



General Membership Lunch

**August 21, 2019
11:45 am—1:00 pm**

**Jethro's Bar & Grill
1281 Kimmerling Suite A-3
Gardnerville Rancho's**



So What Did We Do?

In the past few weeks, great strides have been made in adoption of the Master Plan, in aligning boundaries between political divisions and service areas, and most notably, in the approval of an agreement that moves Muller Parkway much closer to reality. All of these are the results of years of work and to give you an idea of what it all means, we welcome Community Development Director Tom Dallaire and staff to hit the high points so you can see how they all fit together.

**We're at Jethro's for this one and Carson Valley Accounting is
our Business of the Month and provider of raffle prizes**

BUSINESS OF THE MONTH



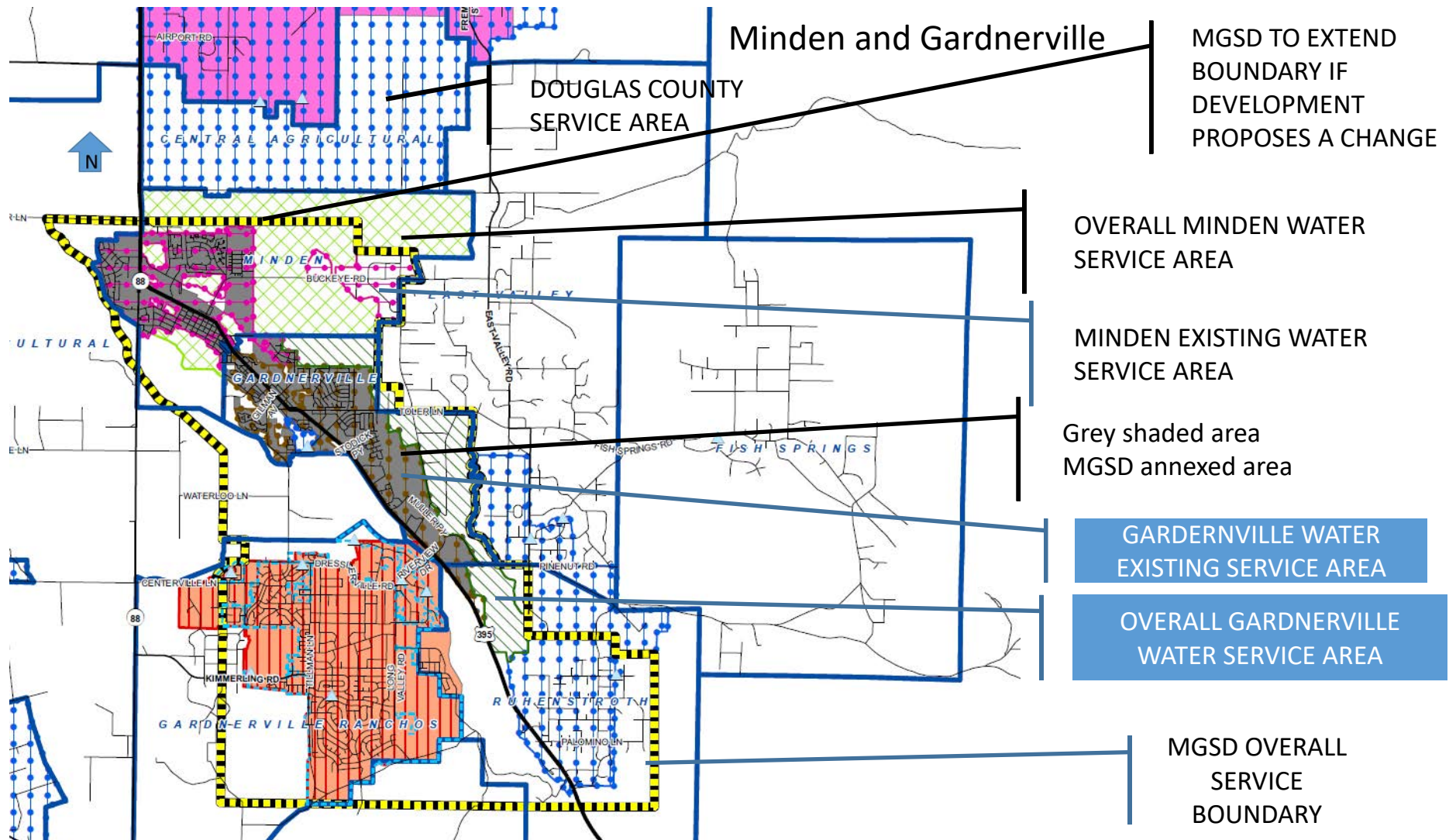
Alicia Main 762-8144
e-mail: alicia@carsonvalleynv.org
or you can register online at
www.carsonvalleynv.org



