el Number(s): 1220)-03-301-002			
Approximately		-Feet North	or South of	Stodick Pkwy.	
Approximately	400		or West of Ma	(Street Name) in Street	
*****	******)) ***********	Circle one) ******	(Street Name) ***********	*******
B. Project Request to deve	Description elop a total of 5.08	acres into _	1 par	cels and 81	_ total units.
Types of propos	sed uses (please che	ck all applicable):			
Single-F	Family Residential	Commer	cial (retail, of	fice, medical, restau	ırant)
X Multi-Fa	amily Residential	Industria	ıl (manufactur	ing, warehousing)	
Current Zoning	designation(s): MF	R/PD (expired) (Current Master	Plan designation(s): Receiving Area
Proposed Zonin	g designation(s): M	IFR/PD P	Proposed Mast	er Plan designation	(s): Multi-Family Residential
Floodplain desi	gnation(s) (from FIR	M maps): X Sha	ded FIRM #:3	32005C0265G FI	RM Date: 12/24/13
Wellhead Prote	ction Area (WHPA)	?Y/N If yes, ir	ndicate which	WHPA No	
List any previou	us applications which	n have been filed	on this site:		

APPLICANT:				
Contact Name: A	llan Sapp	Compan	y: Allan/Day	III, LLC
Address: 850 Sh	neridan Lane City/Sta	te/Zip:_Gardı	nerville, N	7 89460
Telephone No: () 775-265-9676	Fax No: ()	
E-mail Address:_	allan.day.iii@gmail	com		
OWNER:				
	llan Sapp			
Address: 850 S	heridan Lane _City/Sta	te/Zip:_ Gard	nerville, N	V 89460
Telephone No: () 775-265-9676	_ Fax No: ()	
E-mail Address:_	allan.day.iii@gmail	.com		
ENGINEER/REPRES	ENTATIVE:			
	ngela Fuss			ssociates
Address: 9222 I	Prototype Dr. City/Sta	te/Zip:_Reno,	NV 89521	
Telephone No: () 775-827-6111	Fax No: ()_775-827	-6122
E-mail Address:	afuss@lumosinc.com			
know the contents there	pplication. e legal owner(s) of said propert of; and so hereby certify (or dec information contained in this a	clare) under pen	alty of perjury und	
OWNER(s) of RECOR	RD: (Include extra sheets if nece	essary)	7	
	NAGER ALLANDAM IT, LE		1/2	2 6/1/18
Printed Name	Sign	ature 1	TEN.	Date ,
Mulay DAY MA	VACCIZ ALLAN/DAY III, LE	Mark	41/1	1 llus 6/1/1
Printed Name	Sign	ature	101,	Date
corporation, all stockho I certify under penalty nerein and the information submittal requirements are	ring a public hearing, this appliders and officers (Douglas Couver of perjury that I am the applicant herein submitted, are in all respect in accordance with the Nevada Rescale (e.g., 1"=10', 1"=20', 1"=30 aired information.	inty Code 20,04 and that the foreg ets true and corre- evised Statutes a	.010). going statements and ct. I also certify tha nd Douglas County	d answers contained at all plans and Code, have been drawn
	CANT'S REPRESENTATIVE	All	1	6/4/17

Date

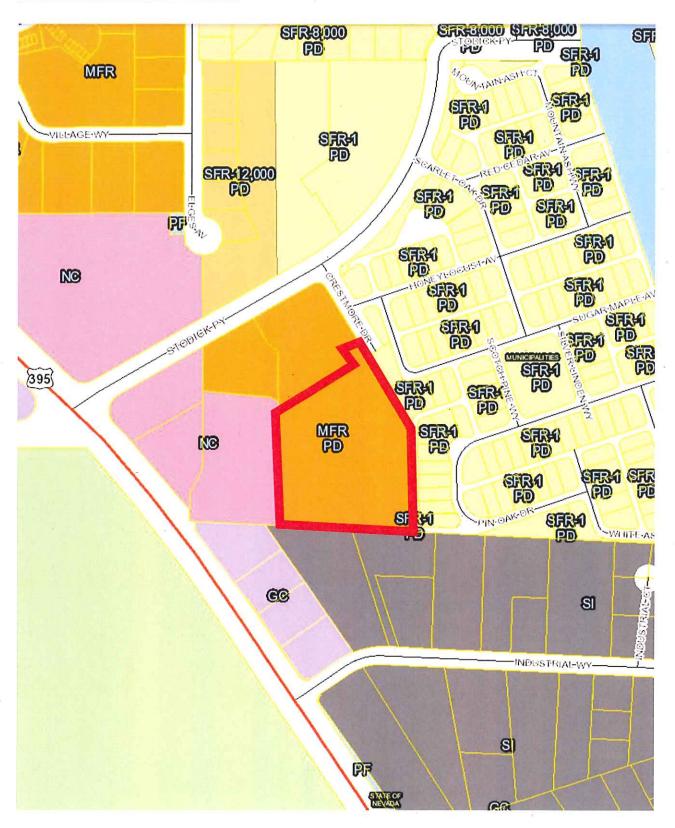
Residence 1861 (DP 18-0066 and DP 18-0067)

ATTACHMENT 1 Existing Land Use (Master Plan) Arlen Ln IIIII OXWY Stodick / Ave Village Way MULTI-FAMILY RESIDENTIAL LAND USE Elges COMMUNITY. LAND USE Stodick PKMY RECEIV AND USE Receiving COMMERCIAL LAND Area USE INDUSTRIAL LAND USE 395 N Industrial Way COMMUNITY FACILITIES LAND USE

Proposed Land Use (Master Plan)



Existing and Proposed Zoning



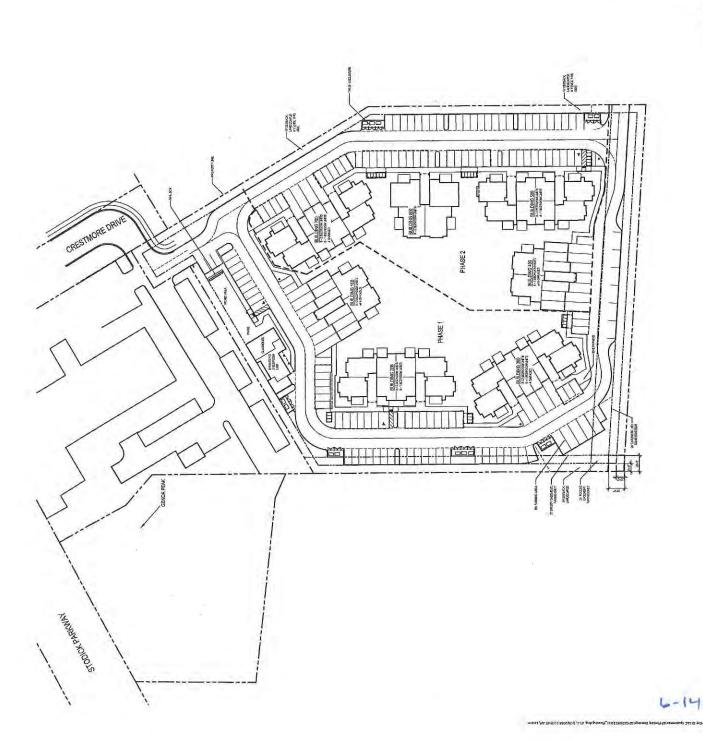
Attachment 1 (DP 18-0066 and DP 18-0067)

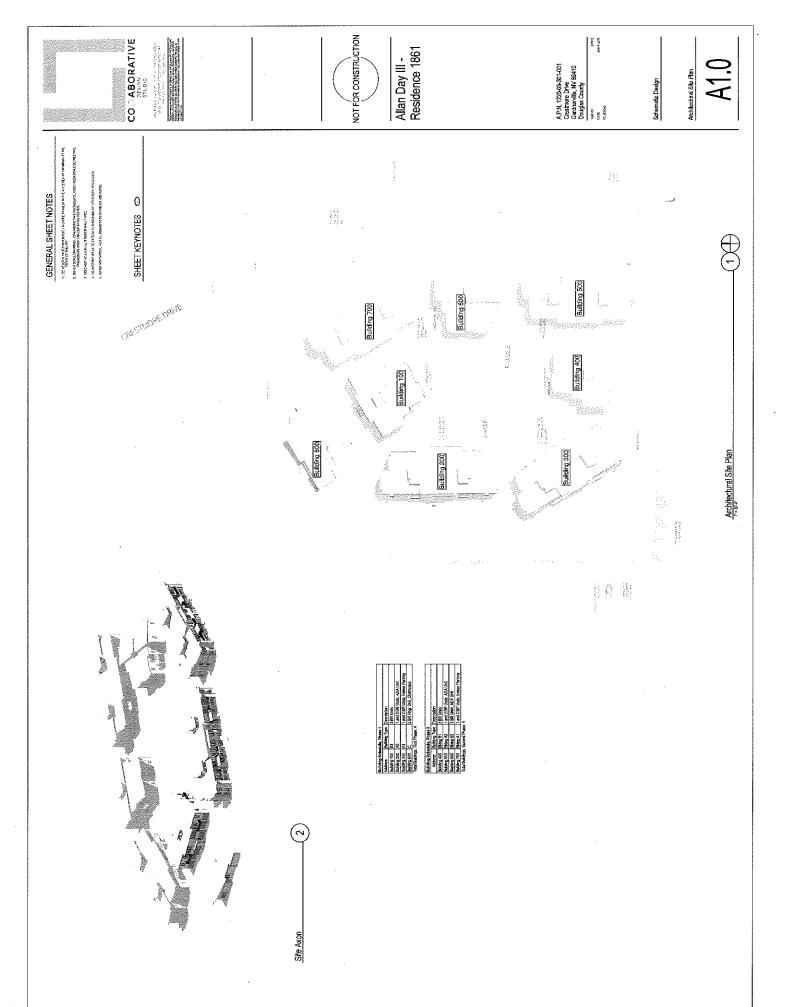


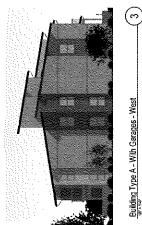
ATTACHMENT 2



SITE PLAN







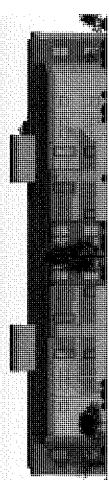






Building Type A - With Gerages -Elevation

DESIGN REVIEW SET



Building Type A - With Garages - South

Building Type A - With Garages - North

COLTABORATIVE

NOT FOR CONSTRUCTION

Residence 1861

DESIGN REVIEW SET

Building Type A - No Garages -Elevations

Building Type A - No Garages - West



Building Type A - No Garages - South



Building Type A - No Garages - North

Building Type A - No Garages - East

Building Type B - With Garages - East

Building Type B - With Garages - West

A.P.N. 1220-03-301-001 Grestinere Drive Gardnerville, NV 89410 Douglas Courty News.

DESIGN REVIEW SET

Building Type B - No Gerages -Elevations

Building Type B - No Garages - South

Building Type B - No Garages - West

Building Type B - No Garages - North

9

Building Type B - No Garages - East

6-19

COLTABORATIVE

Building Type C - Clubhouse - West

Building Type C - Clubhouse - North

Building Type C - Clubhouse -Elevations

Building Type C - Clubhouse - East

(7)

Building Type C - Clubhouse - South

ATTACHMENT 3

RESIDENCE 1861 Crestmore Drive Gardnerville, NV 89410













FASCIA & MANAGER'S UNIT SIDING:

LP SMART LAP SIDING -COUNTRY RED

SIDING:

LP SMART LAP SIDING -KHAKI (Building A Identifying Color)

SIDING:

LP SMART LAP SIDING -BRIDGEPORT (Building B Identifying color)

SIDING:

LP SMART LAP SIDING SAND (Building A & B unifying color)

ACCENT SIDING:

VERTICAL CORRUGATED US METAL - OLD ZINC GRAY FINISH

ROOFING:

COMPOSITE SHINGLE -COUNTRY GRAY

EXTERIOR FINISHES



COLIABORATIVE

DESIGN

STUDIO architecture of experience and place

RESIDENCE 1861 - DESIGN, COLORS AND MATERIALS

The design theme for Residence 1861 was created to reflect Douglas County's rich cultural heritage and historically significant colors and shapes from the county's agricultural beginnings.

The Douglas County "design standards are intended to promote interesting and unique multi-family residential" complexes. With these guidelines in mind, we have designed a community of 81 apartments that will reflect Carson Valley's early years while blending in with neighboring properties and protecting our neighbor's views wherever possible.

The agricultural history of our valley has created a multitude of unique barns, farmhouses and out-buildings that give our valley it's character. Those colors of weathered browns, tans, faded metal roofs, and old red barns are acknowledged in the design of Residence 1861. While the primary building colors of browns and tans reflect the neighboring properties, accents of corrugated metal (coated in a non-reflective, solid-color finish) and barn red fascia boards give a nod to 'old Nevada'.

The buildings were designed with only two floors of living space to keep the mass of the buildings well below the 35' maximum height allowance. Roofs were designed with relatively low-slope angles to mimic the historic shed roofs found around the valley. These efforts help to minimize the visual impact of the buildings and preserve, as much as possible, our neighbor's views of the surrounding mountains.



People come to the Carson Valley for many reasons including a rural lifestyle, open space and a myriad of recreational activities. The design of Residence 1861 tries to reflect our unique and historic Nevada character.

CONCEPTUAL LANDSCAPE PLAN - SOUTH NOT FOR CONSTRUCTION

442.03 ALCO 274



MATCH LINE



COLLABORATIVE DESIGN STUDIO grentende of page

A.P.N. 1220-03-301-002
Crestmore Drive
Gardnerville, NV 89410
Douglas County
Assets
Des

NOT FOR CONSTRUCTION

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and the state of t	Third and the state of the stat		SORE YARD SETAOR 15 FT AND SETAOR 15 FT

Best Water! Best Service!



ATTACHMENT 5

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

May 9, 2018

Allen D. Sapp Allen/Day III, LLC 850 Sheridan Lane Gardnerville, NV 89460 Allen.day.iii@gmail.com

Re: Water Service for Residence 1861-81 MR UNITS Conditional Intent to Serve APN 1220-036-301-002

Dear Mr. Sapp:

The Gardnerville Water Company shall provide water service to the Residence 1861, APN 1220-03-301-002 consisting of 81 Multifamily Residential Units (hereby referenced as the Project) contingent on the following:

- The Project and owners shall comply with all federal, state, and local rules and regulations, engineer's
 requirements, tariffs, and other applicable restrictions and design standards in effect at the time the
 project is submitted for service.
- 2. The owners of the Project shall be required to pay all applicable fees including but not limited to connection fees, domestic water impact fees, fire impact fees, and user charges, as applicable, as well as utilities legal and engineering fees. Impact and connection fees paid shall reflect current fee structure adopted by the Gardnerville Water Company at the time of each connection.
- 3. If service is provided, the owner and subsequent owners shall pay for water usage as metered.
- 4. The owner of the project will be responsible for securing all necessary easements and rights of way for the installation of equipment to serve the Project, and may be required to dedicate said easements and rights of way to GWC.
- 5. The owners of the Project shall offer for dedication all approved water infrastructure necessary for the project to the Gardnerville Water Company.

If you have any questions relating to this matter, please contact me.

Sincerely,

Mark V. Gonzales, P.E. Manager/Engineer

Mark V. Dongale



May 7, 2018

Allan Day Sapp 850 Sheridan Lane Gardnerville, NV 89460

SUBJECT:

Will Serve Letter for Residence 1861

Gardnerville, NV

APN 1220-03-301-002

Dear Mr. Sapp:

In regards to the above referenced project, the situation is as follows:

1. Annexation and Eligibility for Service

The subject property is currently located within the District's boundaries. An Annexation Agreement was recorded on June 16, 2000 as Document No. 0494255 of the Douglas County Recorder's Office. Any proposed development on this property is eligible for sewer service from MGSD, subject to the terms and conditions set forth below and in the Annexation Agreement, as well as all provisions of the MGSD Code for the purchase of capacity and for the initiation and continuation of service.

