



## GARDNERVILLE TOWN BOARD

### Special Meeting Minutes

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

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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 29, 2017

5:15 p.m.

Gardnerville Town Hall

5:15 P.M. Chairman Miller called the special meeting to order at 5:15 p.m. and determined a quorum was present.

#### PRESENT:

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

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

**PLEDGE OF ALLEGIANCE** – Chairman Miller led the flag salute.



#### 1<sup>st</sup> PUBLIC INTEREST COMMENTS period (No Action will be taken)

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.

No public comment.

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



#### ADMINISTRATIVE AGENDA

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

1. **For Discussion and Possible Action:** to make a formal recommendation to Douglas County Board of County Commissioners regarding the modification of the southeasterly portion of the Minden Gardnerville Urban Service Boundary or Gardnerville Area Plan. The boundary would be revised to include approximately 408 acres located east of Orchard Road, and south of Toler Road, north of Pinenut Road extended to the east side of the Allerman Canal and remove approximately 319 acres between Highway 395 and the Carson River, known as the Hussman Ranch conservation easement or modified per the public input and board discussion on the vision of the extent of the town boundaries over the next 30 to 40 years. The urban service boundary is the limit of the future town boundary as shown in the current master plan. This item is not annexing any parcels into the Town of Gardnerville boundary, only expanding the Town's Urban Service Boundary for future limits of the town. Possible action may include;
  - a. recommend to Board of County Commissioners that language be added to the Master Plan update requiring that county staff work with the towns to update each Plan for Prosperity to reflect desired changes to the Urban Service Boundary for each of the towns, prior to the next master plan update;
  - b. recommend to Board of County Commissioners to change the boundary at the current Master Plan update and direct staff to work with the county on updating the towns' Plan for Prosperity to reflect a sustainable plan ensuring the town prosperity upon the buildout of the town;
  - c. no action at this time and wait 5 years for the next opportunity to update the urban service boundary;
  - d. or other options as discussed during the meeting;  
with public comment prior to Board action.

Mr. Dallaire reviewed the request, background and recommendation for the board. The community area plan is 9,922 acres total. We are talking about modifying the agricultural section of the east valley plan from 595 acres to 105 acres, for planning purposes. This urban service boundary is starting to become an issue, as Gardnerville has expanded over the past 20 years to the limits. If the new verbiage in the master plan is approved we won't be able to

move the urban service boundary except in five year intervals, five year updates of the master plan. That could be problematic for the future of the town. We don't have to grow. We don't have to annex. The zoning that is under the existing developed parcels hasn't changed. Most of the receiving area is developed. We also have ag land in the area plan boundary which includes the Hussman Ranch, and a portion of Rivertree Ranch. The master plan is not being updated with the zoning that happens when they actually build out. The urban service boundary does not include the Hussman Ranch, but the Gardnerville Community Plan boundary does. The mapping and what is being reported for zoning is not accurate for the actual use. The growth management element of the proposed master plan update Policy 2.5 was rewritten during this update. There is a direction for the next five years to update the zoning mapping to match the actual use, which is good. Meeting with Minden to discuss the north part of the boundary in the future would be a great opportunity to work together and get this cleaned up. The proposal before you would be the extent the town could grow in the future and we would be able to plan for its uses. One of the reasons I would like to extend the town easterly is so we can plan for the future and diversify the zoning and plan for the potential growth. We can put it in the Plan for Prosperity as we update the Plan for Prosperity and show the property owner what we think is the best route for town growth and then plan for transportation, drainage, and diversify the land use. We are really planning for the future to diversify our revenue stream when we do max out the town and we are not able to grow anymore. We would update the Plan for Prosperity and identify where the new areas should be located. If we extend Grant Avenue, it is a collector road for the county and it would easily be extended up to East Valley. Then you are collecting through an industrial area, a future collector road out of the proposed expansion area and also collecting roads from the existing service area. That's not on the proposed Virginia Ranch specific plan. But I will be working with Mr. Pegram to try and see if we can change that. His contact on the plan has indicated that he will not update that. We can plan for the town flooding. We have the Pine Nut wash that is causing flooding issues for Chichester and the Ranch. We can plan for a regional pond. That would reduce the flow coming down out of the drainage basin. We have the option to do that if we plan correctly. Notify the developers that this is what we would like to see. At least we would have a plan that shows how we would like to help our community. Minden/Gardnerville Sewer District's urban service boundary is the Allerman Canal. I have been told by the Gardnerville Water Company that their service boundary is the Allerman Canal, as well. Park Ranch is within their urban service boundary to the north. The transportation plan proposal in the master plan you don't see a lot of information on the town's transportation needs. In the Plan for Prosperity we can address that. We can analyze what the uses will be, what kind of traffic does that generate and have direction in the plan identifying where roads should be built. I would like to extend Service Drive to Industrial Way and Industrial Way to Muller eventually. That is something that doesn't help the level of service on the overall county plan, so they are not putting it in the transportation plan.