Tomorrow's Luncheon Looks at Muller, Park Development

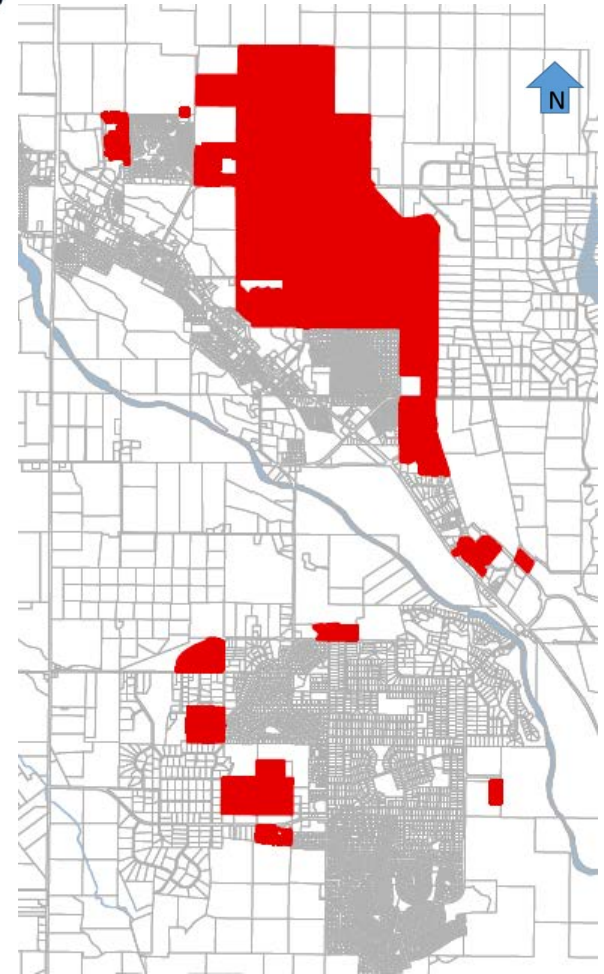
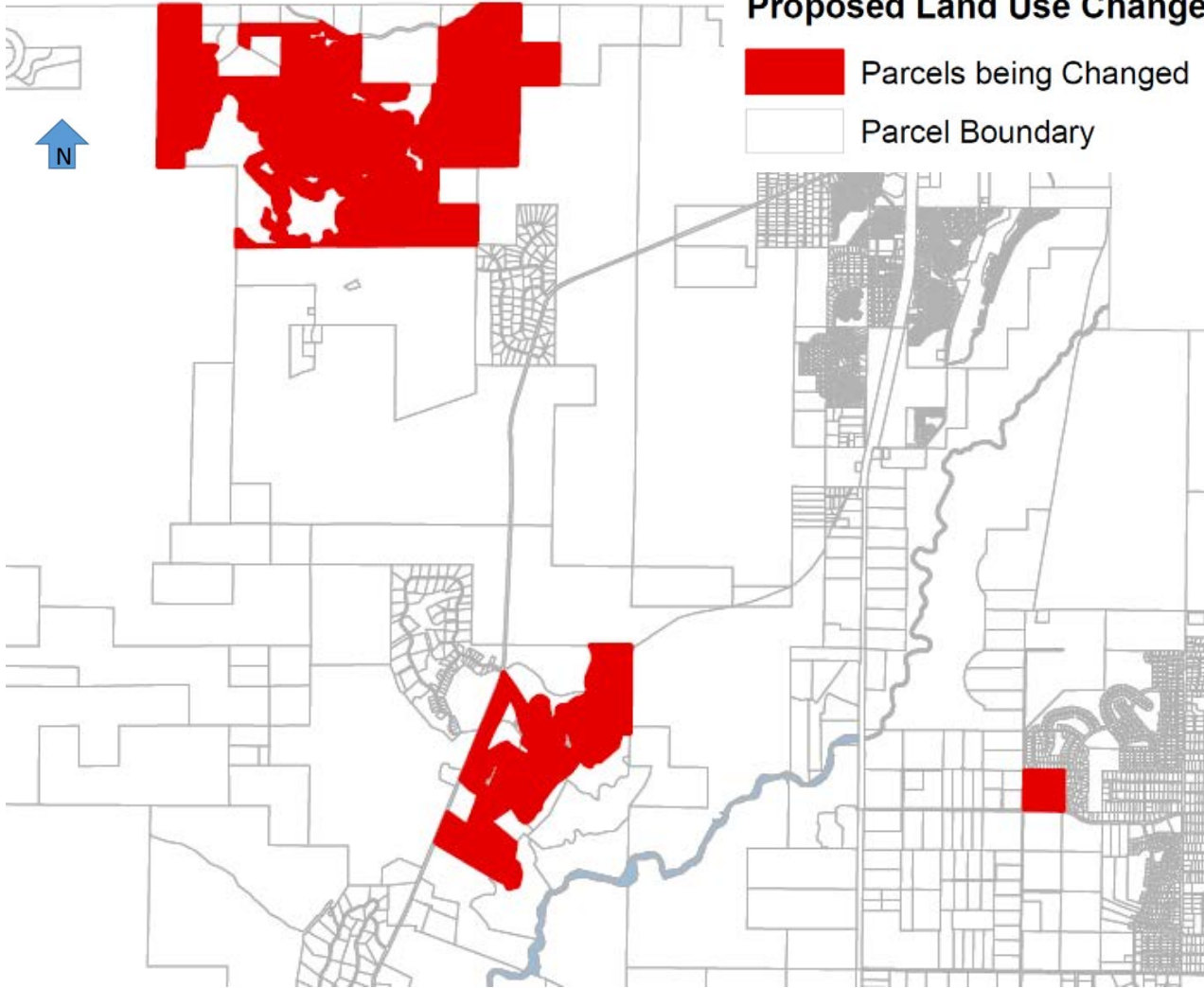
Recent County approvals seem to have caused a fair amount of confusion in the business community. Our office has had a number of members asking what happened and we will try and bring a little clarity to the subject at our General Membership Luncheon

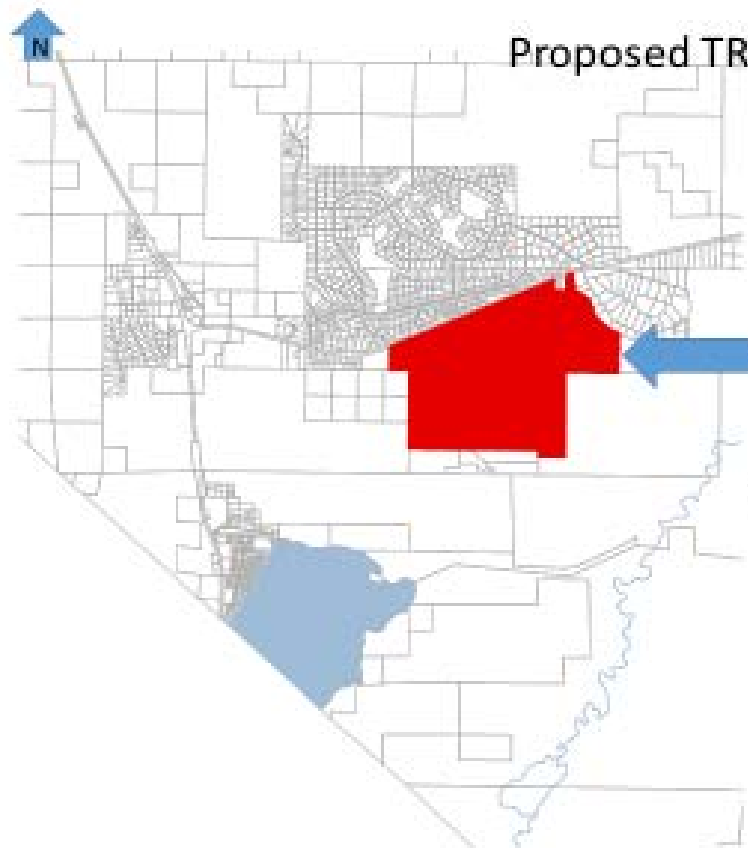
tomorrow. Community Development Director Tom Dallaire will join us to provide updates and context on the Master Plan, Muller Parkway and the Park agreement approvals. We'll enjoy a great spread at Jethro's, our Business of the Month is Carson Valley Accounting and you can [register by clicking here](#).