2. Sewer Capacity

No sewer capacity has been allocated to the project as of the date of this letter. MGSD currently has sewer capacity available to serve this project. However, capacity is granted on a first-come, first-served basis, and MGSD does not guarantee that capacity will be available at the time it is requested or the price of such capacity. Any capacity purchased shall be subject to the Annexation Agreement and all provisions of the MGSD Code, including potential forfeiture for nonuse or non-payment without reimbursement of costs and fees for purchased capacity.

Will Serve Letter for Allan Day Sapp Residence 1861 May 7, 2018 Page 2

3. Plan Approval and Connection Permits

No improvement plans have been submitted. Improvement plans showing all existing and proposed sewer mains and laterals will need to be submitted to the District for review and approval.

The District will not issue any connection permits related to the proposed project until civil engineering improvement plans are submitted to and approved by MGSD, sewer capacity is allocated, all associated fees are paid to the District, and all other conditions required by MGSD are met including all provisions of the MGSD Code relating to the purchase, use and potential forfeiture of capacity.

Please do not hesitate to call me with any questions you may have concerning the above information.

Sincerely,

Frank T. Johnson District Manager

FTJ:ab





May 8, 2018

Allan/Day III, LLC Allan Day 850 Sheridan In. Gardnerville, NV 89460

Re: APN's 1220-03-301-002

Dear Mr. Day

We have reviewed the above referenced proposed parcel plans. Frontier service can be provided if all applicable rates, rules and regulations of the Nevada Public Service Commission, governing new line extensions to and within new developments are applied for and paid by applicant. There are existing telephone facilities adjacent to this property that can be extended, as telephone facilities are required.

If you should have any further question or concerns please feel free to contact Corey Bolton at 775 782-0969.

Sincerely,

Corey Bolton

Network Engineer OSP Frontier Communications

1520 Church St.

Gardnerville, NV 89410



May 8, 2018

Allan/Day III LLC Allan D. Sapp 850 Sheridan Lane Gardnerville, NV 89460

Subject:

APN 1220-03-301-002

Crestmore Drive, Gardnerville, NV 89410

Residence 1861 (Project Name) to become 81 units

Douglas County, Nevada

To Whom It May Concern:

This letter is to inform you that the property mentioned above lies within NV Energy's electric service territory boundaries. Provided all necessary fees and contracts are negotiated in a proper and timely manner, in accordance with our filed rules and tariffs, we will provide electric service to your proposed project.

The necessary utility extensions and services will be made from the nearest source of adequate capacity in accordance with our Rules and Regulations on file and approved by the Public Utilities Commission of Nevada.

Sincerely,

Aaron Schaar

Supervisor, Distribution Design



SOUTHWEST GAS CORPORATION

May 17, 2018

Allan D. Sapp 850 Sheridan Lane Gardnerville, Nevada 89460 USA Cell: (775) 781-9676

Re: Natural gas availability for apn# 1221-03-301-001

Dear Mr. Sapp:

This "will serve" letter confirms that natural gas service can be made available to the above referenced property. Arrangements for the design or installation of gas facilities must be made according to the rules and regulations set forth by the Nevada Public Utilities Commission.

Southwest Gas requires legal description, site and utility plans along with owner and contact information.

If the property is located outside of our current certified area, Southwest Gas is required to file with the Public Utilities Commission to extend our service area. This filing may take up to 180 days to complete.

If you have any questions, please call me at (775) 887-2723.

Sincerely,

Shon Nelson

Energy Analyst/Energy Solutions

SOLAEGUI ENGINEERS, LTD

ATTACHMENT 6

RESIDENCE 1861 TRAFFIC ANALYSIS

MAY 2018



Prepared by: Solaegui Engineers, Ltd. 715 H Street Sparks, Nevada 89431 (775) 358-1004

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RESIDENCE 1861 TRAFFIC ANALYSIS

INTRODUCTION AND SUMMARY

Purpose of Report and Study Objectives

The purpose of this traffic study is to address the impacts of developing the proposed Residence 1861 development on the adjacent street network. The result of this traffic analysis is to provide recommendations to mitigate project traffic impacts.

Executive Summary

The proposed Residence 1861 development will be located in Douglas County, Nevada. The project site is generally located east of US-395 and south of Stodick Parkway. The project site is currently undeveloped land. The purpose of this study is to address the project's impact upon the adjacent street network. The Stodick Parkway/Crestmore Drive intersection has been identified for AM and PM peak hour capacity analysis for the existing, existing plus project, 2038 base, and 2038 base plus project scenarios. The US-395/Stodick Parkway intersection has been identified for traffic crash review.

The proposed Residence 1861 development will consist of the construction of an apartment complex containing 81 dwelling units. The project is anticipated to generate 539 average daily trips with 41 trips occurring during the AM peak hour and 50 trips occurring during the PM peak hour. The project site was previously studied as part of a 72 unit residential development that included the existing senior family facility to the north. The May 2007 traffic study was entitled Stone Creek Subdivision. This project generated 578 average daily trips, 45 AM peak hour trips, and 59 PM peak hour trips which is more than Residence 1861.

Traffic generated by the adjacent street network. The following recommendations are made to mitigate project traffic impacts.

It is recommended that any required signing, striping, or traffic control improvements comply with Douglas County requirements.

It is recommended that the project accesses, internal streets, and on-site parking areas be designed per Douglas County standards.

PROPOSED DEVELOPMENT

Summary of Development

The proposed Residence 1861 development will be located in Douglas County, Nevada. The project site is generally located east of US-395 and south of Stodick Parkway. The approximate location of the project site is shown on Figure 1. The proposed Residence 1861 subdivision will consist of the construction of an apartment complex containing 81 dwelling units.

Area Conditions

The project site is currently undeveloped land. Adjacent properties generally include a senior apartment facility to the north, residential development to the east and west, and commercial development to the south.

Site Accessibility

Primary access to the site will be provided from two street connections to the existing senior housing development located directly north of the project site. Project traffic will travel through the senior housing street to access Crestmore Drive and Stodick Parkway. Secondary access will be provided from a street at the project's southeast corner which will connect to the existing residential development to the east.

The key study area roadways and intersections analyzed in this traffic report are described below.

Stodick Parkway is a two-lane, east/west roadway with one through lane in each direction in the vicinity of the site. The speed limit is posted for 35 miles per hour. Roadway improvements include curb, gutter, sidewalk, and a bike lane on both sides of the street and a raised center median with median openings and left turn pockets at intersections.

Crestmore Drive is a two-lane, north/south roadway with one through lane in each direction south of Stodick Parkway. The speed limit is posted for 15 miles per hour. Roadway improvements include curb, gutter and sidewalks on both sides of the street. An access to an apartment complex exists on the north side of Stodick Parkway opposite Crestmore Drive.

The Stodick Parkway/Crestmore Drive intersection is an unsignalized four-leg intersection with stop sign control at the north and south approaches. The east and west approaches each contain one left turn lane and one shared through-right turn lane. The north and south approaches each contain one shared left turn-through-right turn lane.

SOLAEGUI ENGINEERS LTD. LEGEND PROJECT SITE FUTURE MULLER PKWY. CHICHESTER DR. TOLER LN. TOLER LN. INDUSTRIAL WY. CENTERVILLE IN. 6-35

RESIDENCE 1861
VICINITY MAP
FIGURE 1

EXISTING AND PROJECTED TRAFFIC

Existing Traffic Volumes

Existing AM and PM peak hour traffic volumes at the Stodick Parkway/Crestmore Drive intersection were obtained from weekday traffic counts conducted in May of 2018. Figure 2 shows the existing AM and PM peak hour traffic volumes at the key intersection.

Trip Generation

In order to assess the magnitude of traffic impacts of the proposed development on the key intersection, trip generation rates and peak hours had to be determined. Trip generation rates were obtained from the Ninth Edition of *ITE Trip Generation* (2012) for Land Use 220: Apartments. The project will include 81 dwelling units. Trip generation was calculated for the peak hours occurring between 7:00 and 9:00 AM and 4:00 and 6:00 PM which correspond to the peak hours of adjacent street traffic. Table 1 shows a summary of the average daily (ADT) and peak hour traffic volumes generated by the project. The trip generation worksheet is included in the Appendix.

	TABLI TRIP GENE		N					
			AM PEAK HOUR			PM PEAK HOUR		
LAND USE	ADT	IN	OUT	TOTAL	IN	OUT	TOTAL	
Apartments (81 Dwelling Units)	539	8	33	41	33	17	50	

Trip Distribution and Assignment

The distribution of the new project trips to the key intersection was estimated based on existing peak hour traffic patterns and the locations of attractions and productions in the area. Figure 3 shows the anticipated trip distribution. The project trips shown in Table 1 were subsequently assigned to the key intersection based on the trip distribution. Figure 4 shows the trip assignment at the key intersection during the AM and PM peak hours.

Projected Traffic Volumes

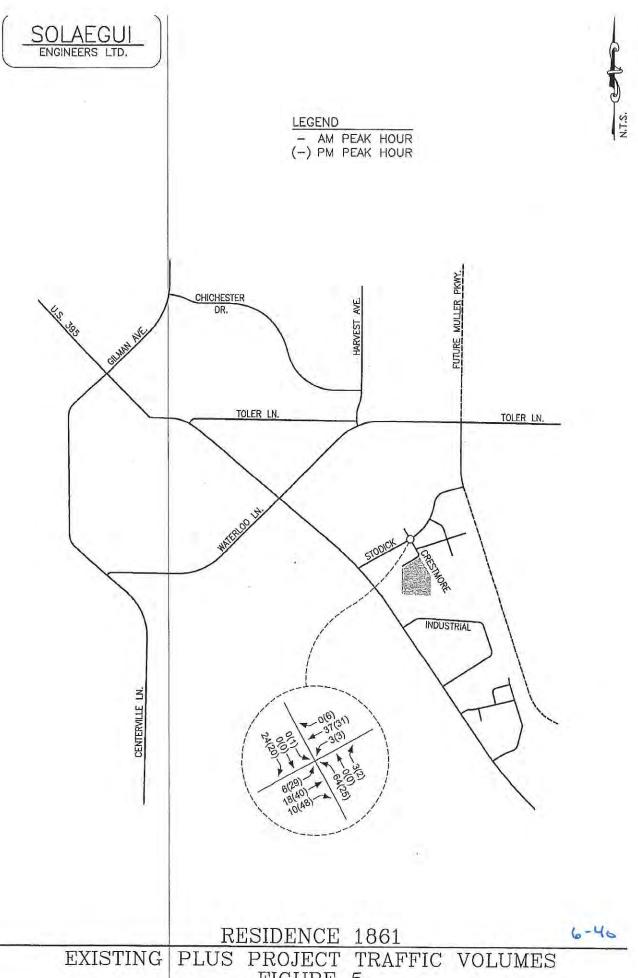
Figure 5 shows the existing plus project traffic volumes at the key intersection during the AM and PM peak hours. Figure 6 shows the 2038 base traffic volumes at the key intersection during the AM and PM peak hours. The 2038 base traffic volumes were estimated by applying a 1.2% average annual growth rate to the existing through volumes on Stodick Parkway. The growth rate was derived from 20-year historic traffic count data obtained from NDOT's Annual Traffic Reports for count stations on US-395, Waterloo Lane, and Toler Avenue in the vicinity of the site. Figure 7 shows the 2038 base plus project traffic volumes at the key intersection during the AM and PM peak hours.

SOLAEGUI ENGINEERS LTD. LEGEND - AM PEAK HOUR (-) PM PEAK HOUR CHICHESTER TOLER LN. TOLER LN. INDUSTRIAL CENTERVILLE UN. 6-37 RESIDENCE 1861

LEGEND PROJECT SITE CHICHESTER DR. TOLER LN. TOLER LN. 5% INDUSTRIAL CENTERVILLE LN. RESIDENCE 1861
TRIP DISTRIBUTION
FIGURE 3 6-38

SOLAEGUI ENGINEERS LTD. LEGEND - AM PEAK HOUR (-) PM PEAK HOUR FUTURE MULLER PKWY. CHICHESTER DR. TOLER LN. TOLER LN. INDUSTRIAL CENTERVILLE LN. 1(31)

6-39



PLUS PROJECT TRAFFIC VOLUMES FIGURE 5

SOLAEGUI ENGINEERS LTD. LEGEND - AM PEAK HOUR (-) PM PEAK HOUR FUTURE MULLER PKWY. CHICHESTER TOLER LN. TOLER LN. INDUSTRIAL CENTERVILLE LN. RESIDENCE 1861 6-41

LEGEND - AM PEAK HOUR (-) PM PEAK HOUR CHICHESTER TOLER LN. TOLER LN. INDUSTRIAL CENTERVILLE LN. 6-42 RESIDENCE 1861

TRAFFIC ANALYSIS

Intersection Capacity and Level of Service

The Stodick Parkway/Crestmore Drive intersection was analyzed for capacity based on procedures presented in the *Highway Capacity Manual (6th Edition)*, prepared by the Transportation Research Board, for unsignalized intersections using the latest version of the Highway Capacity software.

The result of capacity analysis is a level of service (LOS) rating for each minor movement at a two-way stop controlled intersection. Level of service is a qualitative measure of traffic operating conditions where a letter grade "A" through "F", corresponding to progressively worsening traffic operation, is assigned to the intersection or minor movement.

The *Highway Capacity Manual* defines level of service for two-way stop controlled intersections in terms of computed or measured control delay for each minor movement. Level of service is not defined for the intersection as a whole. The level of service criteria for unsignalized intersections is shown in Table 2.

LEVEL OF SERVICE CRIT	TABLE 2 ERIA FOR UNSIGNALIZED INTERSECTIONS
LEVEL OF SERVICE	DELAY RANGE (SEC/VEH)
A	≤10
В	>10 and ≤15
C	>15 and ≤25
D	>25 and ≤35
E	>35 and ≤50
F	>50

LOS C is the policy level of service threshold for intersections and roadways maintained by Douglas County.

Table 3 shows a summary of the AM and PM peak hour level of service and delay results at the Stodick Parkway/Crestmore Drive intersection for the existing, existing plus project, 2038 base, and 2038 base plus project scenarios. The intersection capacity worksheets are included in the Appendix.

INTERSEC	CTION LEV		BLE 3 ERVICE A	AND DELA	Y RESU	LTS		
	EXISTING		EXISTING + PROJECT		2038 BASE		2038 BASE + PROJECT	
INTERSECTION	AM	PM	AM	PM	AM	PM	AM	PM
Stodick Parkway/Crestmore Drive (Stop at North & South Legs) Eastbound Left Westbound Left Northbound Left-Thru-Right Southbound Left-Thru-Right	A7.3 A7.3 A9.3 A8.6	A7.4 A7.4 A9.6 A8.6	A7.3 A7.3 A9.6 A8.6	A7.4 A7.4 A10.0 A8.6	A7.3 A7.3 A9.4 A8.6	A7.4 A7.4 A9.8 A8.7	A7.3 A7.3 A9.7 A8.6	A7.4 A7.4 B10.1 A8.7

The Stodick Parkway/Crestmore Drive intersection was analyzed as an unsignalized four-leg intersection with stop control at the north and south approaches for all scenarios. The intersection minor movements currently operate at LOS A during the AM and PM peak hours. For the existing plus project traffic volumes the intersection minor movements continue to operate at LOS A during the AM and PM peak hours. For the 2038 base traffic volumes the intersection minor movements are anticipated to operate at LOS A during the AM and PM peak hours. For the 2038 base plus project traffic volumes the intersection minor movements operate at LOS B or better during the AM and PM peak hours. The intersection was analyzed with the existing approach lanes for all scenarios. The Stodick Parkway/Crestmore Drive intersection will meet Douglas County policy LOS C or better standards for all scenarios.

Site Access and Circulation

A copy of the site plan for Residence 1861 is included with this submittal. The site plan indicates that primary access will be provided from two street connections to the existing senior housing development located directly north of the project site. Project traffic will travel through the senior housing site to access Crestmore Drive and Stodick Parkway. The site plan indicates that secondary access will be provided from a street at the project's southeast corner which will connect to the existing residential development to the east. The access roadways will connect to the project's on-site perimeter roadway and parking areas. The proposed access roads, interior streets, and parking areas are anticipated to provide good access and on-site circulation. It is recommended that the project accesses, internal streets, and on-site parking areas be designed per Douglas County standards.