Chairman Miller shared Mr. Peri reached out to each one of the board members on a one-on-one basis within the last 10 days. We had a conversation where we did not discuss what was said by the other board member at all. But I want to make the public aware of that.

Mr. Dallaire advised there are only a couple of property owners in this red outlined area: Godecke, Sierra Nevada Southwest and Peri. There is a small piece owned by Curtis and another small area residential parcel that could be affected by this discussion.

Vice-Chairwoman Jones asked if the flood maps used are the updated flood maps.

Mr. Dallaire answered yes.

Vice-Chairwoman Jones asked if the zoning of the parcels that are in question to add are all A19.

Mr. Dallaire answered yes.

Vice-Chairwoman Jones asked, this is beyond what we are deciding today, but can receiving areas be removed, or otherwise relocated from areas in the county.

Mr. Dallaire doesn't know. It is a good question. There is a section in the master plan update dealing with just receiving areas. I think it would be appropriate for the county to look at that again.

Mr. Higuera asked in 1996 do you know how many acres we had available to develop?

Mr. Dallaire doesn't have those numbers. It's the same urban service boundary. I did give you the budget based in 1996. But I do not have the area. I can try to get that for you.

Mr. Higuera noted we are growing and if we don't have more places to grow then we stop. If you have growth you have to plan.

Mr. Dallaire pointed out it would be like what we've done with the Plan for Prosperity downtown. So without some sort of plan we had it all out there. Martin Stahl came forward. He wanted to do apartments. The plan showed what we wanted and he was able to change it. If there is a plan to make things simpler for the developer, then it will go right through.

Chairman Miller called for public comment. Please announce yourself and sign in.

Mr. Frank Godecke would like to thank Tom for his hard work. You may recognize me from a couple months ago. I was trying to get a receiving area designation through the planning commission that didn't go very far. One of the problems I had asked Mimi where receiving area could go. I was told it can only go within the urban service boundary. I asked how you change the boundary. She answered we'll move that where receiving area is. I feel there is a twisted logic here. I will never get receiving area if that how we go about this. Whether or not I get receiving area, we are not discussing that. We are discussing moving the town boundary. We want to look out over the horizon. Good planning dictates you look out 30 or 40 years. You don't look at 5 or 10. You want to see over the horizon and plan for transportation elements; where your prosperity is going to be; what kind of development you want to see happen. It's not a case of if my property will get developed it's when it gets developed. Nobody has a crystal ball. We didn't see the way growth was going back in the late 90's early 2000's. Nobody anticipated it would come to a halt in 2008. Within the potential of developing the property, we can create a regional detention basin of fairly significant size. A 50 to 60 acre detention basin that would be an average depth of 10 to 12 feet which would give you about 700 acre feet of water capacity to detain which would go a long ways to mitigate the flooding issues on the south end of Gardnerville, as well as the Martin Slough and a myriad of other aspects. That has to be something that is worked out with the developer at that time. I am amenable to work with that. Whenever you have a development that comes before the planning commission, they have to set aside 25 percent of their development as open space. David (Hussman) can attest to what kind of damage can occur in a field and when flooding occurs and how much work it is to get it back into production. That's some of the things we have looked at. Tom mentioned the transportation element. Extending Grant Avenue would be a good thing. If my property were to develop, you could expect there would be about 1200 units with 25 percent open space. Then you have the mitigation of transportation. Right now my access point is on Toler. If Grant Avenue was extended through my property to the Williams Ridge Industrial Park and ultimately to East Valley Road, that would create a transportation corridor that would relieve traffic on Toler. I hope we can extend the town boundaries today or ask the county to extend the town boundaries. I am encouraging you to do that today. Thank you.