Proposed Land Use Changes

- Parcels being Changed
- Parcel Boundary

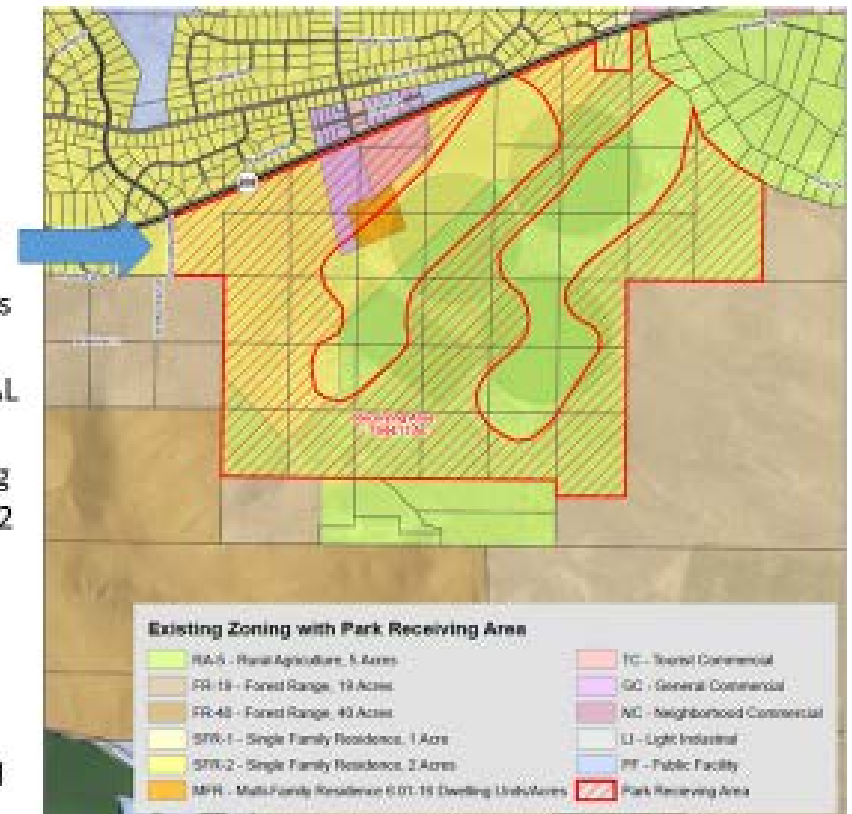




Proposed TRE Receiving Area Modifications

RECEIVING AREA
REMOVED
from TRE AREA & is
PROPOSED to be
RURAL RESIDENTIAL

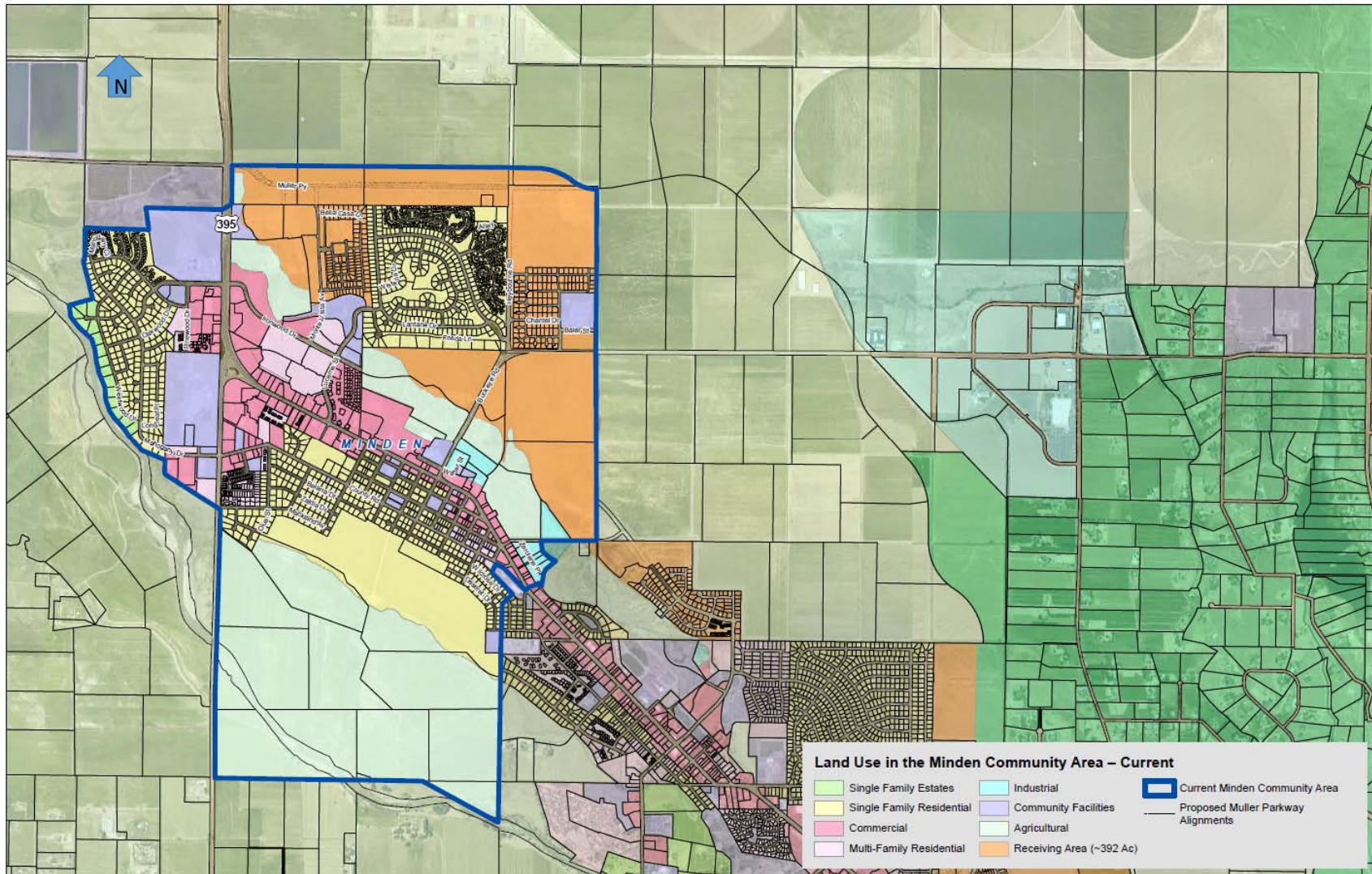
The current Zoning
on the property is 2
acres & 5 acres
SINGLE FAMILY
RESIDENTIAL,
COMMERCIAL,
TOURIST
COMMERCIAL and
MULTI FAMILY
RESIDENTIAL