IMPROVEMENT ANALYSIS

The Stodick Parkway/Crestmore Drive intersection currently operates at a very good level of service and is expected to continue to do so with the addition of project traffic volumes. The intersection are also expected to operate at a good level of service for the 2038 base and 203 base plus project traffic volumes. No improvements are recommended at the Stodick Parkway/Crestmore Drive intersection.

TRAFFIC CRASH REVIEW

The US-395/Stodick Parkway was reviewed for traffic crashes based on the requirement of Nevada Department of Transportation staff. Traffic crash data was obtained from NDOT Traffic Safety Engineering for the study period from September 1, 2014 to September 1, 2017. The crash data is included in the Appendix. The data indicates that two crashes occurred at the intersection during the three-year study period with no fatalities reported. One crash was a rear end collision and one crash was a non-collision. The rear end crash was due to driving too fast for conditions and the non-collision involved a deer.

RECOMMENDATIONS

Traffic generated by the adjacent street network. The following recommendations are made to mitigate project traffic impacts.

It is recommended that any required signing, striping, or traffic control improvements comply with Douglas County requirements.

It is recommended that the project accesses, internal streets, and on-site parking areas be designed per Douglas County standards.

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ATTACHMENT 7

PROJECT DESCRIPTION

PROJECT SUMMARY

APN Numbers:

1220-03-3010-02

Request:

This is a request for:

1) Master Plan Amendment from Receiving Area to Multi-Family Residential.

2) Zoning Map Amendment from MFR/PD (expired) to MFR PD to allow for an 81-

unit multi-family development.

Location:

The ±5.08-acre site is located in Gardnerville, east of Highway 395, south of Stodick

Parkway and west of Crestmore Drive.

Existing Zoning: Multi-Family Residential/Planned Development (MFR/PD)

Existing Master Plan: Rece

Receiving Area – Minden/Gardnerville Community Plan (Carson Valley

Regional Plan)

PROJECT BACKGROUND

Prior to 1998 and the approval of the Oakwood Specific Plan and Planned Development, the property was zoned SFR-1 and SFR-12. When the Oakwood Planned Development was approved in 1998, the parcel was rezoned to SFR-12 and SFR-1 with the Planned Development (PD) Overlay. In 2007, the parcel was rezoned again (Ordinance No. 2007-1196) to MFR (Multi-family Residential, 9,000 square foot minimum net parcel size) and PD Overlay. In 2012, a development was approved to allow a senior housing development (Parkway Vista PD 12-001) that has since been built on the northern adjacent parcel. That request confirmed the MFR zoning on the then entire 8.24-acre site, acknowledging that the remainder parcel (i.e. subject site) would be developed at a later date. This application includes a request for the MFR/PD zoning to allow for the development of the remainder 5.08-acre parcel to be developed into an 81 unit market-rate apartment project.

LAND USE COMPATIBILITY

The ± 5.08 -acre property is currently a vacant and undeveloped parcel. The site is located east of Highway 395, south of Stodick Parkway and west of Crestmore Drive. The property has a zoning designation of Multi-Family Residential/Planned Development (MFR/PD) (though the PD designation has since expired) and is located within the Minden-Gardnerville Community Plan, with a master plan designation of Receiving Area.

The parcel is surrounded by Neighborhood Commercial (NC) zoning to the west, Multi-Family Residential/Planned Development (MFR/PD) to the north, Single Family Residential (SFR-1) zoning to the east and Service Industrial (SI) zoning to the south. Land uses surrounding the property consist of single family housing to the east and west, multi-family development to the north, and various commercial/service establishments (such as a hardware store, auto repair, etc.) to the south.

Multi-family development in this location is consistent and compatible with the proposed MFR zoning, and is not anticipated to create any land use conflicts that will constitute a nuisance. The proposed Planned Development provides for an 80 unit apartment project, plus one manager's unit and a clubhouse, for a total of 81 residential units. The units will be a mix of 28 1-bedroom units, 32 two-bedroom units and 20 3-bedroom units. Units range in size from ± 631 square feet up to $\pm 1,204$

square feet. The proposed development will assist in filling a significant gap in the local housing market that is currently underserved. While housing prices are on the rise, many employees making middle income salaries are getting priced out of the market and can't afford to live in close proximity to where they work. This includes teachers, nurses, government employees, and single income households. Market rate apartments are in huge demand right now and this parcel is ideal because it is in an infill location with services and infrastructure already in place. Building quality apartments close to restaurants and shopping will help to provide housing to those who want to live and work within close proximity.

This application includes a request to vary from County Code related to RV parking and to allow tandem parking in front of the garage doors. The Code requires a minimum of ten RV parking stalls. The five designated RV spaces measure 12' x 30' and have direct access to a driveway with a minimum paved width of 25'. The projects target demographic is intended for young professionals. It is anticipated that few, if any, tenants will own recreational vehicles. The Parkway Vista project, located to the north, received a waiver from the RV parking stalls based on there being adequate RV storage in the industrial area immediately south of the project. The proposed market rate apartments are not expected to target tenants with RV's, thereby reducing the necessity for RV parking at all. RV ownership is typically made up of people with disposable income. Most young professionals living in a multi-family development are living there because they have limited disposable income or are individuals who do not want to deal with home ownership and the cost and time involved in maintaining a home and yard. More often, RV owners will own a single family residence or condo/townhome type of housing product, because they have the disposable income that allows the comforts of both home ownership and the ability to travel with an RV. The request to reduce the required number of RV parking stalls is based on the lack of need for RV parking in a multi-family development that is targeting young professionals. The average RV owner is over 48 years old and has an income greater than \$75,000, both significantly higher than the projects target demographic. However, if any tenants do have RV's, they will have access to the five parking stalls.

A deviation from Code is also being requested to allow tandem parking to be located in the front of the garage doors on the 20 units that have enclosed garages. Tandem parking is specifically permitted in mobile home parks, but no other location. The request provides for a better use of land because it allows residents to park closer to their units, allows for additional parking stalls to fit onsite, provides better security for residents walking to their vehicle, and reduces the size of the overall parking lot needs. A greater number of parking stalls can fit on the site and the site plan feels more like a single family residential development because residents are able to park in a driveway located in front of their garage unit. Tandem parking also reduces the overall visual impact to adjacent properties by leaving more open space in the development and preserving adjacent property owner's views. The proposed tandem units are only proposed on the 20 units with garages. This accounts for approximately 12% of the overall number of parking spaces in the development.



Figure 1 - Vicinity Map

PARKING & LOADING

Douglas County Code requires two parking spaces per unit, one of which must be covered, for multi-family dwellings. Additionally, one guest space per four dwelling units is required. The proposed 81-unit project includes plans for 182 total parking spaces. The parking is comprised of 101 uncovered parking stalls, 61 covered parking stalls and 20 fully enclosed parking stalls within garages. The proposed development meets/exceeds the County's minimum parking requirement for multi-family dwellings.

County Code also requires that off-street parking spaces for multi-family residential developments must be located within 150 feet from the dwelling unit (front or rear door) for which the parking space is provided. The parking has been provide on the exterior perimeter of the buildings and allows for convenient access to each unit.

Designated bicycle parking facilities are also required per Douglas County Code for multi-family developments containing 10 or more automobile parking spaces (multi-family residential projects shall provide one bike space for each five residential units). The proposed development includes plans for 16 bike spaces, meeting/exceeding the County's minimum bike parking requirement for multi-family dwellings.

This application includes a request to vary from County Code related to RV parking and to allow tandem parking in front of the garage doors. The Code requires a minimum of ten RV parking stalls. The project includes five RV parking stalls. The Parkway Vista project, located to the north, received a waiver from the enclosed RV parking stalls based on there being adequate RV storage in the industrial area immediately south of the project. The proposed market rate apartments are not expected to target tenants with RV's, thereby reducing the necessity for RV parking at all. However, if any tenants do have RV's, they will have access to the five RV parking stalls.

A deviation from Code is also being requested to allow tandem parking to be located in the front of the garage doors on the 20 units that have enclosed garages. The Planned Development zoning district allows for flexibility and the proposed request will make for a better project by eliminating the need for parking lot parking and providing residents with the ability to park closer to their unit. The tandem spaces are limited to the 20 units with enclosed garages and will not impact the entire development. This request to vary from the standard allows for the project to be better designed, provides a safer parking option for residents that want the ability to park close to their unit, and allows for views from adjacent properties to be less impacted.

LANDSCAPING & OPEN SPACE

Douglas County Code requires that 25 percent of a multi-family housing project site and/or a Planned Development must be provided for landscaped areas and open space. The proposed 81 unit project meets this requirement as shown on the conceptual landscape plan. The landscape plan identifies approximately 93 trees and ±35% site landscaping. A ten foot landscape strip buffers the proposed project from the adjacent residential development to the east.

ADDITIONAL STANDARDS AND REQUIREMENTS

Specific to Multi-family development

Each dwelling unit must have a private, walled patio or balcony.

The proposed development meets this requirement, as each dwelling unit is designed with a private, walled balcony/patio.

All multi-family developments must provide recreational amenities within the site which may
include a swimming pool, spa, club house, 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 (51-100 units = 2 amenities required).

The proposed 81 unit development exceeds the required number of amenities. The planned amenities include a club house with outdoor patio area, beach volleyball court, walking paths, BBQ area, picnic shelters and horse shoe pit. The community amenities are located on the interior area, so they are physically separated and buffered from the surrounding residential development.

• 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.

The applicant is proposing storage units, which will be attached to each unit either on the terrace or attached on the interior of the building, per the floor plans. Some of the storage units will be detached from the units and located within close proximity within the parking area.

 Driveway approaches within multiple family developments of 12 or more units must be delineated with interlocking pavers, rough-textured concrete, or stamped concrete and landscaped median.

The proposed project meets this requirement, which is shown on the site plan.

 All parts of all structures must be within 150 feet of paved access for single story and 50 feet for multi-story.

The proposed project meets this requirement, as is shown on the site plan. All paved access to the building is within 50 feet.

 Common laundry facilities of sufficient number and accessibility consistent with the number of living units and the current County building code must be provided.

The subject development proposes individual washer and dryers within each unit.

Specific to Planned Development

- Density The proposed development includes 81 units of multi-family housing on the 5.08acre parcel, at a density of 16 units per acre. The project does not exceed the maximum density of 16 units. Additionally, the development will meet all setback requirements in the MFR zoning district.
- Open Space To meet the required 25 percent passive and active usable space on the project site, open space will include 35 percent site landscaping, per the landscape plan. The project provides for approximately 32 percent open space, which excludes the landscaped setback areas, slopes greater than 8% and private patios/yards.

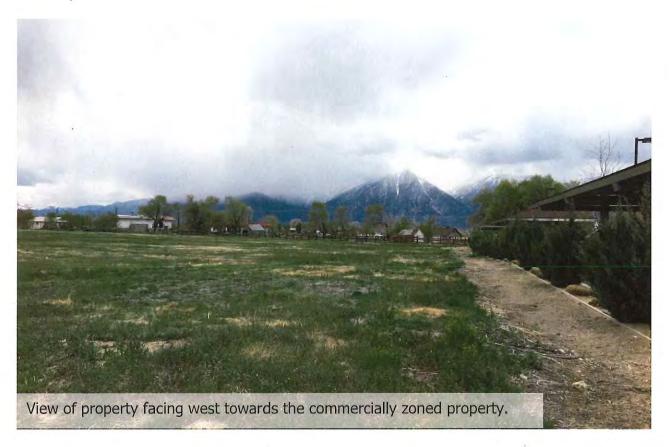








Figure 2 - Site Photos

FINDINGS

As the approving body, the Planning Commission and County Commission must make the following findings:

MASTER PLAN AMENDMENT

The planning commission and the board shall, in approving an amendment to the master plan land use map or text, make the following findings:

A. The proposed amendment is consistent with the policies embodied in the adopted master plan and the applicant has demonstrated the amendment promotes the overall goals and objectives of the master plan and has demonstrated a change in circumstances since the adoption of the plan that makes it appropriate to reconsider one or more of the goals and objectives of land use designations.

Response: The proposed amendment promotes the following goals and objectives of the Minden/Gardnerville (MG) Community Plan:

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

Response: The proposed project introduces a market-rate multi-family housing product, which promotes the policy by expanding the variety of housing options in the immediate vicinity. According to the Douglas County Assessor, there are 24,663 housing units in Douglas County. Approximately 74 percent of the current housing stock is single-family detached units and 6 percent of the total is multi-family residential units. The amount of vacant acreage available for multi-family development including parcels that are zoned either MFR (Multi-Family Residential) or MUC (Mixed-Use Commercial) totals 60.37 acres of vacant land (outside of the Tahoe Basin). Douglas County estimates that approximately 71% of the housing units are owner occupied, resulting in approximately 6,044 units being non-owner or renter occupied, which includes duplexes, triplexes, single-family attached and detached units. In 2016, there were approximately 1,497 total multi-family units, including condominiums at the Lake. Assuming 50% of those multi-family units are rental apartments, only 13% of the County's rental stock is apartments. This does not provide for a well-balanced variety of housing.

Based on Table 10 in the Draft 2016 Master Plan Update - Housing Element, the overall number of affordable housing units in Douglas County totals 442 units, of which 224 units are located in Gardnerville. Out of those 224 units, 188 units are located within the boundaries of the previously approved Oakwood Specific Plan. The proposed parcel was previously included in the Oakwood Specific Plan, which is now fully built out, with the exception of this remaining parcel. This means that over 42 percent of the entire County's affordable housing stock is located in the adjacent surrounding parcels. Adding additional

affordable housing units to this area will create a concentration in one area, which makes for poor community planning.

Table 10

Renter and Owner-Occupied Affordable Housing in Douglas County, 2016

Name of Development	Number of Units	Population	Income Target	Location
Renter-Occupied Units				
Aspen Grove	39	Families	N/A	Stateline
Crestmore Village- Phase I*	40	Families	45%, 50%	Gardnerville
Crestmore Village- Phase II	40	Families	30%, 45%	Gardnerville
Kingsbury Manor	36	Families	N/A	Minden
Lake Vista 1*	24	Families	60%	Kingsbury
Lake Vista II*	40	Families	60%	Kingsbury
Mahogany Court	21	Families	N/A	Minden
Meadow Brook	30	Families	N/A	Stateline
Parkway Vista	30	Seniors	40%, 50%	Gardnerville
Rancho Vista	36	Families	N/A	Gardnerville
Summit Crest*	28	Families	45%	Indian Hills
Owner-Occupied Units				
Arbor Gardens*	78	Families	110%	Gardnerville
TOTAL	442			

Aspen Grove, Lake Vista, and Meadow Brook are TRPA Mitigation Projects *Developments with Douglas County Affordable Housing Agreements

The multi-family housing stock in Douglas County has remained almost unchanged since 2010. Douglas County Housing policies encourage more housing diversity, as well as more affordable renter-occupied residential development. The proposed request helps to provide a balanced housing stock and provides a rental rate that is affordable at the market rate price. The proposed master plan amendment to remove this parcel from the TDR designation, will allow for multi-family to be developed in a manner that won't create a concentration of affordable housing in one area, but will provide for greater housing options that the market can afford.

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

Response: The Master Plan identifies the need for a mix of housing types, at appropriate locations. This location, in particular, is well suited for a market rate multi-family development and provides a buffer between the industrial and commercial development to the south and west with the single family development to the east.

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

Response: There are very few market rate multi-family developments in the Gardnerville or Minden area. It's important to locate this housing type in locations that will not negatively impact the existing neighborhoods. The single family development to the east is designed so that the back of garage units will face the site, leaving the front of the houses facing the opposite direction. The proposed units will be designed with a ten foot wide landscape buffer adjacent to the residential development.

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

Response: The proposed project is situated in an ideal location for both infill and for multi-family development. The parcel is located with immediate access to utilities and roads. The Stodick/Crestmore intersection will continue to operate at acceptable levels of service after construction of the project.

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

Response: The proposed zoning of MFR/PD provides for a buffer between the commercial and industrial development to the south and west and the single-family residential land uses to the east. The market rate multi-family development will also help to support the County's goal of providing a diverse housing product and not concentrating affordable housing developments in one area. With the existing affordable senior housing development to the north, the proposed market rate apartment project provides for a better housing product that is greatly underserved in the community.