Mr. David Hussman stated as far as our property, obviously it won't be developed. We are not getting service from the town today. It doesn't look like we're losing anything. It seems a logical place to go to the east. I am in support of you moving the urban service boundary in that direction as Tom has proposed.

Mr. Matt Bernard is only here as an interested party. When I saw you were having a special meeting, what is so important. Minden isn't considering moving their boundary. One of the things that drove me crazy is why. It seems like the reason we are here is Policy 2.6. Why? Is there a reason? Why a special meeting? You have a neighbor to the north that proposed 2900 units. The suggestion tonight is not consider that property in any way. My understanding is if you don't do it now that land owner is on the sideline for the next five years. What about the guy that lives north. I don't have all the answers. The process befuddles me when we feel the need to have a special meeting. Why can't we decide when we move our urban service boundaries. Maybe MGSD has some master plan that is thoughtful and is a reason for the canal being their line. I kind of like how you do it when you look at a project at a time. Does it have merit? What is the land use? Do I move the town boundary to annex something because it makes sense or must the planners tell us that we have to decide years ahead. Then we have to consider what we want to do inside. Why? I don't have all the answers. The whole thing about 2.6 seems to be the reason we are here. I don't understand the process.

Mr. Butch Peri would like to thank Tom for a lot of work. He really doesn't have a dog in the fight here. He is just doing his job. I wish more government people would do their job. As the gentleman before me said, questions need to be asked why? As David said, it makes sense. Frank said you have to look to the future and have to think. This doesn't give people a license to do things that aren't good for the community. It's like a baby. He can't walk until he crawls, and then stand, walk and run. I just think we need to have a sustainable vision of how the growth in this community should go. We should look to the future. It needs to be balanced. There's no reason we can't have a balanced community with small businesses, residential and multifamily. Just a balanced growth. It's crazy that people in Gardnerville have to go to Reno to buy a dress, shoes or a suit. There's no reason this community can't

grow in a balanced way so it makes sense. You need to look at what Tom has pointed out and just use your good gut common sense and do your job. I talked to everyone individually so I don't need to go over the same points. Think about the future and do a good job. Thanks Tom for taking this bull by the horns. Maybe we do have one county commissioner here tonight. If you happen to cross in front of some of the other county commissioners and you agree with what Tom is saying, let them know what you think.

No further public comment.

Mrs. Slater felt it is our duty and responsibility as board members to move our town forward for the community. That's looking at the whole picture and asking where we want to be 10, 20, 30 years down the road. I think a lot of valid and positive points have been brought forward. We need to touch on the Plan for Prosperity. What do we want? What do we want our community to look like. We know we can't continue the corridor down 395. We have to expand in a direction other than that. I support what Tom said about doing what we can to remove some of the residential areas from the flood plain. I think we need to plan for future development that is balanced. We cannot sustain just residential. We have to have diversification. Therefore I support this project,

Ms. Wenner agrees with everything Linda said.

Mr. Higuera believes it makes sense. As far as expanding the urban service boundary, I think it makes sense to extend it to where MGSD and the water company are now. Frank, your project is really down the road. You are looking at a long planning stage. Whereas Butch has everything in the ground already. If this were to take off how soon could you actually start doing something?

Mr. Peri has been approached by one developer. But as I stated one of the big problems is what happens is a big chunk of land is bought, they inflate the project with the cost of land and then if there is an economic downturn then you have problems. The ideal way would be in phases. As Frank said you set up the open space that can be the center of the project and then build phases in both directions from that open space. In my case, a nice park. I have no problem setting aside some land for a fire department or grade school. So I don't know where the closest grade school is in that area. I didn't take a good look at the Corley project. That's where I am talking about balanced growth. But I could see actually starting on some houses and starting in the range where they run from \$250,000 range or \$229,000, and not any higher than \$379,000, \$389,000. But it has to start with the land being at a price so it doesn't inflate the house right away. If you sell the phase then you can raise the price of the next phase.