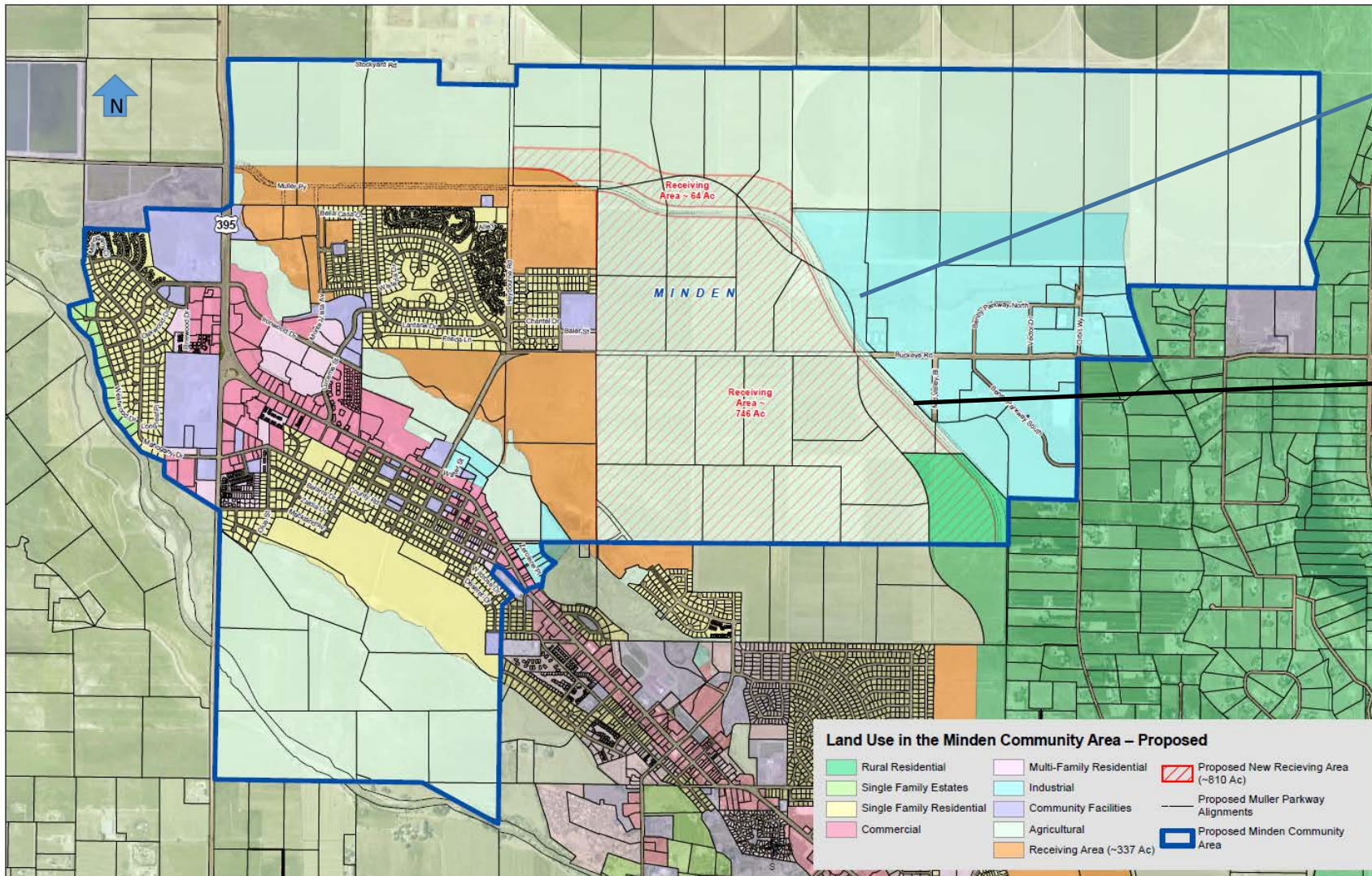


Park Ranch Holdings /Douglas County Development Agreement

on the August 1st and 6th , 2019 BOCC Agenda for discussion. Introduced July 1, 2019 BOCC meeting and is in the BOCC packet, Approved August 6th meeting.