 Housing Element – H Goal 1: To increase housing opportunities in Douglas County by removing regulatory barriers.

Response: This Master Plan goal speaks directly to the request being sought as part of this project application. The allowance for tandem parking and reduction in required RV parking stalls would greatly increase the viability and the project's ability to get quickly to market. This goal can be achieved through the approval of the projects Variance request and also by

approving the master plan amendment request to remove the parcel from the Receiving Area designation.

The requirement for TDR's within Receiving Areas has a long history of challenges and creating barriers to development. Receiving Areas were initially designed to help manage growth away from the central core. However, over the past 20 years, this part of town has grown and this parcel is now next to the central core. This parcel is also one of the only residentially zoned parcels located directly adjacent to U.S. 395. Having the parcel within the Receiving Area is in direct conflict with the original intent. The Master Plan encourages the County to implement policies that remove barriers to development. The Receiving Area designation and requirement for TDR's works against this recommendation and actually creates barriers to residential development through increased costs.

The Douglas County Master Plan also has multiple references to the lack of affordable housing and the need for additional incentives and flexibility in the Development Code to create more multi-family housing options at various price levels. It is clear that the Master Plan is supportive of increasing the number of multi-family units and in providing affordable housing products. Some of the specific references are listed below:

- Chapter 4, page 7 "The limited availability of land zoned for high density residential development or mixed-use development continues to be an issue in Douglas County."
- Chapter 4, page 8 "Additional workforce housing is needed to maintain the permanent population."
- Chapter 4, page 8 "Affordable and workforce housing regulations although well intended function as penalty of development or redevelopment because the requirements cannot be easily implemented."
- B. The proposed amendment is based on a demonstrated need for additional land to be used for the proposed use, and that the demand cannot be reasonably accommodated within the current boundaries of the area.

Response: With the recession ending and the job market picking up, there is a need to provide more housing and a variety of housing products, other than single family homes. There are areas within Gardnerville and Minden's central core that call for the need for reasonably priced rentals. The location of this property and proximity to services ranging from gasoline to groceries and farmers markets to pharmacies, makes it ideal for a multi-family development. In addition, the property is located close to the county's largest park, the community and senior center, and restaurants, which make it an attractive location for both seniors and young adults. And it is young adults who supply the labor force the Carson Valley needs to keep its wheels turning. Whether it's serving meals to residents living in more outlying areas, teachers, hospitality staff, healthcare workers, retail/commercial employees or government employees, those residents require places they can afford to live. We know there is a need to provide market rate multi-family housing and

this property provides an ideal location, being nested in between industrial development to the south, commercial development to the west, and senior affordable housing to the north.

In regards to the request to change the master plan from Receiving Area to Multi-family Residential, it's important to understand the background of the transfer development rights. The purpose of the transfer development rights program was to help create additional incentives in preserving agricultural lands and to mitigate hillside and floodplain development from environmentally sensitive lots to land better suited for development. This parcel has been identified as high density, multifamily for more than 20 years. Requiring the purchase of TDR's would not change where units would be built, but, more likely, preclude further development at the site for the foreseeable future. According to the Douglas County Master Plan Housing Element, the multi-family housing stock has remained almost unchanged since 2010. Moreover, between 2010 and 2016, only 1 duplex has been permitted and only 55 multi-family units have been constructed (including 30 units for Parkway Vista Senior Apartments), which has not kept up with the demand for these types of housing units. The lack of market rate affordable housing options makes it difficult to recruit new public and private sector employees. As a result, the lack of housing that is considered affordable is also impacting economic development strategies. As Douglas County is looking for opportunities to encourage more housing diversity, rising construction costs are making it difficult for developers to actually bring new housing product to the market. In a survey from September 2016 by the Critical Issues Conference Douglas Business Group, participants were asked if there was sufficient housing stock to serve their employees and the response was 87% "No".

Similarly, the cost of purchasing TDRs is creating a barrier, and pushing quality housing opportunities out of the market. Given that Douglas County is in need of more housing diversity, including market rate apartments, the additional cost of purchasing TRD's is creating a disincentive rather than encouraging development when and where it's needed the most.

Although hard data is difficult to come by, the current market rate for TDR's is estimated to be in the \$5,000-\$6,000/unit range. (The applicant has not yet been able to find a willing seller of TDR's.) This project would need approximately 74 TDR's, resulting in additional costs of \$370,000-\$440,000 to the project. These additional costs would necessarily be passed on to tenants in the form of higher rents, thereby hurting the population that needs this housing the most. The additional cost of TDRs is discouraging development and negatively impacting development in infill areas, where we need it most.

In 2017, an Affordable Housing Task Force was formed to assist Douglas County in its efforts to develop quality affordable housing opportunities. Part of the Board of County Commissioners Strategic Plan includes evaluating the potential of offering affordable housing development incentives through the update of the Housing Element of the Master Plan.

Both the adopted Douglas County Master Plan and the draft Master Plan Update documents discuss challenges with the County's lack of affordable housing and the need for additional incentives and policy direction to encourage affordable housing and alternative housing products, other than

single-family. While the term "affordable housing" takes on multiple definitions, there is an overall lack of housing options priced to meet market demands. This is negatively impacting the County's ability to pursue economic development strategies, such as being able to recruit new public and private sector employees, based on lack of attainable housing. The cost of purchasing TDR's is similarly discouraging housing and negatively impacting development within the infill areas, where it is needed the most. While the County is working to create new policy that encourages affordable housing and diversity in housing types, TDR's are having the opposite effect by creating barriers to development and adding unnecessary costs.

The County's TDR program has successfully preserved almost 4,000 acres of agricultural lands in the Carson Valley portion of Douglas County. Since there have been no new TDRs certified since 2009, the draft Master Plan Growth Management Element acknowledges that it may be time to reexamine the effectiveness of the entire program.

C. The proposed amendment would not materially affect the availability, adequacy, or level of service of any public improvement serving people outside of the applicant's property and will not be inconsistent with the adequate public facilities policies contained in chapter 20.100 of this title;

Response: Going as far back as 1998, this property has been planned for multi-family development. The property is located in an infill area, where adequate public facilities, services and infrastructure is readily available. The proposed request to amend the master plan land use from Receiving Area to Multi-family Residential is an acceptable modification, based on the need for more diverse priced housing that is available to people working in the area, but not making enough to support living in a single family home. This will help to give workers, such as teachers, nurses and government employees, an opportunity to live close to work and not have to commute from outside of the area.

D. The proposed amendment is compatible with the actual and master planned use of the adjacent properties and reflects a logical change to the boundaries of the area in that it allows infrastructure to be extended in efficient increments and patterns, it creates a perceivable community edge as strong as the one it replaces, and it maintains relatively compact development patterns. (Ord. 1001, 2002; Ord. 763, 1996)

Response: The proposed request is consistent with maintaining a compact development pattern. The property is located in an area surrounded by development and does not require an extension of services or infrastructure because they are already in place. The proposed density of 81 units over 5.08 acres is consistent with the surrounding development and the site has been designed to protect the adjacent residential development to the north and east with landscape buffers.

PLANNED DEVELOPMENT

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

Response: The Planned Development overlay is intended to provide a method of comprehensive planning for smaller, less complex development projects. The Residence 1861 Apartments will meet the housing needs of the community while creating a project that meets code requirements and is a desired infill project. The project serves as a buffer between commercial and industrial development to the south and west and the single family development to the east. The proximity to shopping, restaurants, employment and existing services meet the goals, actions and policies of the Douglas County Master Plan.

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

Response: The proposed project does not depart from the zoning regulations and is consistent with the Multi-family Residential master plan, neighborhood development and within the allowed density for MFR zoning. The proposed density of 16 du/acre is within the allowed maximum density of 16 du/acre.

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

Response: This finding is not applicable to this particular application.

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

Response: The proposed development provides for 35% site landscaping that includes ±93 trees. The common open space and landscaping will be maintained by the apartment management. The landscaping has been designed to provide perimeter landscape buffers adjacent to the existing residential development.

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

Response: The planned development meets all public facility requirements for water, sewer, roads, drainage and utilities. This is an infill area with utilities and public services readily available. A utility plan has been included with the civil design drawings.

The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods.

Response: The location of the apartment project is a compatible use in the existing neighborhood. The design is compatible with the Parkway Vista Apartments to the north and the Arbor Gardens subdivision to the east. The building architecture will complement both the senior housing to the

north, the single family development to the east and the industrial/commercial development to the south and west. The buildings have been designed with only two floors of living space to keep the mass of the buildings well below the 35' maximum height allowance. Roofs have been designed with relatively low-slope angles to mimic the historic shed roofs found in the valley. This also helps to minimize the visual impact of the buildings and preserve, as much as possible, the neighbor's views of the surrounding mountains. The primary building colors of browns and tans, reflect the neighboring properties, while the accents of corrugated metal (coated in a non-reflective, solid-color finish) and barn red fascia boards give a nod to 'old Nevada'.

7. Any development-related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods, are mitigated by improvements or modifications either on-site or within the public right-of-way.

Response: Based on trip generation, the proposed planned development will create minimal traffic impact in the surrounding community. The 81 unit apartment complex is anticipated to generate 539 average daily trips (ADT's), 41 AM peak hour trips and 50 PM peak hour trips. This property has been planned for multi-family development for the past decade and is not anticipated to create any adverse impacts to the surrounding neighborhood. The site plan has been designed so that the outdoor community amenities are internal to the overall site plan, which will protect the adjacent neighbors from noise.

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

Response: This proposed project is planned to be completed within two phases, and will not harm the interest of the public or affect the integrity of the planned development.

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

Response: This proposed project is planned to be completed within two phases, and will exist independently as a desirable and stable environment. Each phase will be developed independently and will provide adequate parking, secondary access, trash enclosures and community amenities.

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

Response: The need for market-rate housing and the proximity of this parcel to existing infrastructure meets the needs of the community and the goals and policies as stated in the Minden-Gardnerville Community Plan, specifically:

- o MG Goal 1 To preserve and enhance the existing character of the Minden-Gardnerville community
- MG Policy 1.12 Multi-family residential projects shall be located within the urban service and receiving areas of Minden and Gardnerville. Multi-family residential projects shall be located within a reasonable proximity to major roadways, commercial centers, emergency services, schools, pedestrian trails, and other urban services.
- MG Policy 1.13 The County shall encourage the intermixing of multi-family residential projects within existing single-family residential neighborhoods. Whenever possible, multi-family projects, including without limitation Mixed-use Commercial zoning, where appropriate, shall be sited and designed to act as a buffer between commercial and higher density single-family residential land uses.
- MG Policy 17.3 New development should reflect the pedestrian scale, orientation and character of Gardnerville's traditional commercial, residential, and mixed-use buildings.

The proposed project introduces a market-rate multi-family housing product, which promotes the policy by expanding the variety of housing options in the immediate vicinity. According to the Douglas County Assessor, there are 24,663 housing units in Douglas County. Approximately 74 percent of the current housing stock is single-family detached units and 6 percent of the total is multi-family residential units. The amount of vacant acreage available for multi-family development including parcels that are zoned either MFR (Multi-Family Residential) or MUC (Mixed-Use Commercial) totals 60.37 acres of vacant land (outside of the Tahoe Basin).

Douglas County estimates that approximately 71% of the housing units are owner occupied, resulting in approximately 6,044 units being non-owner or renter occupied, which includes duplexes, triplexes, single-family attached and detached units. In 2016, there were approximately 1,497 total multi-family units, including condominiums at the Lake. Assuming 50% of those multi-family units are rental apartments, only 13% of the County's rental stock is apartments. This does not provide for a well-balanced variety of housing.

The multi-family housing stock has remained almost unchanged since 2010. Douglas County Housing policies encourage more housing diversity, as well as more affordable renter-occupied residential development. The proposed request helps to provide a balanced housing stock and provides a rental rate that is affordable at the market rate price.

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

Response: This application includes a request to vary from County Code related to RV parking and to allow tandem parking in front of the garage doors. The Code requires a minimum of ten RV parking stalls. The project includes five RV parking stalls. The Parkway Vista project, located to the

north, received a waiver from the RV parking stalls based on there being adequate RV storage in the industrial area immediately south of the project. The proposed market rate apartments are not expected to target tenants with RV's, thereby reducing the necessity for RV parking at all. However, if any tenants do have RV's, they will have access to the five open parking stalls.

The proposed request includes a zone change to a Planned Development, which allows for the project to have specific design characteristics that are unique to the project, including minimum RV parking requirements. The benefit of utilizing the Planned Development zoning, is that projects can be designed based on their specific target user group. In this case, the target user group is the young professional looking for a place to live in Douglas County that's close to work and with reasonable rental rates. The median home value in Douglas County is approximately \$470,000. The overall lack of rental housing in Douglas County has created a gap in the market that has priced out many people that work in Douglas County, but can't afford to live there. As an example, based on the most widely used websites of Zillow.com, Apartments.com and Craigslist, the lack of available housing has created a community wide hardship. On any given day, a search of those web resources shows no more than one or two multi-family units available in the Carson Valley at rents less than \$1,500/month. Additional rental housing stock is needed to facilitate reasonably priced apartment units targeted towards young professionals. This lack of supply in the market has created a unique circumstance that justifies the request.

A deviation from Code is also being requested to allow tandem parking to be located in the front of the garage doors on the 20 units that have enclosed garages. Only the units with garages have tandem parking. The benefits of tandem parking include increased parking capacity, security for the resident who can park closer to their unit and a simplified parking experience for the user. The purpose is to create a better development for the resident that will not negatively impact adjacent property owners. By providing tandem parking stalls, less parking has to be provided in the perimeter parking lot. The proposed tandem units are only proposed on the 20 units with garages. This accounts for approximately 12% of the overall number of parking spaces in the development. This proposed design has no negative impact to the surrounding properties and creates a significant benefit to the project by creating a safer parking design where residents can park close to their units and they look and feel like a single family driveway where owners park both in the garage and in the driveway.

The PD zoning district allows for flexibility in site design to make for a better overall project. The request to allow tandem parking will benefit both the users and the adjacent property owners, by protecting their views and offering parking spaces close to the units. The site has been designed so that project amenities and open space can be the focus of the development, rather than unnecessary pavement and asphalt, associated with parking lots. Those same outdoor amenities are also designed within the interior of the development, so as to not negatively impact adjacent neighbors with noise when residents are outdoors. The trade-off to allowing the tandem parking on the 20 units with enclosed garages is that more land can be used for open space, landscaping and project amenities. The tandem parking spaces provide a more efficient use of the site, while also meeting the minimum number of parking spaces.

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

Response: This development is a positive infill project and complements the surrounding community. Multi-family development has been planned for this site for many years and the community is in need for market rate apartments. The site is located in an area with existing sidewalks for pedestrian connectivity and within close proximity to shopping and restaurants.

The multi-family housing stock has remained almost unchanged since 2010. Douglas County Housing policies encourage more housing diversity, as well as more affordable renter-occupied residential development. The proposed request helps to provide a balanced housing stock and provides a rental rate that is affordable at the market rate price.

This request will have no negative impacts on the public or surrounding properties. The buildings have been designed with only two floors of living space to keep the mass of the buildings well below the 35' maximum height allowance. Roofs have been designed with relatively low-slope angles to mimic the historic shed roofs found in the valley. This also helps to minimize the visual impact of the buildings and preserve, as much as possible, the neighbor's views of the surrounding mountains.

The neighboring properties will benefit by having fewer RV parking because less of their views will be blocked by large RV's. Neighboring homes won't want to look out their window, only to have their view corridor blocked by large RV's.

Through the tandem parking design, the project is able to provide the required number of parking stalls, without using up additional open space square footage. It will provide for a better project and help protect the adjacent property owner's views through the site. No one is negatively impacted by this request, nor does it impair natural resources. It actually is a benefit because less square footage is being used in the parking lot and more square footage is going towards open space.

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

Response: This apartment project does not include a subdivision of land and will be developed on one parcel.

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

Response: The proposed project (including requests for a Master Plan Amendment and PD Zoning) will conform to the density requirements, lot dimension standards and other regulations applicable to planned developments. The project meets the maximum density of 16 dwelling units per acre, minimum open space of 25% and minimum site development requirements.