Chairman Miller wanted to remind everyone the public comment section is closed.

Attorney Ytrubide commented we are not focusing on any individual project. But conceptually I can understand the board wants to have some idea of how things progress.

Mr. Higuera agrees with Linda. We have to look at the future growth and planning.

Mrs. Slater wanted to say during this process I hope there will be a time when you can talk to the county and find some way of making that connection on the roadway. We are going to have that bottleneck before we know it. I know we are not in the planning stage but I think it's something you need to bring up with the county.

Chairman Miller very seldom voices an opinion, because I try not to influence the other board members with what the chairman might think. But if we don't do the planning now we are looking at another five years. Two of the board members and myself and Linda Slater, if we are re-elected may not be part of that process. If we don't take the opportunity to plan now, as we are unified as a board on most subjects, it may not be unified in the future.

Vice-Chairwoman Jones thinks Mr. Bernard made an excellent point. The growth management policies that have been proposed are driving this discussion. I don't think we would be having this discussion except those provisions in the master plan and it underlies the importance of the master plan. The master plan is an agreement between the county, its constituents, and the various sub-entities, including the Town of Gardnerville and the other utility providers on how and where development should occur in our community. It's a document that needs to be honored and followed so we can have responsible planned growth. I'm not just talking about where buildings go and the zoning. I'm talking about services, schools and roads. It's reviewed every five years because it's a plan that should grow and change as our community grows and changes. But in the in-between it needs to be honored so that every party can follow it and plan accordingly. Now is the time to review this issue. If we are going to encourage a change like this, now is the time to have this discussion. On the issue of a loophole, I think a loophole is exactly that and it undermines the entire purpose of having a master plan. It's not fair to everybody working on this and planning for the next five

years if we can just change it in the in-between. A loophole like this just undermines the very purpose of going through the master planning process. A change in the urban service boundary is not a change in town boundary. It's not an annexation. It's not a change in zoning. It's not even a change to a receiving area. It's simply a recognition that whatever happens with that land most directly affects the residents of Gardnerville. So the Gardnerville Town Board needs to be consulted on applications affecting that property. It adds us as one of the boards along the way that those landowners need to come to. My concern is what happened with Corley Ranch. We were very aware of what was going on and yet we had no voice. The comparison of the aerial photos is just another example. There has been a lot of development, a lot of growth in town over the last 20, 25 years. But there has been more outside of town and that growth outside of town affects us as much as it does anyone else. We have not had any input into that. Now that development is knocking on our door and if we don't expand our urban service boundaries we will have no voice in what happens next. I want to be clear that my position does not include endorsing changing in zoning, additions to receiving area or the development plans. I think those have to be considered and agendized separately. I do not want the voices of Gardnerville cut off from offering input into those issues. Not for the parcels that we have specifically identified here or to the parcels to the north that were subject to the proposal last October. If they aren't part of our urban service boundary we simply cannot provide input to the planning commission or the county commissioners. If we are going to grow, and I don't know that we have to grow, it needs to be controlled, managed and balanced. I campaigned on the promise that I wanted Gardnerville to be similar when my kids graduate high school as to when I started them in kindergarten. We have to be looking 30, 40 and 50 years ahead and this is the only way to do it. I don't know how else we have a voice in this if we don't expand our boundaries.

**Motion Jones/Slater to recommend to the Board of County Commissioners to change the urban service boundary in the current master plan update and to direct staff to work with the county and the Town of Minden on updating the towns' Plan for Prosperity to reflect a sustainable plan for growth towards ensuring the town prosperity upon buildout of the town. Motion carried unanimously.**

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

No public comment.

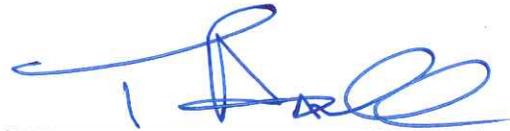
Meeting adjourned at 6:35 p.m.

Respectfully submitted,



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Cassandra Jones  
Chairwoman



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Tom Dallaire  
Town Manager