- 205 ft right of way – 100 ‘ for storm drainage channel - goal is to convey 200 – 300 cfs & multi model / maintenance path (15,285 feet overall (2.89 miles). Limit area (1044 acres to 2,500 units) ((30 Year term)) *(2.4 units/acre)*
- Storm Water Drainage Easement from 395 to Carson River 200’ south of the Hwy 88 & cottonwood slough bridge
- Single lane in Ashland Park paid for by Land owner, county pays for 2 lanes possibly 4 if BUILD (better utilizing investment to leverage development) Grant is awarded.
- All new development within the property shall be connected to sewer and water.
- *MGSD does not need sewer in the Muller ROW.*
- Use the current standards and codes in effect on the effective date of this agreement.
- Obtain all necessary applications and permits. - *no pre approval of any development.*
- Right to entry for further research and testing and data gathering.
- Klauber ranch easements and conservation prior to commencement of the development of the property. Strip the TDR’s first from this section. And dedicate 7,330 foot long trail easement, south of Muller Lane (15’ wide multi model path) – *this is to connect Hwy 395 to Conservation District Trail at Muller Lane.*
- Buckeye Creek detention basin / Pond may be needed on the industrial property to reduce the drainage flows along Muller Parkway to 200 to 300 cfs.
- Prohibition on big box commercial (30,000 sf or more)
- Eliminate the Topaz Ranch Estate Receiving area.
- 6 year time frame of Construction. Owner can build section of Muller and send the county a bill.