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

Response: This application does not include a subdivision of land. The building permit and site improvement plans will conform to the Douglas County Design Criteria and Improvement Standards and the Douglas County Development Code. The building architecture will complement both the senior housing to the north, the single family development to the east and the industrial/commercial development to the south and west. The buildings have been designed with only two floors of living space to keep the mass of the buildings well below the 35' maximum height allowance. Roofs have been designed with relatively low-slope angles to mimic the historic shed roofs found in the valley. This also helps to minimize the visual impact of the buildings and preserve, as much as possible, the neighbor's views of the surrounding mountains. The primary building colors of browns and tans, reflect the neighboring properties, while the accents of corrugated metal (coated in a non-reflective, solid-color finish) and barn red fascia boards give a nod to 'old Nevada'.

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

Response: The 2011 Master Plan contains conflicting comments, as to whether or not this parcel is obligated to acquire further TDR's (Refer to Figure 6.6, which shows that no TDR's are required for this site). The purpose of the transfer development rights program was to help create additional incentives in preserving agricultural lands and to mitigate hillside and floodplain development from environmentally sensitive lots to land better suited for development. This parcel has been identified as high density, multi-family for more than 20 years. Requiring the purchase of TDR's would not change where units would be built, but, more likely, preclude further development at the site for the foreseeable future.

Figure 6.6
Carson Valley TDRs Needed to Support Approved Projects

Project/Owner Name	APNs	GIS Acres (Not Surveyed Acreage)	TDRs Needed to Complete Project (Estimate) 301	
Clear Creek, LLC (PD 03-004)	Multiple	1,576		
Wal-Mart	Multiple	15	0	
Ashland Park (PD 05-013)	1320-34-002-001	33	291	
Kit Carson PD (PD 05-003)	Multiple	18	0	
Rocky Terrace	Multiple	37	0	
A Eleven, LLC (Sunshine and Rainbows Daycare)	1220-09-302-004	1	0	
Aloha/Rain Shadow Ranch (PD 05- 012)	Multiple	36	26	
Cedar Creek	Multiple	16	0	
Montana/Summit Ridge (PD 05- 012)	Multiple	144	71	
North Fork Trails Subdivision	Multiple	33	0	
Gardnerville Town Water Co.	1220-10-501-005	6	0	
Stodick Estates	Multiple	29	0	
Nevada Northwest Specific Plan (includes La Costa PD 02-004)	Multiple	54	407	
Monterra (Park Place) PD 05-005	Multiple	92	152	
The Ranch at Gardnerville (PD 04- 008)	Multiple	164	600	
Oakwood Companies Specific Plan (includes Arbor Gardens and Crestmore Village Apartments)	Multiple	33	0	
Virginia Ranch (Sierra Nevada SW Ent.)	1220-03-000-039 & - 034	212	1,009	
Total		2,499	2,857	

Note: In some instances, TDRs have been purchased, but have not been transferred to a project.

According to the Douglas County Master Plan Housing Element, the multi-family housing stock has remained almost unchanged since 2010. Moreover, between 2010 and 2016, only 1 duplex has been permitted and only 55 multi-family units have been constructed (including 30 units for Parkway Vista Senior Apartments), which has not kept up with the demand for these types of housing units. The lack of market rate affordable housing options makes it difficult to recruit new public and private sector employees. As a result, the lack of housing that is considered affordable is also impacting economic development strategies. As Douglas County is looking for opportunities to encourage more housing diversity, rising construction costs are making it difficult for developers to

actually bring new housing product to the market. In a survey from September 2016 by the Critical Issues Conference Douglas Business Group, participants were asked if there was sufficient housing stock to serve their employees and the response was 87% "No".

Similarly, the cost of purchasing TDRs is creating a barrier, and pushing quality housing opportunities out of the market. Given that Douglas County is in need of more housing diversity, including market rate apartments, the additional cost of purchasing TRD's is creating a disincentive rather than encouraging development when and where it's needed the most.

Although hard data is difficult to come by, the current market rate for TDR's is estimated to be in the \$5,000-\$6,000/unit range. (The applicant has not yet been able to find a willing seller of TDR's.) This project would need approximately 74 TDR's, resulting in additional costs of \$370,000-\$440,000 to the project. These additional costs would necessarily be passed on to tenants in the form of higher rents. The additional cost of TDRs is discouraging development and negatively impacting development in infill areas, where we need it most.

Based on Table 10 in the Draft 2016 Master Plan - Housing Element, the overall number of affordable housing units in Douglas County totals 442 units, of which 224 units are located in Gardnerville. Out of those 224 units, 188 units are located within the boundaries of the previously approved Oakwood Specific Plan. The proposed parcel was previously included in the Oakwood Specific Plan, which is now fully built out, with the exception of this remaining parcel. This means that over 42 percent of the entire County's affordable housing stock is located in the adjacent surrounding parcels. Adding additional affordable housing units to this area will create a concentration in one area, which makes for poor community planning.

Table 10
Renter and Owner-Occupied Affordable Housing in Douglas County, 2016

Name of Development	Number of Units	Population	Income Target	Location
Renter-Occupied Units				
Aspen Grove	39	Families	N/A	Stateline
Crestmore Village- Phase I*	40	Families	45%, 50%	Gardnerville
Crestmore Village- Phase II	40	Families	30%, 45%	Gardnerville
Kingsbury Manor	36	Families	N/A	Minden
Lake Vista 1*	24	Families	60%	Kingsbury
Lake Vista II*	40	Families	60%	Kingsbury
Mahogany Court	21	Families	N/A	Minden
Meadow Brook	30	Families	N/A	Stateline
Parkway Vista	30	Seniors	40%, 50%	Gardnerville
Rancho Vista	36	Families	N/A	Gardnerville
Summit Crest*	28	Families	45%	Indian Hills
Owner-Occupied Units				
Arbor Gardens*	78	Families	110%	Gardnerville
TOTAL	442			

Aspen Grove, Lake Vista, and Meadow Brook are TRPA Mitigation Projects *Developments with Douglas County Affordable Housing Agreements

In 2017, an Affordable Housing Task Force was formed to assist Douglas County in its efforts to develop quality affordable housing opportunities. Part of the Board of County Commissioners Strategic Plan includes evaluating the potential of offering affordable housing development incentives through the update of the Housing Element of the Master Plan.

Both the adopted Douglas County Master Plan and the draft Master Plan Update documents discuss challenges with the County's lack of affordable housing and the need for additional incentives and policy direction to encourage affordable housing and alternative housing products, other than single-family. While the term "affordable housing" takes on multiple definitions, there is an overall lack of housing options priced to meet market demands. This is negatively impacting the County's ability to pursue economic development strategies, such as being able to recruit new public and private sector employees, based on lack of attainable housing. The cost of purchasing TDR's is similarly discouraging housing and negatively impacting development within the infill areas, where it is needed the most. While the County is working to create new policy that encourages affordable housing and diversity in housing types, TDR's are having the opposite effect by creating barriers to development and adding unnecessary costs.

The County's TDR program has successfully preserved almost 4,000 acres of agricultural lands in the Carson Valley portion of Douglas County. Since there have been no new TDRs certified since 2009, the draft Master Plan Growth Management Element acknowledges that it may be time to reexamine the effectiveness of the entire program. This application includes a Master Plan

Amendment to remove this parcel from the Receiving Area designation, which is aligned with the County's initiatives to encourage affordable (even market rate) housing opportunities.

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

Response: The proposed development will benefit the community by fulfilling a need for market-rate housing in Douglas County. As an infill site, the proposed project completes development in the area and fits in well with the existing subdivision and senior apartments on adjacent parcels. The site is located with close proximity to transportation, shopping, recreation and community facilities. The proposed development will provide a buffer between the industrial/commercial development and the adjacent single-family development. Multi-family development has been planned for this area for many years and, now more than ever, the community needs to see quality market rate apartments move forward to help fill the housing gap for employees that want to live and work in the area.

6-60

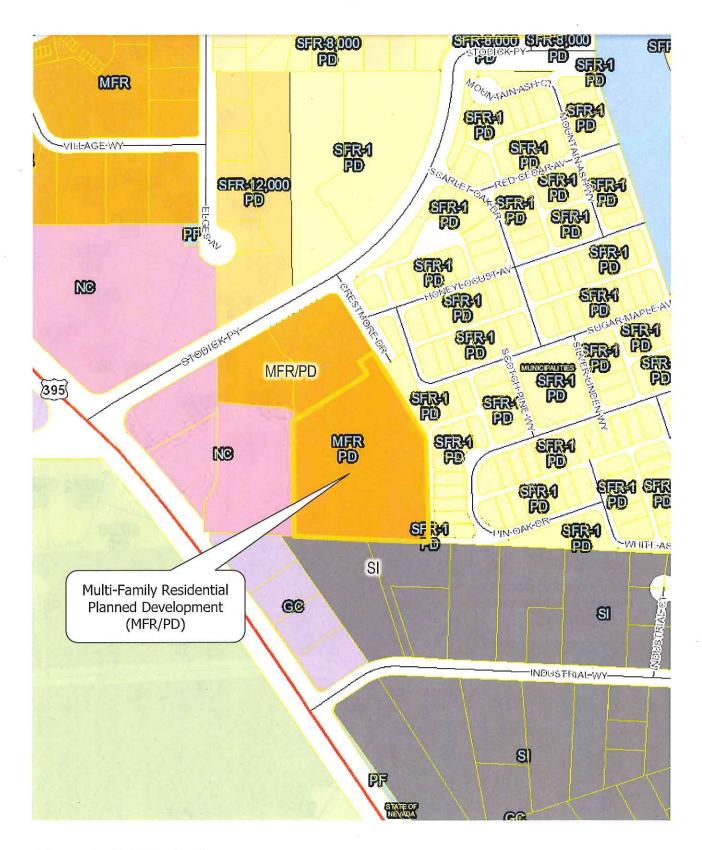


Figure 3 - Existing Zoning

6-69

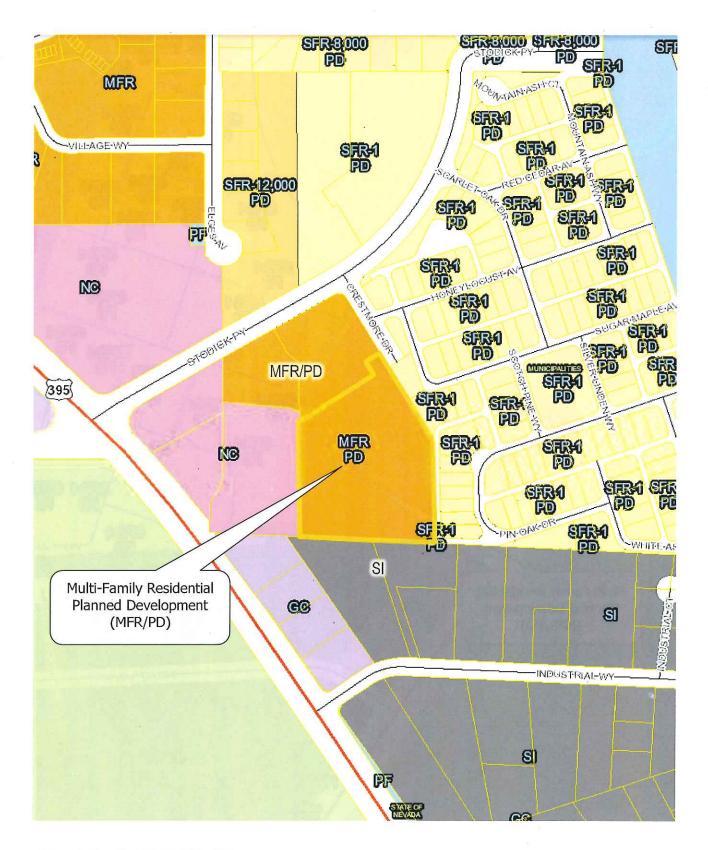


Figure 4 - Proposed Zoning

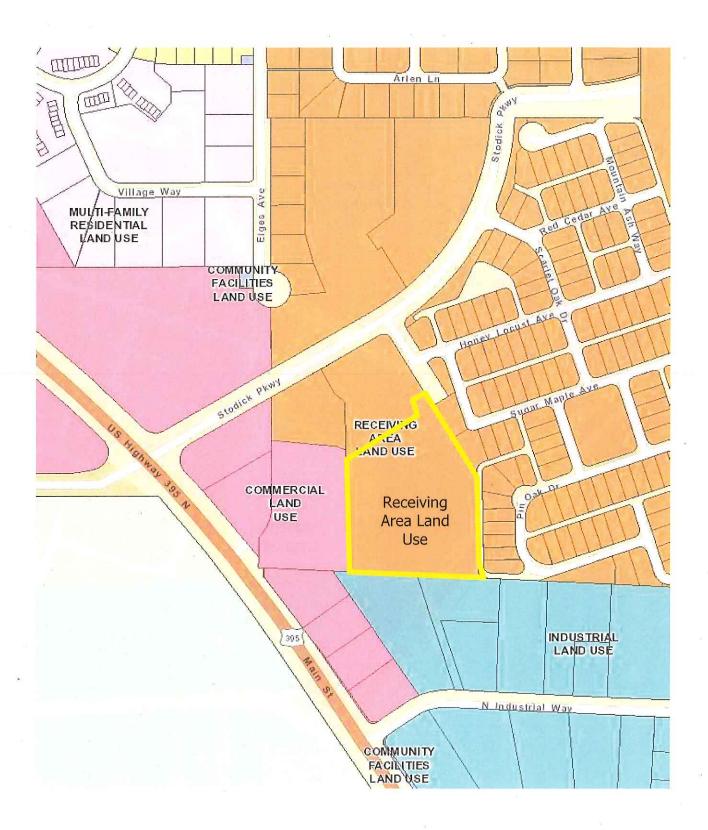


Figure 5 - Existing Master Plan

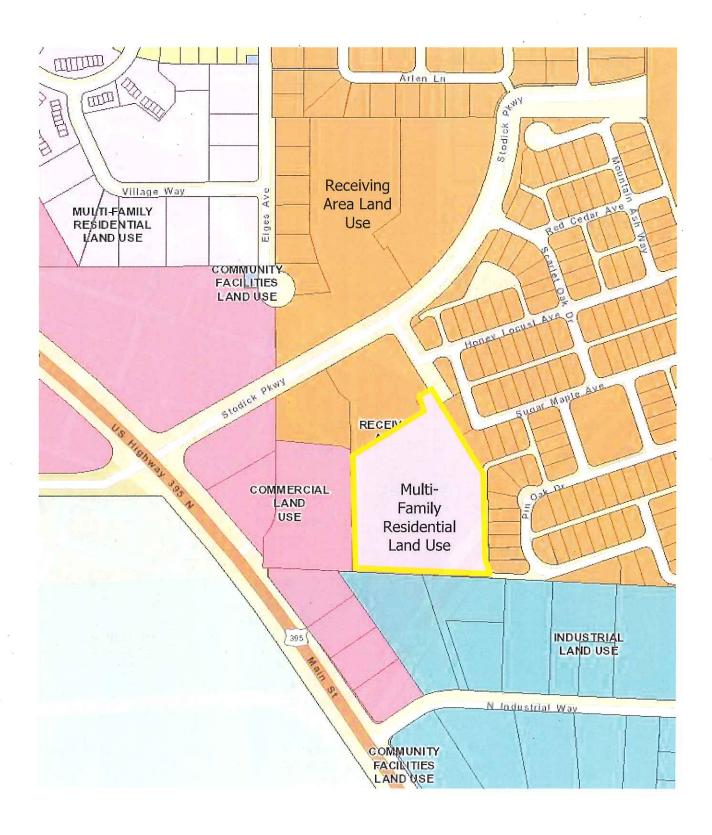


Figure 6 - Proposed Master Plan

ATTACHMENT 8

Tandem Parking

20.606.050 Findings for Variances

- B. The planning commission must not approve a major variance unless it finds that:
- 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;

Response: Tandem parking provides a benefit to the parking space user, as well as to the adjacent property owners who have views across the site. When considering the option of either providing more parking lots or less parking lots and more open space and landscaping, the residents and adjacent property owners would be much better off with less asphalt parking lot. The Douglas County Code requires that 25 percent of a multi-family project site be used for landscaping and open space. With very restricted access options for this infill location, this open space requirement causes the site to have to be designed in a ring formation, with landscaping along the project perimeter and a ring of parking around the multi-family units.

The benefit of providing tandem parking is that it allows for one car to be parked in the garage and a second to be parked in the driveway, which is no different than actual usage in typical single-family residential developments. Tenants are able to park closer to their units, which gives them security and ease when loading or unloading the vehicle. It also provides for more of a single family "feel" because it functions like an individual driveway, rather than sharing a large parking lot. Strict application of the Code's tandem parking regulations creates a negative visual impact on adjacent properties by forcing parking into larger, paved parking areas. The adjacent properties would benefit because they would not be looking at a larger parking lot.

Since there are only 20 units proposed to include tandem parking, the request to vary from the code is fairly small in scope and allows for more flexibility in site design, and allows for the addition of more open space. Out of the 20 units requesting tandem parking, between four and eight of those spaces could be assigned to 1-bedroom units. The residents of 1-bedroom units typically have one car, and would not be needing to actually park in the tandem parking stall.

It should also be noted that in the 2011 Douglas County Master Plan, Volume II, Chapter 4 details an analysis that looked at barriers to affordable housing and strategies to help provide lower housing costs. The analysis determined that failure to provide opportunities for multifamily development as one of the four leading regulatory causes of increased housing costs. Suggestions for overcoming these barriers include lowering parking standards for multifamily housing and creating incentives for development. With the use of tandem parking, the project is able to accommodate all of the required spaces without requesting a reduced parking standard as suggested by the 2011 Master Plan. The hardship created by the restricted access of the infill location is mitigated by granting this variance. The proposed request is aligned with the County's Master Plan, which encourages reduced parking standards and providing flexibility in development that brings forward multi-family housing.

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

Response: The PD zoning district allows for flexibility in site design to make for a better overall project. The request to allow tandem parking at this infill location will benefit both the users and the adjacent property owners, by protecting their views and offering parking spaces close to the units. The site has been designed so that project amenities and open space can be the focus of the development, rather than unnecessary pavement and asphalt, associated with parking lots. Those same outdoor amenities are also designed within the interior of the development, so as to not negatively impact adjacent neighbors with noise when residents are outdoors. The trade-off to allowing the tandem parking on the 20 units with enclosed garages is that more land can be used for open space, landscaping and project amenities. The tandem parking spaces provide a more efficient use of the site, while also meeting the minimum number of parking spaces. Volume II, Chapter 4 of the Douglas County Master Plan describes strategies for reducing barriers to multi-family housing development. One of those barriers includes reducing overall parking requirements. While the proposed site plan meets the overall parking requirement, it does so through the use of tandem parking spaces. This design allows for the site to be adequately parked and supports the Master Plan direction for encouraging flexibility in the code when it is applied to supporting development of multi-family housing.

In addition, the overall lack of rental housing in Douglas County has created a gap in the market that has priced out many people that work in Douglas County, but can't afford to live here. As an example, based on the most widely used websites of Zillow.com, Apartments.com and Craigslist, the lack of available housing has created a community wide hardship. On any given day, a search of those web resources shows **no more than** one or two multi-family units available in the Carson Valley at rents less than \$1,500/month. Additional rental housing stock is needed to facilitate reasonably priced apartment units targeted towards young professionals. This lack of supply in the market has created a unique circumstance that justifies the request to allow the project with the proposed variance. Bringing additional multi-family housing product to the market will benefit the community. This can't be accomplished without flexibility in site design, as is proposed with this variance request, and leads to better use of the land.

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.

Response: 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 request will have no negative impacts on the public or surrounding properties. The project is able to provide the required number of parking stalls, without using up additional open space square footage. It will provide for a better project and help protect the adjacent property owner's views through the site. No one is negatively impacted by this variance request, nor does it impair natural resources. It actually is a benefit because less square footage is being used in the parking lot and more square footage is going towards open space. The site has been designed so that project amenities and open space can be the focus of the development, rather than unnecessary pavement and asphalt, associated with parking lots. Those same outdoor amenities are also designed within the

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interior of the development, so as to not negatively impact adjacent neighbors with noise when residents are outdoors. The trade-off to allowing the tandem parking on the 20 units with enclosed garages is that more land can be used for open space, landscaping and project amenities.

The tandem parking spaces provide a more efficient use of the site, while also meeting the minimum number of parking space requirements. Chapter 4 of the Douglas County Master Plan describes strategies for reducing barriers to multi-family housing development, which includes reducing overall parking requirements. While the proposed site plan meets the overall parking requirement, it does so through the use of tandem parking spaces. This design allows for the site to be adequately parked (meets Code requirements) and supports the Master Plan policy direction for encouraging flexibility in the code when it is applied to supporting development of multi-family housing. Rather than requesting a variance to reduce the number of parking stalls, the site plan has been designed with tandem parking, and conforms to the parking code requirements.

RV Parking

20.606.050 Findings for Variances

- B. The planning commission must not approve a major variance unless it finds that:
- 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;

Response: The reason for this request is associated with the exceptional situation and uniqueness of the use. Multi-family developments generally target different tenant types, based on the project location, size of units and overall amenities. The proposed multi-family project is located in an infill location, close to shopping, employment and with easy access to major streets. The planned amenities include a club house with outdoor patio area, beach volleyball court, walking paths, BBQ area, picnic shelters and horse shoe pit, which are conducive to a younger tenant demographic. Given that the units are targeting a younger and less wealthy demographic tenant base, it is not likely that many, if any, tenants will be needing RV parking spaces.

The site provides for five RV parking stalls, which is more than enough to serve the 81 unit development. The requirement of 10 RV parking spaces assumes 16% of the tenant base will have a need for RV parking; a figure almost twice as high as the average U.S. household RV ownership rate of 8.5%. The Code requirement to provide ten RV parking stalls is creating an undue hardship on the project, because it's requiring the site to be designed for a use that will never be utilized. Based on national research, the typical RV owner is over 50 years old, married, and has an above average annual household income. RV owners are also more likely to own their home and spend an average of 3-4 weeks annually using their RV. This type of tenant is not likely to be living at the Residence 1861 Apartments. By requiring the ten RV parking stalls, the site has to be designed with less open space. Considering that there is no evidence to support that the additional RV parking spaces will ever be used, the Code

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requirement, as written, creates a hardship and misuse of space that will be asphalt and unsightly to look at versus developing the site as proposed.

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

Response: The proposed request includes a zone change to a Planned Development, which allows for the project to have specific design characteristics that are unique to the project, including minimum RV parking requirements. The benefit of utilizing the Planned Development zoning, is that projects can be designed based on their specific target user group. In this case, the target user group is the young professional looking for a place to live in Douglas County that's close to work and with reasonable rental rates. There are very few apartments within Douglas County that fit this same demographic and profile. There is a definite need for more multi-family residential development in the area and by reducing the minimum number of required RV spaces from ten to five, the project is better designed and still supports the intent of the Code.

The Parkway Vista project, located to the north, received a waiver from the RV parking stalls based on there being adequate RV storage in the industrial area immediately south of the project. The proposed market rate apartments are not expected to target tenants with RV's, thereby reducing the necessity for RV parking at all. Most young professionals living in a multifamily development are living there because they have limited disposable income or are individuals who do not want to deal with home ownership and the cost and time involved in maintaining a home and yard. The request to reduce the required number of RV parking stalls is based on the lack of need for RV parking in a multi-family development that is targeting young professionals.

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.

Response: 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 request will have no negative impacts on the public or surrounding properties. Neighboring homes and project tenants won't want to look out their window, only to have their view corridor blocked by large RV's or by large vacant asphalt parking stalls. Allowing for the reduction in RV parking from ten to five spaces, still provides for RV parking, but also allows for flexibility in the site design and is based on how the residents are expected to spend their disposable income, which does not include traveling in an RV. Approval of the requested variance will have a positive impact on the surrounding properties because they won't have to look at large paved areas that go unused.

Attachment 9 Building Elevations and Site plan



Building Type B - No Garages - North





Building Type B - No Garages - East

2



Building Type B - No Garages - South

3



Building Type B - No Garages - West

4



Building Type A - No Garages - North





Building Type A - No Garages - East





Building Type A - No Garages - West





6-78



Building Type A - With Garages - East





Building Type A - With Garages - South





Building Type A - With Garages - North

2



Building Type A - With Garages - West



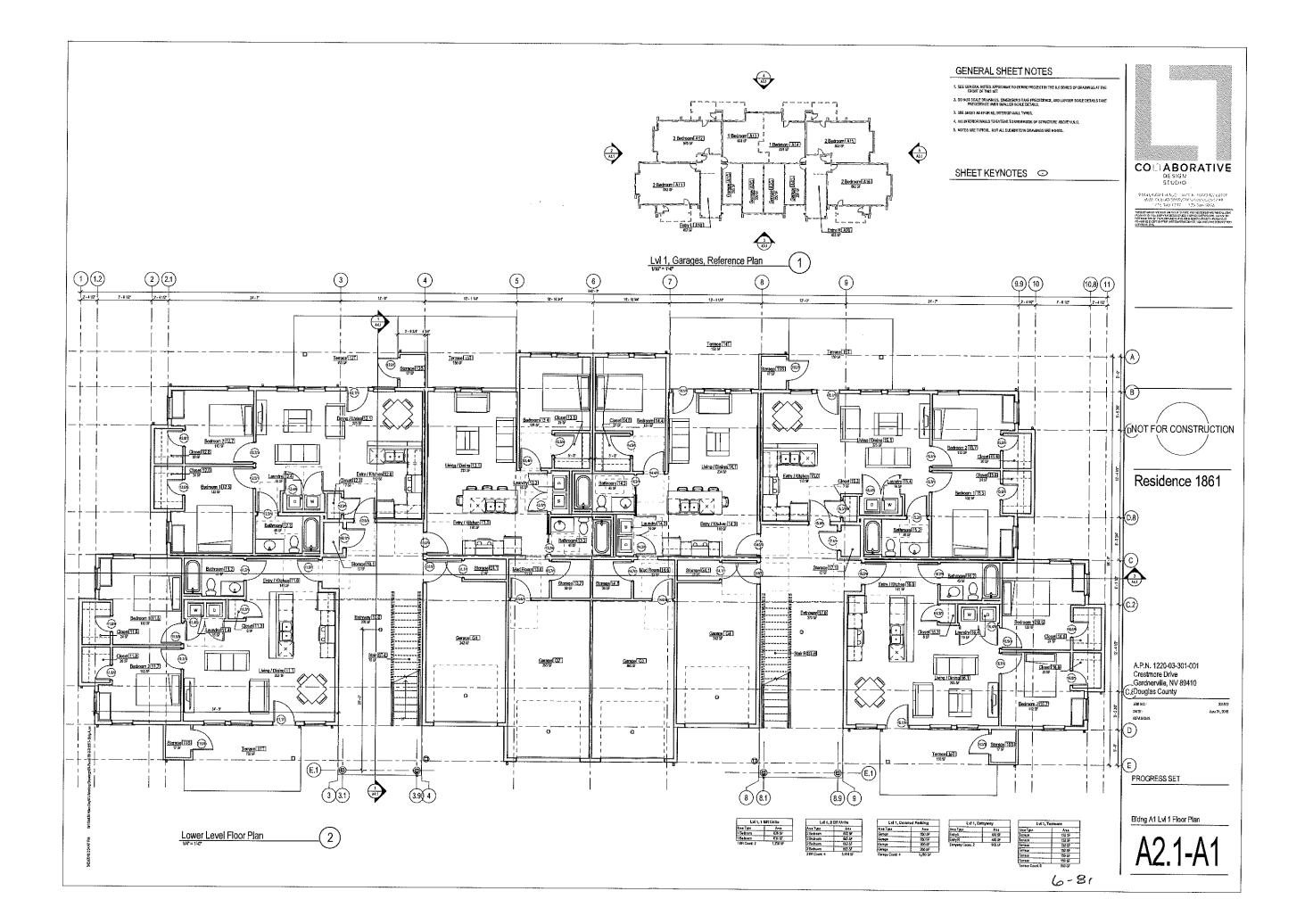
Building Type C - Clubhouse - North

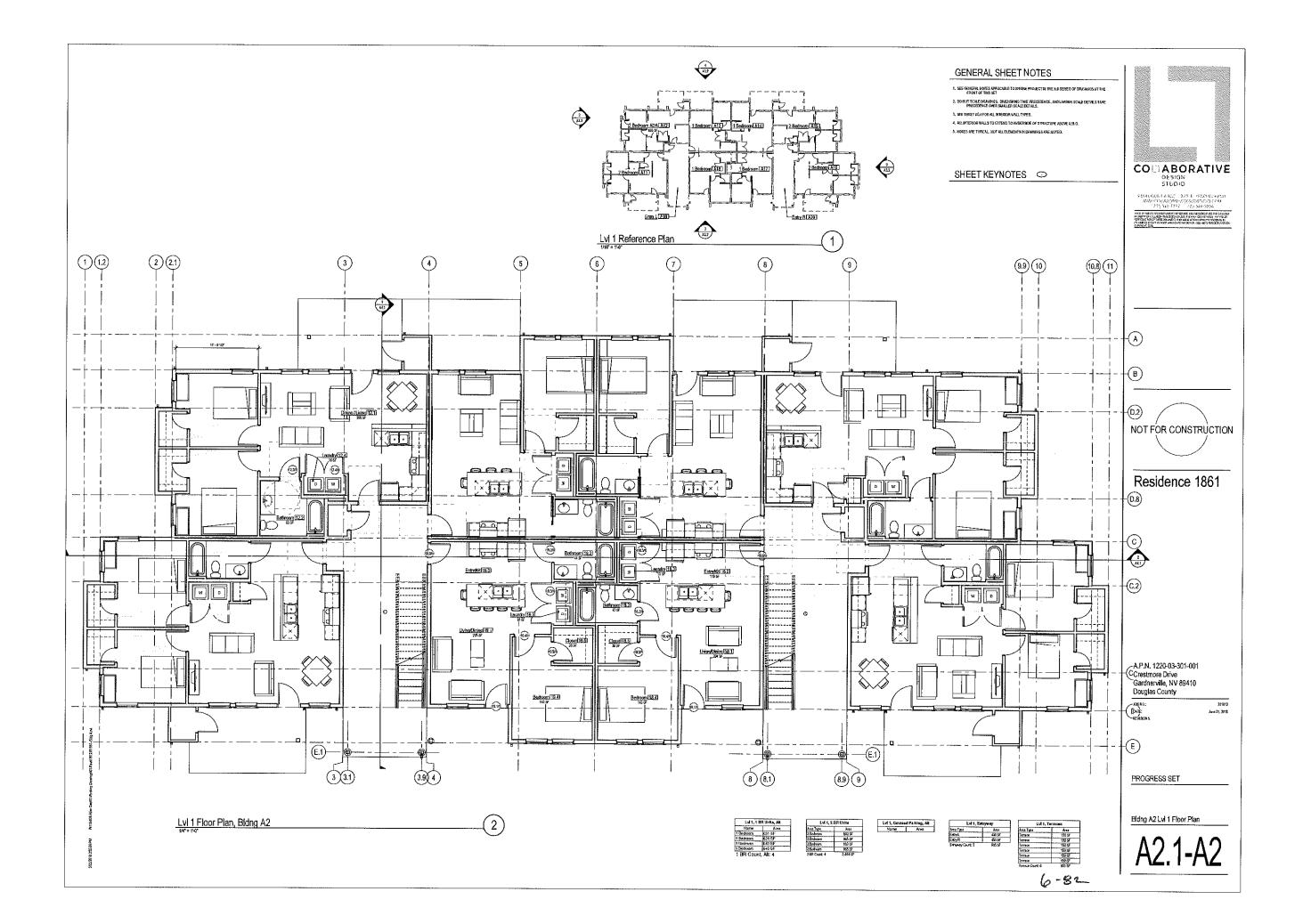
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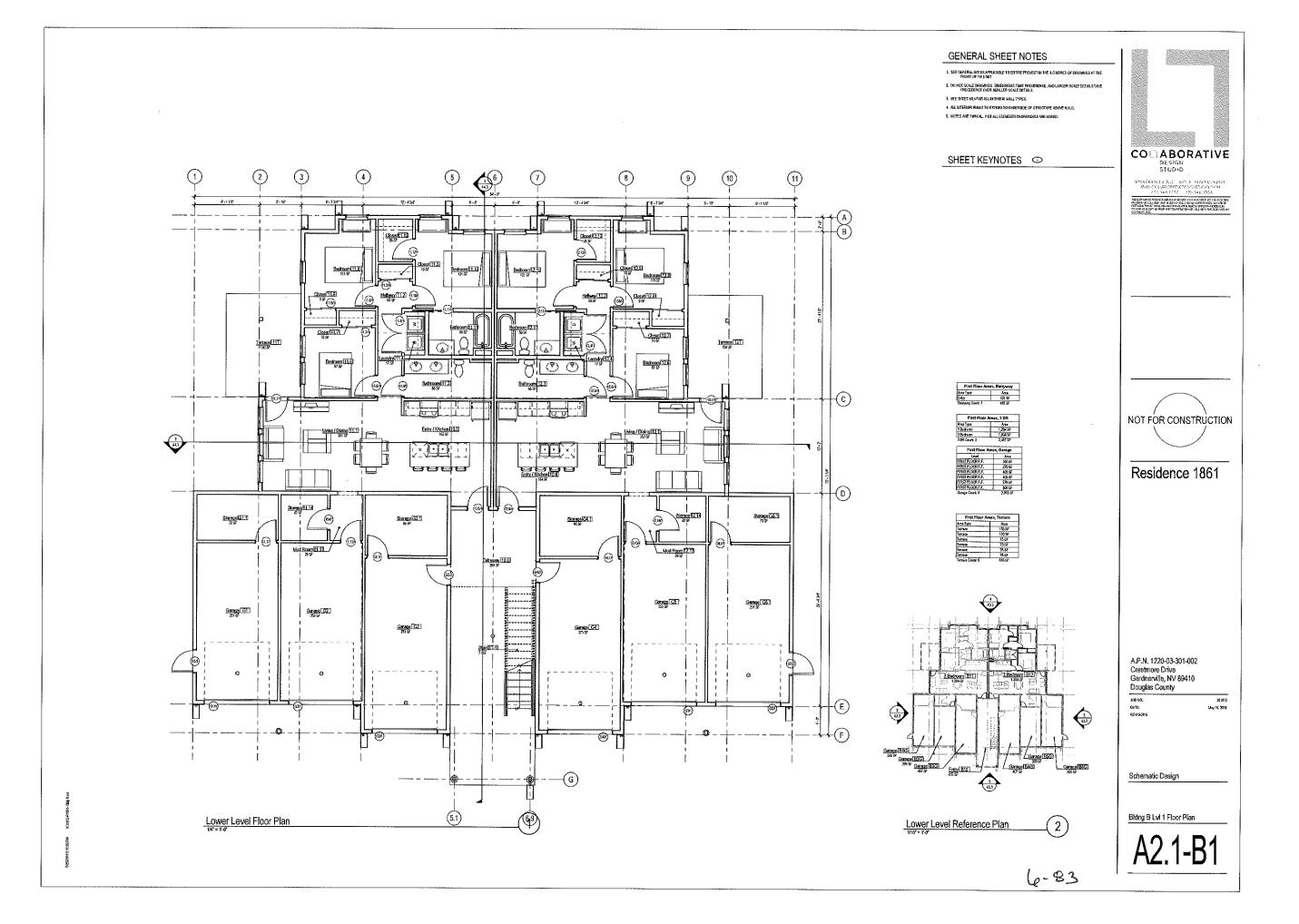