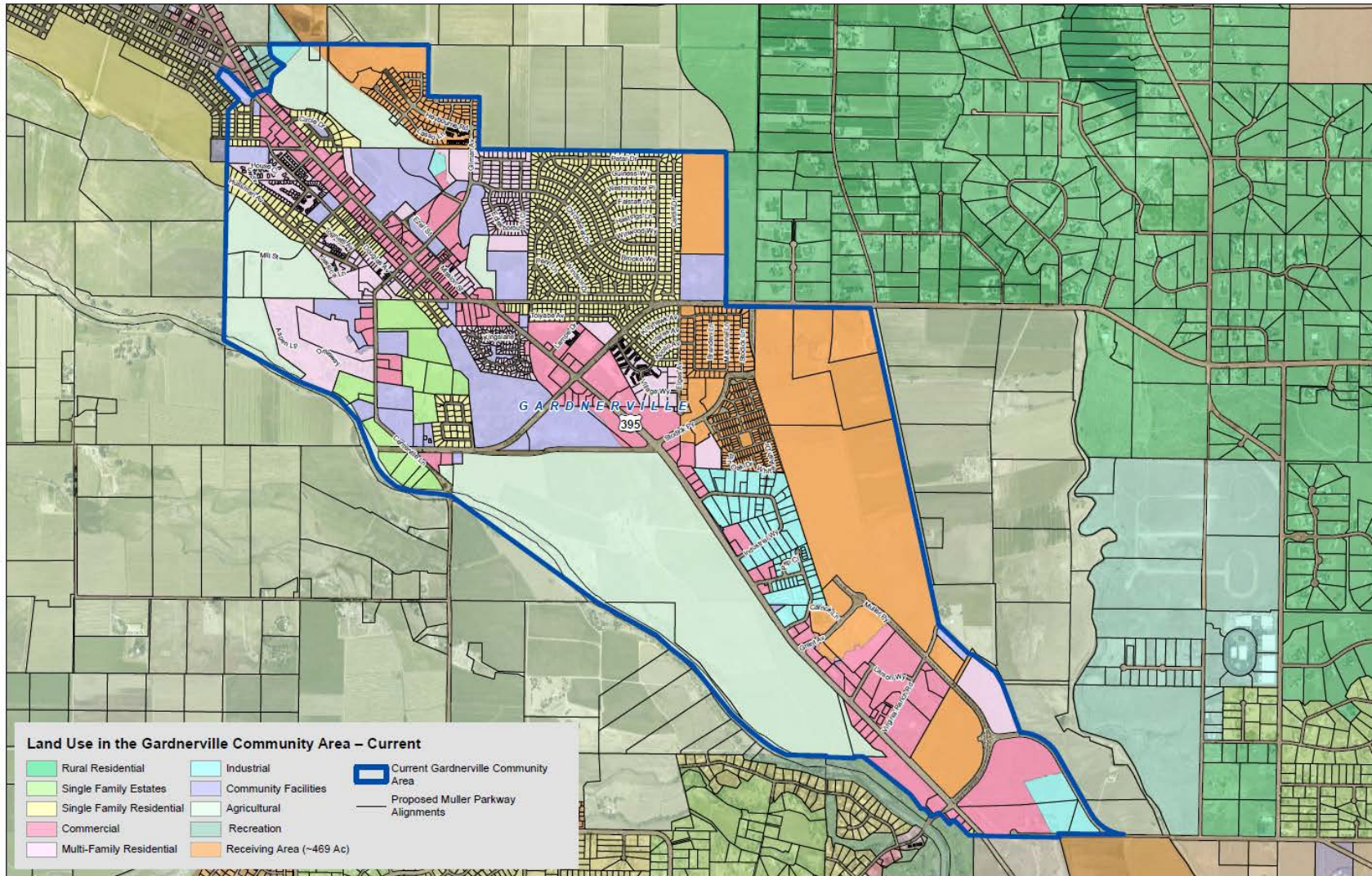


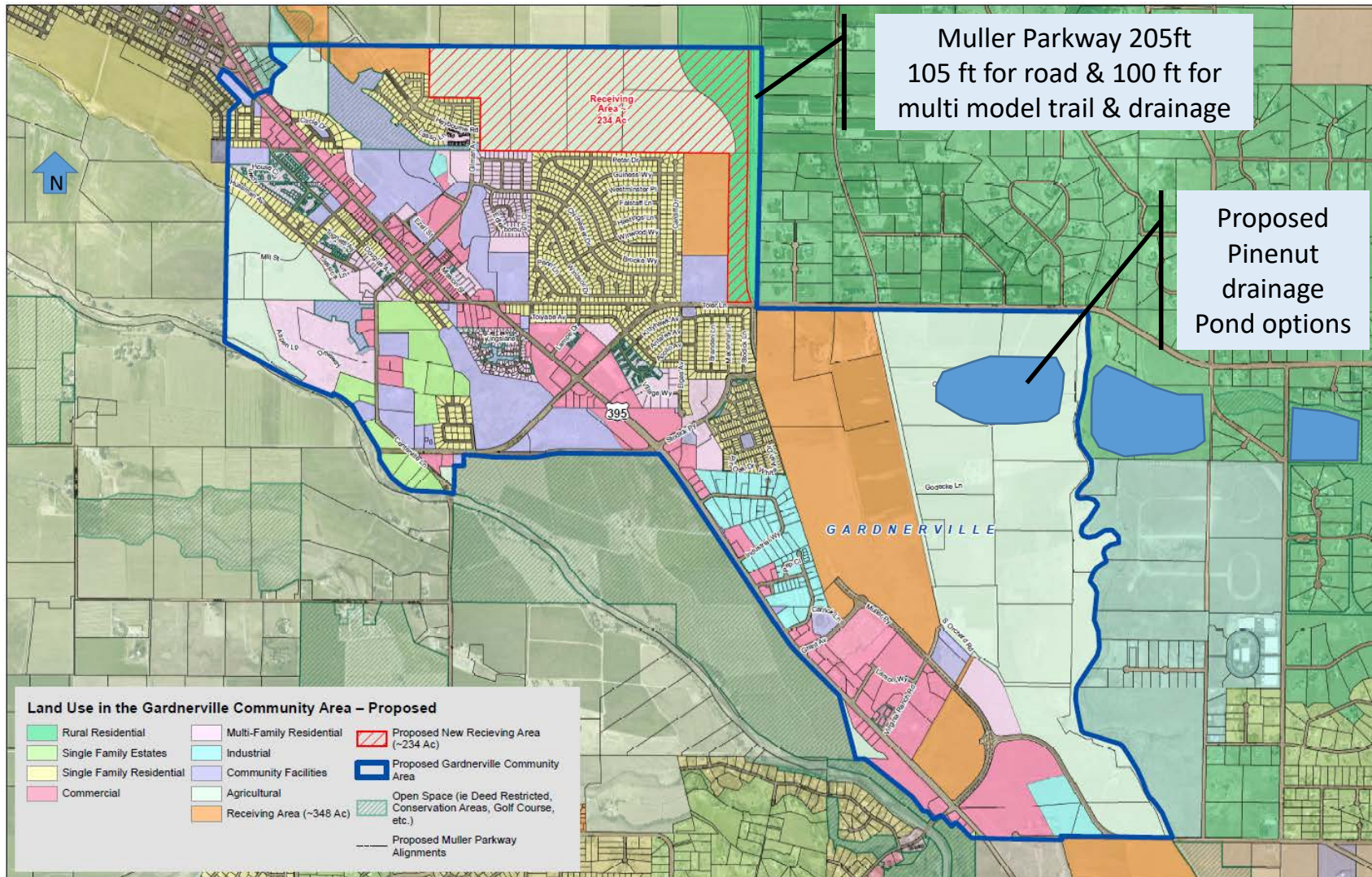


Buckeye Wash
Proposed Pond
On Park Ranch
Or
upstream

Muller Parkway
Adjacent to
Virginia Ditch

810 more
acres of
receiving





+524 acres
East of
current
boundary
Proposed as
Agricultural

+234 ac
receiving
with park
developmen
t agreement

-347 ac of
open
space for
Hussman
Ranch

Some points from the combined PC and BOCC meeting:

- Protect our resources here in Douglas County.
 - WATER – Keep the CV water in the Carson Valley.
 - Environment
 - Floodplain
 - Maintain services with out depleting resources
 - New / future development in future areas
 - (where is the growth?)
- Alignment of the plans
- Quality of living / Maintain rural life
- Sustainability of the area

**STATEWIDE GROUNDWATER PUMPAGE INVENTORY
CALENDAR YEAR 2015
STATE OF NEVADA
DEPARTMENT OF CONSERVATION AND NATURAL
RESOURCES
DIVISION OF WATER RESOURCES**

<u>Manner of Use</u>	
COM	Commercial
CON	Construction
DOM	Domestic
ENV	Environmental
IND	Industrial
IRR	Irrigation
MM	Mining and Milling
MUN	Municipal
OTH	Other
PWR	Power
QM	Quasi-Municipal
REC	Recreation
STK	Stock
WLD	Wildlife