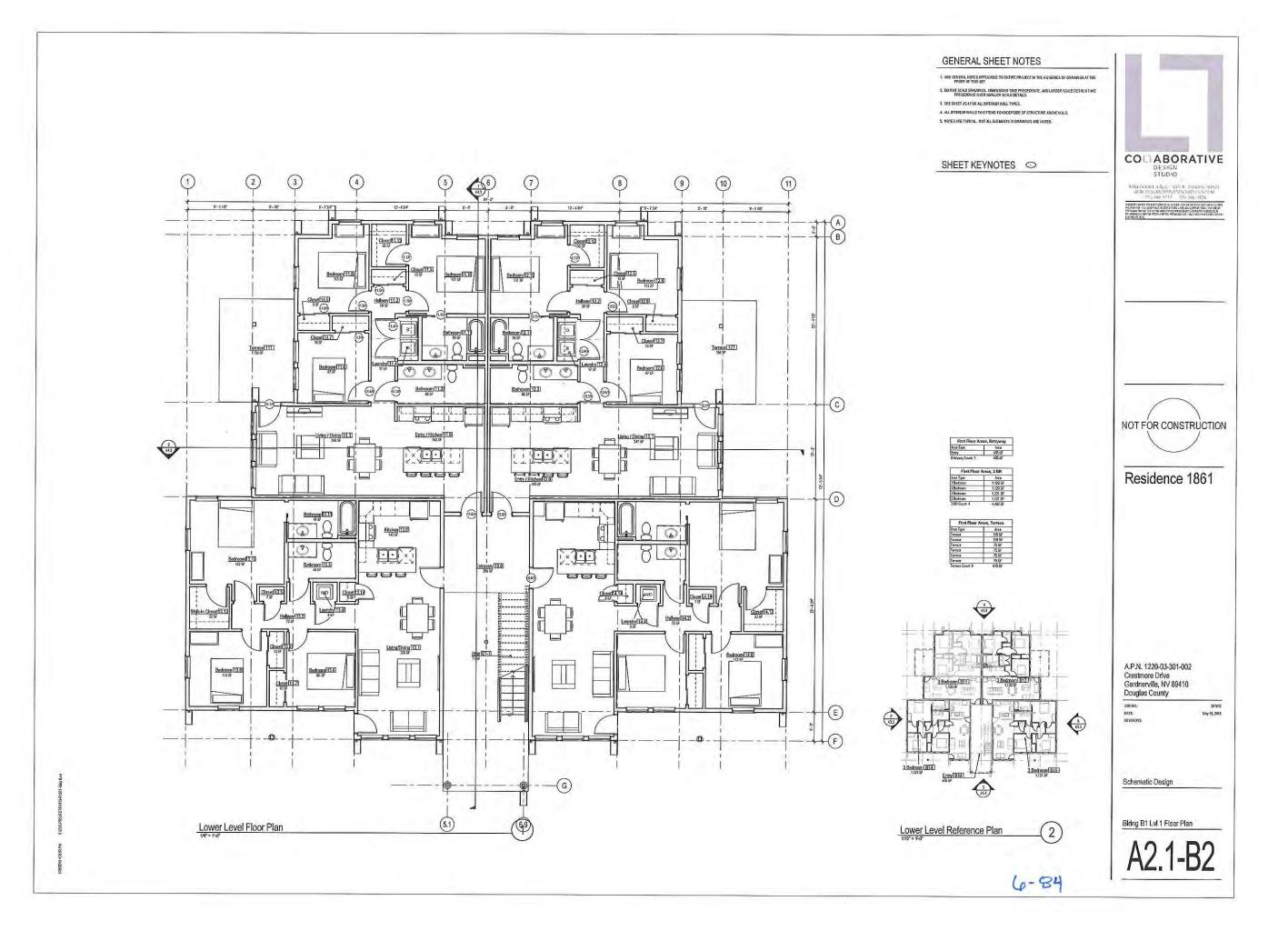
Building Type C - Clubhouse - South

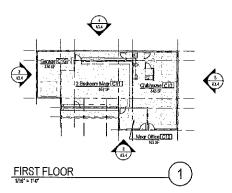
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GENERAL SHEET NOTES

- 3. SEE SHEET ACLA FOR ALL INTERIOR WALL TYPES,
- 4. ALL EXTERNOR WALLS TO EXTERN TO UNDERSIDE OF STRUCTURE ABOVE 1/1,10,
- S. NOTES ARE TYPICAL, NOT ALL ELEMENTS IN DRAWINGS ARE ROSED.

SHEET KEYNOTES 💿



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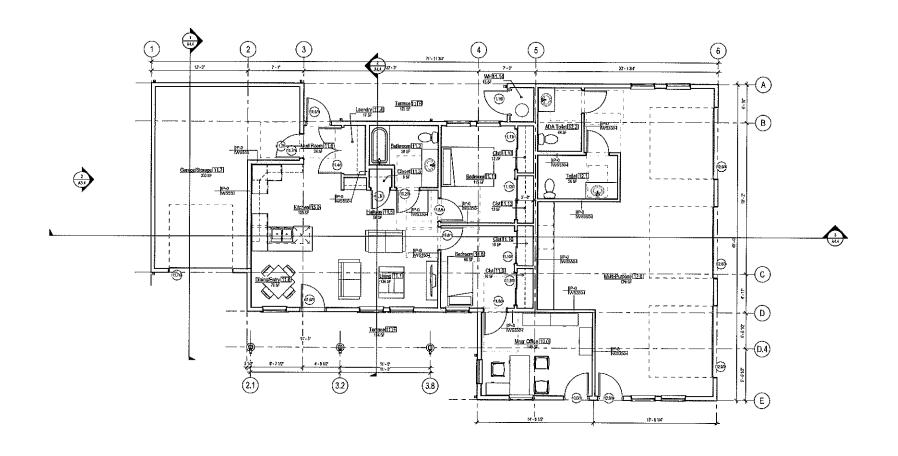
Residence 1861

A.P.N. 1220-03-301-001 Crestmore Drive Gardnerville, NV 89410 Douglas County

PROGRESS SET

Bldng C Floor Plan

A2.1-C



2 FIRST FLOOR

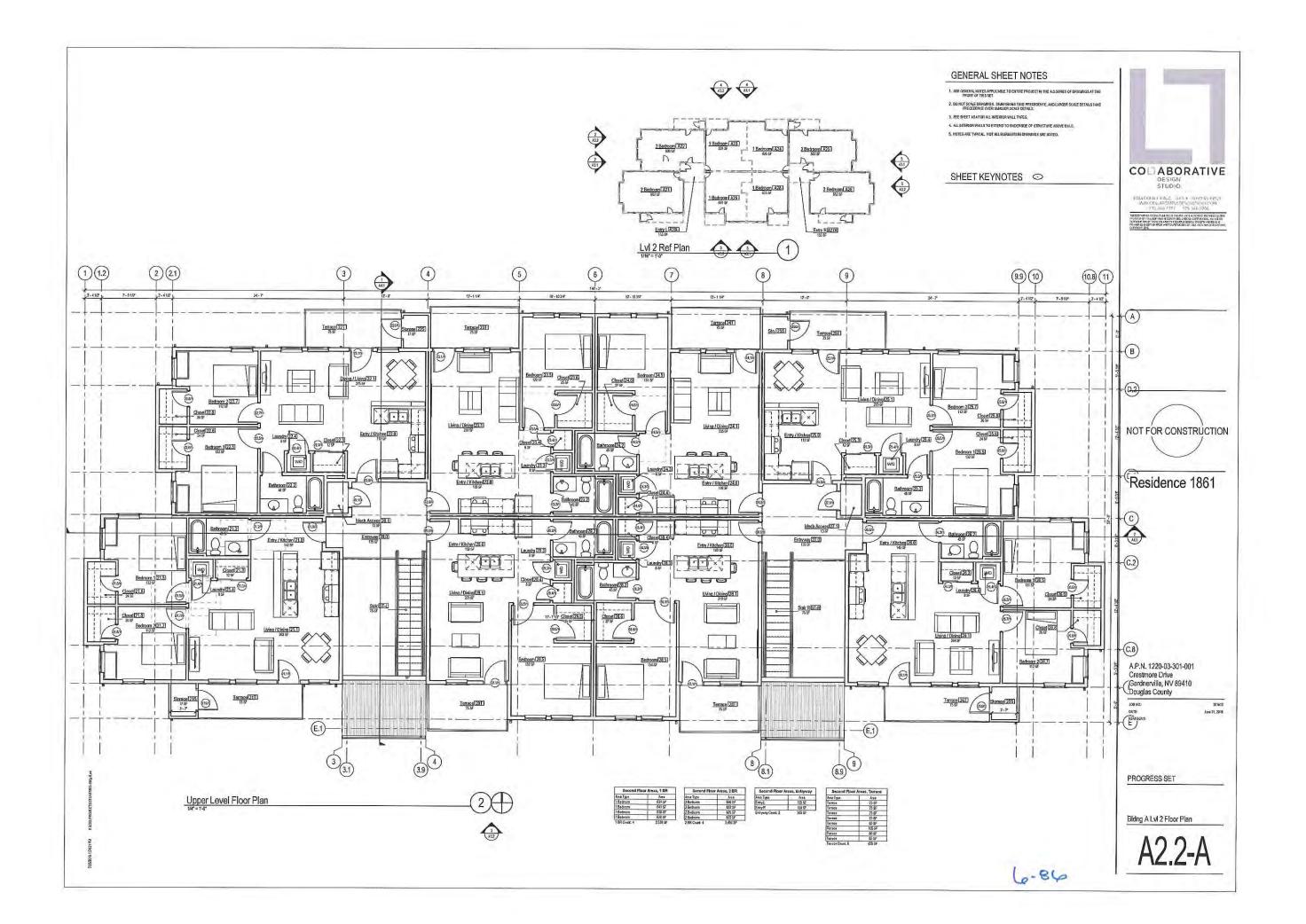


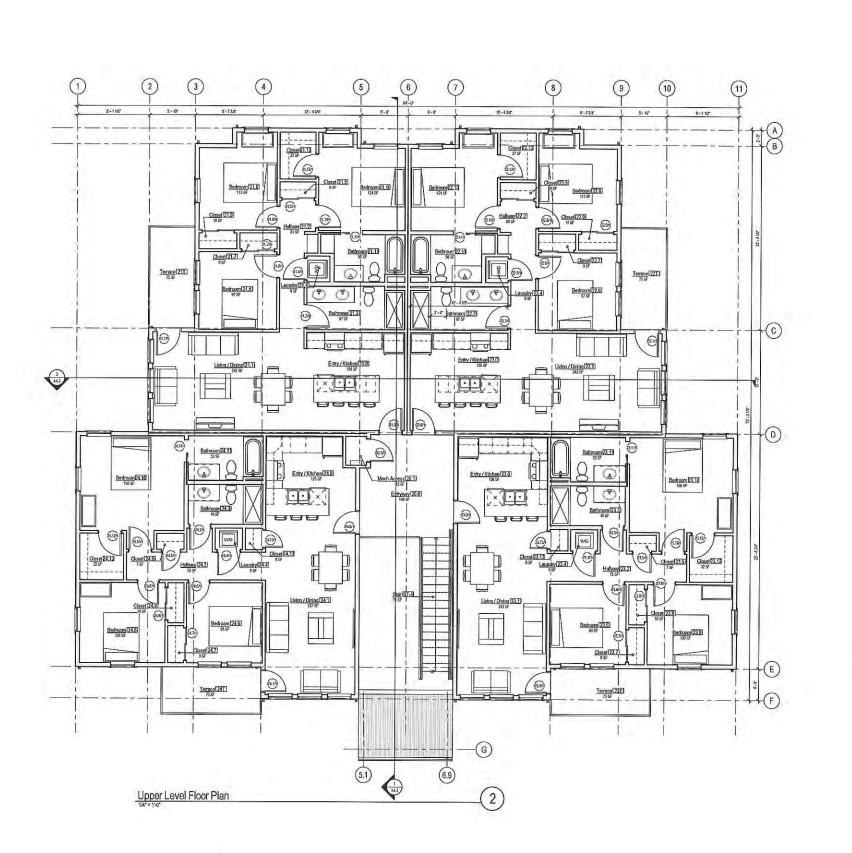












GENERAL SHEET NOTES

- 1. SEE GENERAL HOTES APPLICABLE TO ENTIRE PROJECT IN THE AU SERIES OF DRAWNIGS AT THE
- DO NOT SCALE DRAWINGS. DIMENSIONS TAKE PRECEDENCE, AND LARGER SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DETAILS.
- SEE SHEET AGAFOR ALL INTERIOR WALL TYPES.
- 4. ALL INTERIOR WALLS TO EXTERIO TO WINDERSIDE OF STRUCTURE ABOVE VIX.O
- 5. HOTES ARE TYPICAL. NOT ALL ELEMENTS IN DRAWINGS ARE NOTED.

SHEET KEYNOTES



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Residence 1861

A.P.N. 1220-03-301-002 Crestmore Drive Gardnerville, NV 89410 Douglas County

JOS NO: DATE: REVISIONS

201612 May 10, 2018

Schematic Design

Bldng B Lvl 2 Floor Plan

A2.2-B

6-37

Upper Level Reference Plan

PARKING SUMMARY

PARKING REQUIRED:

61 UNITS @ 2 SPACES PER UNIT = 102

SUEST SPACES @ 1 PER 4 UNITS = 20

TOTAL REQUIRED = 102

PARKING PROVIDED:

UNICOVERID = 101

COVERED (CAR PORTS) = 61

FULLY ENCLOSED (GRAGES) = 22

TOTAL PROVIDED = 182

BUILDING SUMMARY

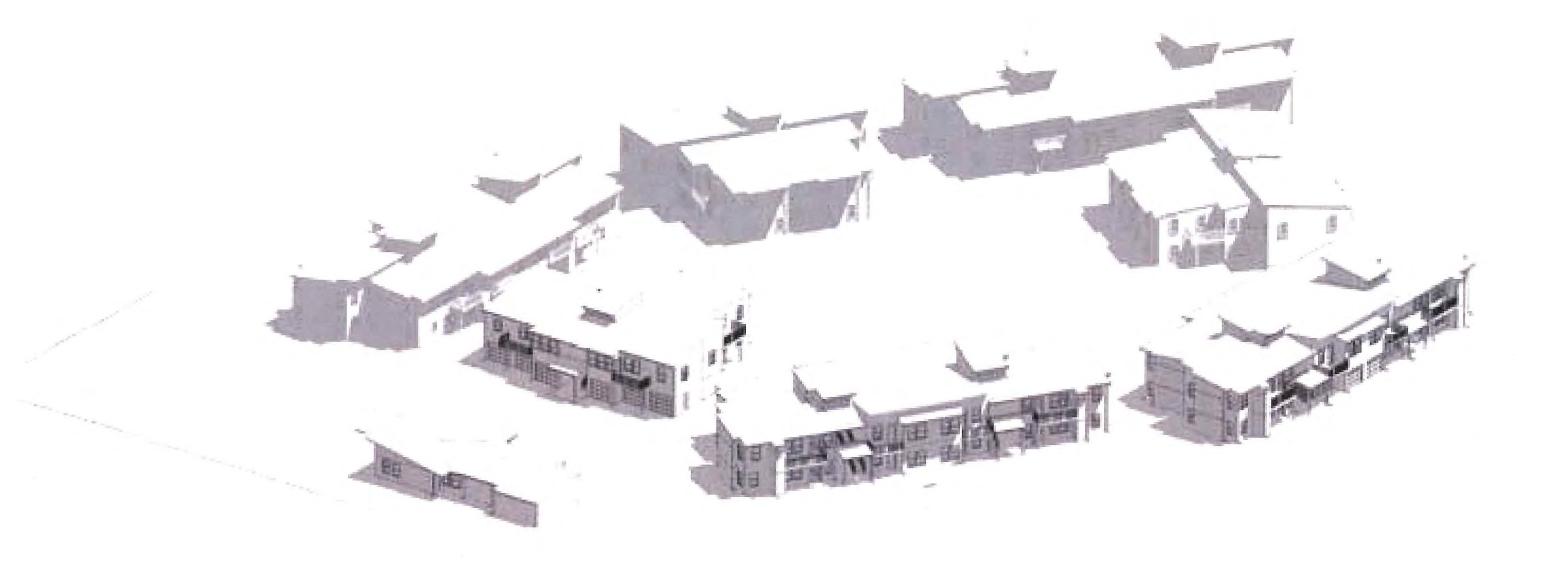
AMENTIES:
CLUBHOUSE - 845 SF + 960
MANAGER'S UNIT - 1,400 SF
PIGNIC AREA - 1,720 SF

BUILDINGS:

8-1 BEDROOM UNITS
8-2 BEDROOM UNITS
6-1 BEDROOM UNITS

8 - 2 BEDROOM UNITS 4 - GARAGES - 8 - 3 BEDROOM UNITS

- 6-3 BEDROOM (



Site Axon

6-89

Douglas County Planning Commission Resolution Number 2018-04

A resolution approving a Master Plan Map Amendment (ref. DP 18-0067) for Allan/Day III, LLC, changing the land use designation for a 5.08 acre parcel generally located east of US Hwy 395 and south west of Stodick Parkway at the terminus of Crestmore Drive in Gardnerville from Receiving Area to MFR (Multi Family Residential) (APN 1220-03-301-002).

WHEREAS, Nevada Revised Statutes, Section 278.210 provides the procedure for the adoption and amendment of the master plan; and

WHEREAS, Allan/Day III, LLC, property owners in Douglas County's Minden/Gardnerville Community Plan, has submitted an application to change the land use designation of a 5.08 acre parcel (identified in Exhibit A); and

WHEREAS, Allan/Day III, LLC have requested that the 2016 Douglas County Master Plan, Minden/Gardnerville Community Plan Area, be amended by changing the current land use designation on a portion of the described property from Receiving Area to MFR (Multi Family Residential); and

WHEREAS, on September 11, 2018 the Douglas County Planning Commission held a public hearing and took public comment on DA 18-0067; and

WHEREAS, the Planning Commission has determined that findings necessary to amend the Master Plan (Assessor Parcel Number: 1220-03-301-002) within the Minden/Gardnerville Community Plan, changing the land use designation from Receiving Area to MFR (Multi Family Residential) can be made, as set forth, below:

NOW THEREFORE LET IT BE RESOLVED that the Planning Commission makes the following findings, pursuant to Douglas County Code Section 20.608.040:

Douglas County Code Section 20.608.040 establishes the findings that must be considered in the decision on a Master Plan Map Amendment. All findings must be made in the affirmative in order to approve the amendment.

A. The proposed amendment is consistent with the policies embodied in the adopted master plan and the applicant has demonstrated the amendment promotes the overall goals and objectives of the master plan and has demonstrated a change in circumstances since the adoption of the plan that makes it appropriate to reconsider one or more of the goals and objectives of land use designations.

Staff Response: The site's current land use of Receiving Area was ascribed in 1996 before adjacent development was constructed with affordable housing agreements and income restrictions. The intent of the Receiving Area, to concentrate development in areas where public facilities are located, has been met in the project vicinity with the subject parcel representing the last undeveloped piece of the expired Oakwood Specific Plan. The Douglas County Master Plan is supportive of increasing the number of multi-family units and notes the need for additional incentives and

flexibility in the Development Code to create more multi-family housing options at various price levels, but not necessarily income restricted or affordable housing agreements.

The proposed amendment meets the following land use goals and policies from the Master Plan and the Minden/Gardnerville Community Plan.

Master Plan Goals and Policies

LU Policy 3.3 Douglas County shall revise its zoning districts and other

development regulations as appropriate and on a continuing basis to allow development compatible with the Master Plan

land use designations.

Housing Goal 1: To increase housing opportunities in Douglas County by

removing regulatory barriers.

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

MG Policy 1.8: To Douglas County shall plan for a wide variety of housing

types and densities, including without limitation, Mixed-use Commercial zoning districts, in the Minden-Gardnerville

community.

MG Policy 1.11 Multi-family residential projects proposed within or adjacent to

existing single-family residential neighborhoods shall be designed in a manner which creates a compatible living environment in terms of building height, bulk, and site design. An over-concentration of multifamily projects within existing

neighborhoods shall be discouraged.

MG Policy 1.12 Multi-family residential projects shall be located within the

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

services.

MG Policy 1.13 The County shall encourage the intermixing of multi-family

residential projects within existing single-family residential neighborhoods. Whenever possible, multi-family projects, including without limitation Mixed-use Commercial zoning, where appropriate, shall be sited and designed to act as a buffer between commercial and higher density single-family

residential land uses.

The Master Plan encourages the County to implement policies that remove barriers to development and adapt accordingly. The Receiving Area designation requires the use of Transfer Development Rights (TDRs) in order to propose MFR density. Alternatively, the applicant has the option of using affordable housing agreements or income restrictions for 50% of the density of the development, which would allow one to forego the requirement to use TDRs (ref. 20.676.100.1.a). The Receiving Area and requirement for TDR's creates barriers to residential development through increased costs to property owners, who must consider affordable housing agreements as an

option. According to the applicant who conducted independent research in a survey from September 2016 by the Critical Issues Conference Douglas Business Group, participants were asked if there was sufficient housing stock to serve their employees and the response was 87% "No". Regarding costs of TDRs, the applicant states:

"Although hard data is difficult to come by, the current market rate for TDR's is estimated to be in the \$5,000-\$6,000/unit range. (The applicant [owner] has not yet been able to find a willing seller of TDR's.) The additional cost of TDRs is discouraging development and negatively impacting development in infill areas, where we need it most."

The cost of purchasing TDRs is creating a barrier, and pushing quality housing opportunities out of the market. Given that Douglas County is in need of more housing diversity including market rate apartments, the additional cost of purchasing TRD's is creating a disincentive rather than encouraging development when and where it's needed the most. One of the goals of the Oakwood Specific Plan was to create an area with direct access to Hwy 395 that would provide multiple housing products (with affordable housing agreements). That goal has been met and now the last piece of undeveloped land requires this proposed Master Plan amendment in order to construct market-rate apartments that are accessible to average and middle income residents.

B. The proposed amendment is based on a demonstrated need for additional land to be used for the proposed use, and that the demand cannot be reasonably accommodated within the current boundaries of the area.

Staff Response: Considering the pick-up of the job market, there is a need to provide more housing and a variety of housing products, other than single family homes. There are areas within Gardnerville and Minden's central core that call for the need for reasonably priced rentals. The location of this property and proximity to services ranging from gasoline to groceries and farmers markets to pharmacies makes it ideal for a multi-family development. In addition, the property is located close to the County's largest park, the community and senior center, and restaurants, which make it an attractive location for retirees, single professionals, and young adults. This parcel has been planned for high density, multi-family development for more than 20 years, but requiring the purchase of TDR's would not change where units would be built, but, more likely, preclude further development at the site for the foreseeable future unless more affordable housing is constructed.

Both the adopted Douglas County Master Plan and the draft Master Plan Update discuss challenges with the County's lack of affordable housing and the need for additional incentives and policy direction to encourage affordable housing and alternative housing products, other than single-family. While the term "affordable housing" takes on multiple definitions, there is an overall lack of housing options priced to meet market demands. This is negatively impacting the County's ability to pursue economic development strategies, such as being able to recruit new high-quality public and private sector employees, based on lack of attainable housing. The cost of purchasing TDR's is similarly discouraging housing and negatively impacting development within the infill areas, where it is needed the most. While the County is working to create new policy that encourages affordable housing and diversity in

6-92

housing types, TDR's are having the opposite effect by creating barriers to development and adding unnecessary costs.

The County's TDR program has successfully preserved almost 4,000 acres of agricultural lands in the Carson Valley portion of Douglas County. Since there have been no new TDRs certified since 2009, the draft Master Plan Growth Management Element acknowledges that it may be time to re-examine the effectiveness of the entire program.

C. The proposed amendment would not materially affect the availability, adequacy, or level of service of any public improvement serving people outside of the applicant's property and will not be inconsistent with the adequate public facilities policies contained in chapter 20.100 of this title.

Staff Response: Going as far back as 1998, this property has been planned for multi-family development. The property is located in an infill area, where adequate public facilities, services and infrastructure is readily available. The proposed request to amend the master plan land use from Receiving Area to Multi-family Residential is an acceptable modification. This will help to give workers, such as teachers, nurses and government employees, an opportunity to live close to work and not have to commute from outside of the area.

D. The proposed amendment is compatible with the actual and master planned use of the adjacent properties and reflects a logical change to the boundaries of the area in that it allows infrastructure to be extended in efficient increments and patterns, it creates a perceivable community edge as strong as the one it replaces, and it maintains relatively compact development patterns.

Staff Response: The proposed request is consistent with maintaining a compact development pattern. The property is located in an area surrounded by development and does not require an extension of services or infrastructure because they are already in place. The proposed density of 81 units over 5.08 acres is consistent with the surrounding development and the site has been designed to protect the adjacent residential development to the north and east with landscape buffers.

NOW THEREFORE BE IT RESOLVED, that the Douglas County Board of County Commissioners approves the change in land use from Receiving Area to MFR (Multi Family Residential) as set forth in attached Exhibit A.

Adopted the eleventh day of September, 2018, by the following vote:

AYES:		
·		
-		
-		
NAYS:		, 92
		6-13

ABSENT:	
ABSTAIN:	
	Anje de Kinjf Chair of the Douglas County Planning Commission
	BY:
	Kathy Lewis, Douglas County Clerk

EXHIBIT A

LAND DESCRIPTION

All that certain real property situate in the West One-Half (1/2) of Section 3, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County Nevada and being more particularly described as follows:

Parcel 3B as said Parcel is shown and so designated on that certain Parcel Map filed for record on January 4, 2013 in Book 0113 at Page 999, Document No. 0815737 of the Official Records of Douglas County and described as follows:

Beginning at the most northerly corner of said Parcel 3B, being a point situate on the southwesterly right-of-way line of Crestmore Drive as shown and delineated on the aforementioned Parcel Map;

Thence from said **Point of Beginning**, along said right-of-way line, South 31°08′54″ East a distance of 52.55 feet;

Thence leaving said right-of-way line, the following seven (7) courses and distances:

- 1. South 31°08′54" East, 293.27 feet;
- 2. South 00°23'56" East, 346.14 feet;
- 3. North 86°36'53" West, 455.58 feet;
- 4. North 00°23′56" West, 422.11 feet;
- 5. North 58°51'06" East, 300.48 feet;
- 6. North 31°08′54" West, 52.55 feet; and
- 7. North 58°51′06″ East, 54.00 feet to the Point of Beginning and containing 5.08 acres of land, more or less.

See Exhibit A-1, plat to accompany description, attached hereto and made a part hereof.

CARL R. C. de BACA

No.7633

No.7633

Prepared by: Lumos & Associates, Inc. Carl R. C.de Baca, PLS 7633 9222 Prototype Drive Reno, NV 89521

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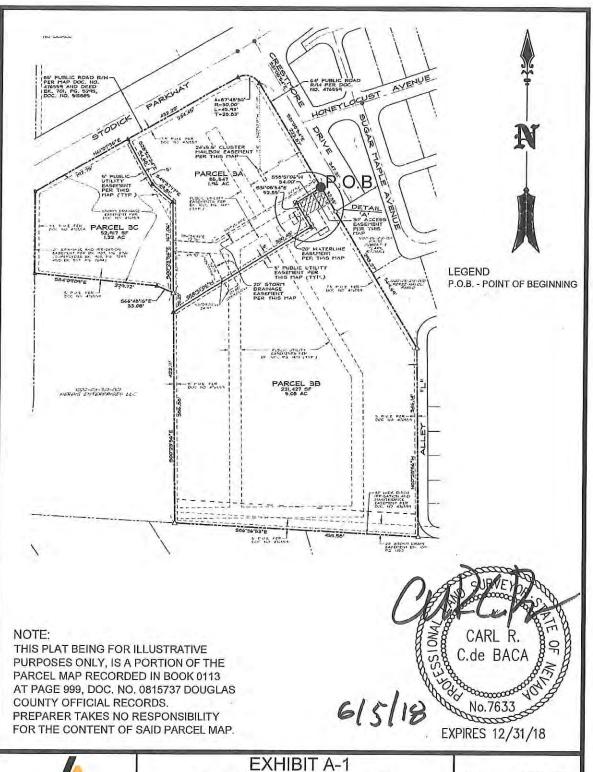




EXHIBIT A-1
PLAT TO ACCOMPANY DESCRIPTION

PORTION OF SEC. 3, T12N, R20E, MDM
DOUGLAS COUNTY
NEW.

NEVADA

Date:

JUNE 2018

Scale:

N.T.S.

Job No:

9402.000