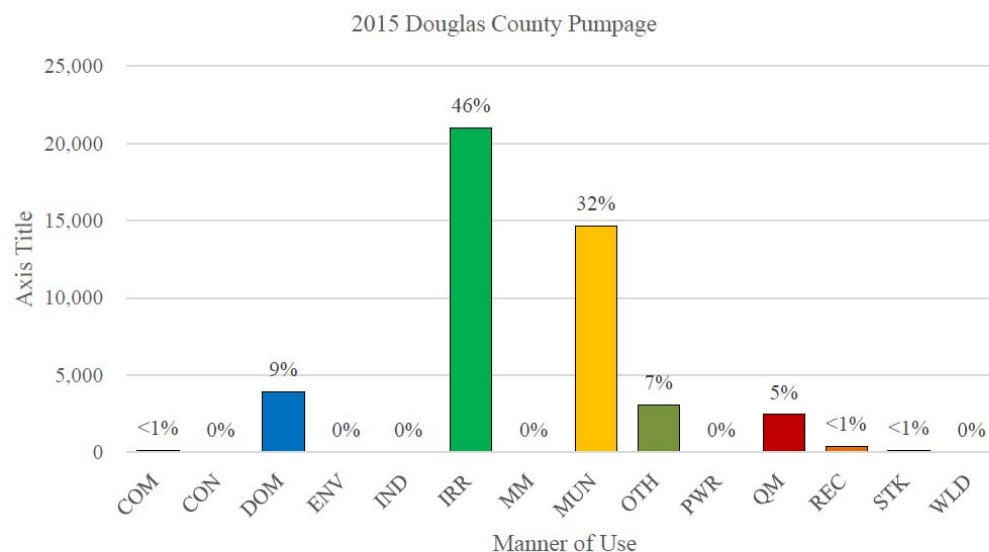


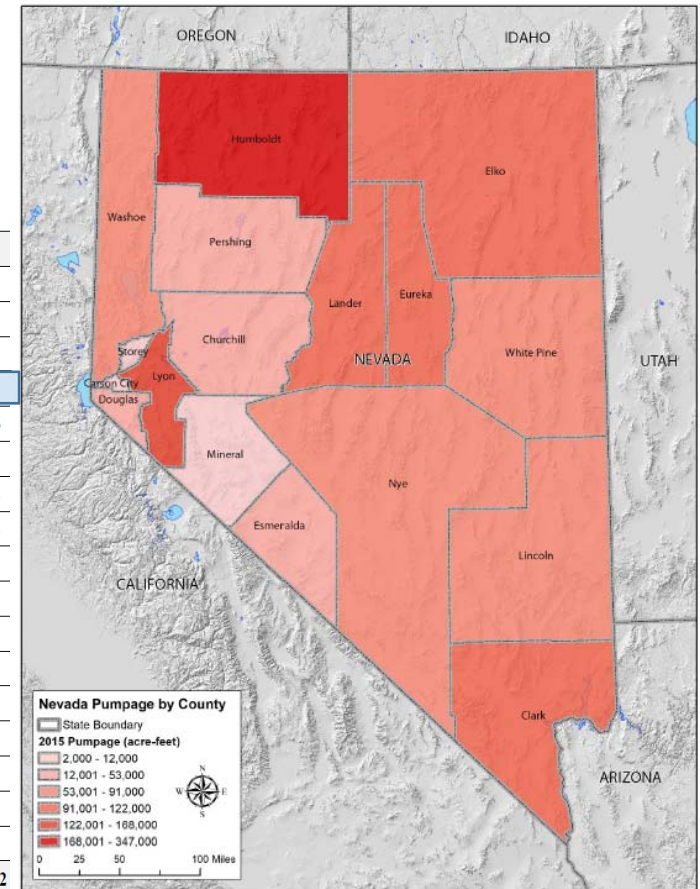
Figure 19. Douglas County pumpage by manner of use.

[illegible]

**STATEWIDE GROUNDWATER PUMPAGE INVENTORY
CALENDAR YEAR 2015
STATE OF NEVADA
DEPARTMENT OF CONSERVATION AND NATURAL
RESOURCES
DIVISION OF WATER RESOURCES**

Table 1. Estimated 2015 groundwater pumpage (acre-feet) by county and manner of use.

Manner of Use	COM	CON	DOM	ENV	IND	IRR	MM	MUN	OTH	PWR	QM	REC	STK	WLD	Total
Carson City	26	0	1,032	1	3	18	0	5,350	0	0	82	0	2	0	6,515
Churchill	768	1	4,145	151	12,139	6,691	9	3,046	0	0	2,867	131	341	326	30,615
Clark	1,363	71	5,780	2,784	4,125	5,216	2,197	59,698	977	0	10,663	5,410	21	114	98,420
Douglas	105	0	3,934	0	0	20,993	0	14,681	3,080	0	2,439	382	130	0	45,743
Elko	1,386	23	3,320	1,227	1,522	63,813	25,485	12,323	1,631	0	2,792	150	1,499	37	114,246
Esmeralda	206	0	223	0	0	28,954	12,121	46	1	0	159	167	80	0	41,956
Eureka	14	0	215	17	1,669	99,174	15,655	1,704	0	0	543	0	497	0	119,488
Humboldt	765	0	1,841	241	6,235	322,829	10,089	3,259	184	0	652	838	295	0	347,228
Lander	2	0	584	2,217	206	99,417	7,695	1,111	0	1,177	350	248	275	0	113,283
Lincoln	105	0	465	0	37	57,003	3	3,163	9	0	53	40	213	60	61,151
Lyon	1,630	1	4,581	0	4,596	115,612	265	7,260	0	0	1,523	5,990	254	3,372	145,085
Mineral	35	0	85	9	72	6,544	2,458	945	0	0	1,882	0	64	304	12,399
Nye	2,502	5	6,167	0	795	60,282	7,860	5,006	46	0	2,769	2,705	746	5	88,888
Pershing	439	8	480	8	0	49,446	1,150	1,343	0	0	429	4	87	7	53,400
Storey	55	0	848	0	192	0	42	57	0	0	848	0	0	1	2,044
Washoe	1,426	33	8,984	4,489	2,864	18,218	31	21,239	80	0	8,644	1,580	1,075	1,211	69,875
White Pine	65	20	669	0	637	64,090	16,504	5,908	0	1,086	1,590	34	289	62	90,954
Total Pumpage	10,892	162	43,353	11,145	35,094	1,018,300	101,564	146,139	6,008	2,263	38,285	17,680	5,868	5,499	1,442,252



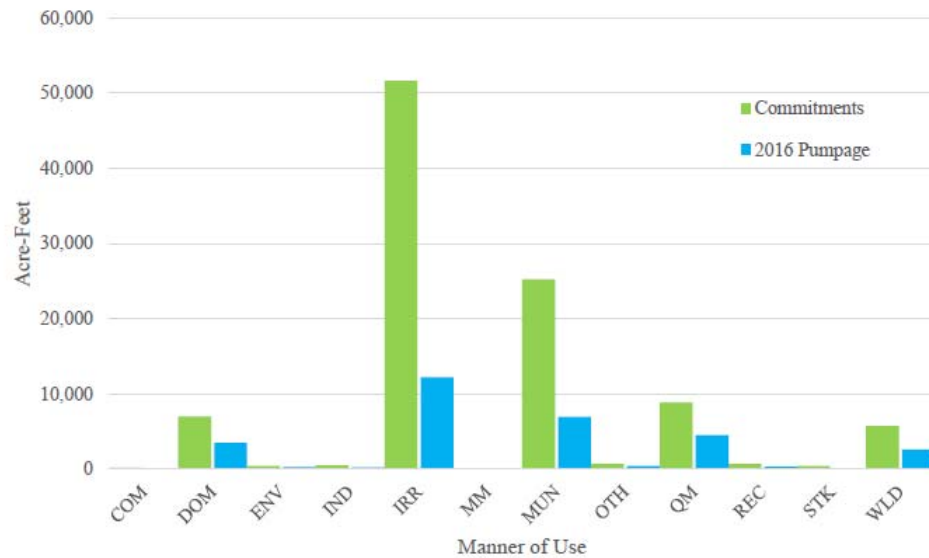


Figure 6. Comparison between 2016 groundwater commitments and estimated pumpage.

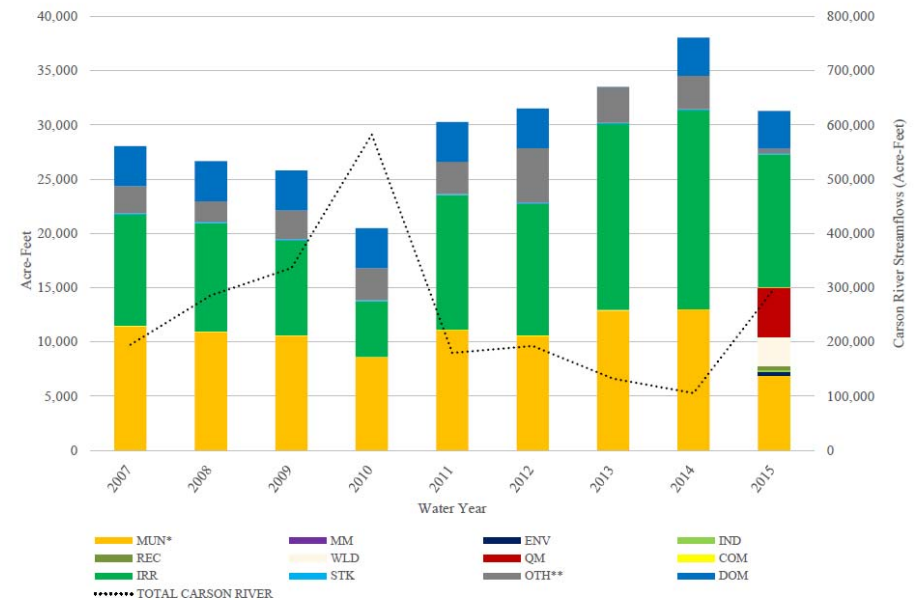


Figure 3. Carson Valley historical groundwater pumpage by manner of use as compared with Carson River streamflows.

STATE OF NEVADA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
DIVISION OF WATER RESOURCES
CARSON VALLEY
HYDROGRAPHIC BASIN 08-105
GROUNDWATER PUMPAGE INVENTORY
WATER YEAR 2016

Pumpage Inventory's available from the State Division of Water Resources

There is a [Nevada Groundwater Pumpage Inventory for 2015](#)

There is a [Carson Valley Basin 105 Pumpage Inventory for 2016](#)

There is an [Eagle Valley Basin 104 Pumpage Inventory for 2016](#)

**These links are on the Master plan update page
of the Douglas County website.**

The community has been discussing a route around town since 1964

Douglas County
Minden, Nev.

5-Day Weather Forecast

No precipitation. Temperatures near normal.
Normal high: 73. Normal low: 33.



83rd Year — No. 41

Gardnerville, Douglas County, Nevada, Thursday Morning, October 8, 1964

Ten Cents Per Copy

1972 Expressway to Bypass Towns

395 Thru Towns Set For Four Lanes in '65

Within ten years, Carson Valley will, in all probability, see an interstate highway system skirting the east side of the Valley and bypassing Minden-Gardnerville.

That opinion, brought forth by Engineer Otis Wright of the Nevada Highway Department, preceded a detailed discussion of reconstruction work on Highway 395 through Minden and Gardnerville, at a joint meeting Monday afternoon at the Courthouse in Minden.

In his opening remarks, Mr. Wright said he had recently returned from a San Francisco meeting concerning future extensions of the Interstate Highway System, during which California indicated it wished to tie into Highway 395 at Topaz on the south and north of Stead.

Within three years, Mr. Wright said, the overall state highway plans will be submitted to the Bureau of Public Roads, at which time he would recommend that Nevada be placed on the Interstate Highway System.

According to present plans, the Interstate Highway System could be expected after 1972, Wright said, very probably an expressway type system, bypassing towns, thus changing previous thinking on large scale highway construction of the present 395 route.

Although bypassing towns which have been on a highway route almost always causes consternation, the engineer pointed out, most towns had found it beneficial. Within a 10-year period it is almost certain the route through the towns would be unable to handle the traffic flow, he said, and the towns would be unable to police the road adequately.

By bypassing, it would provide a fast thruway on the Interstate System, allowing the town streets to handle town traffic.



Nevada Highway Engineer Otis Wright, Monday afternoon at the Courthouse in Minden, described the growth of an era, with the coming proposed Interstate Highway, after 1972, which would by-pass the towns in an Expressway System through the state.

Advertised Minden Land Auction Unleashes Buzzing Controversy

A 13-foot hornet's nest was stirred up two weeks ago, with publication of announcement of sale at public auction of 13 feet of Lot 6, adjoining Lot 7, Block 11, town of Minden; said property to be auctioned at 1:30 p.m. on Oct. 9, 1964, on the steps of the Douglas County Courthouse in Minden, with the County reserving the right to reject any or all bids. The bid deemed in the best interest of the Town of Minden, Douglas County, Nevada.

According to County Clerk Earnhart W. Thrall, the 13-foot parcel in question is that between the Douglas County Fire Depart-

Douglas Not Assured Equal Representation—

Bi-County Hospital Prospects are Dim

Although there was no way to assure Douglas County it would receive equal representation by participating in the bi-county operation of the Carson-Tahoe Hospital, General Manager John McGlade of the hospital spoke to a large group of Carson Valley Chamber of Commerce members recently, describing the plight of the hospital and its hopes for bi-county operation.

Historically, Mr. McGlade traced the Carson-Tahoe Hospital from its founding, in 1940, built on a Fleischmann Foundation grant, to its present critical financial period which he ascribed to the amount of money "on the books" and the lack of actual cash flow in the operation.

Stating that he believed the Carson-Tahoe Hospital has done an excellent job in providing services to the community, McGlade said the operation has been maintained by the Carson-Tahoe Hospital Association since its founding, but that, little by little, the income has not matched the outgo.

To date, he declared, maintenance costs have been met out of income, but at present the building is old, and upgraded requirements for patient safety have been such that the need for expanded and modernized facilities is urgent, and cannot be accomplished by the Association.

New Grant Denied
A request for funds was made again to the Fleischmann Foundation, the speaker said, but was denied, without stating a reason, by Foundation officials.

greater than that of Ormsby, election of the board of directors would be on a population basis, under present regulations.

Citing figures, Mr. McGlade said on the basis of a million dollar bond, with money to be used for expansion and modernizing, the cost to Ormsby County would be at approximately 27 cents per \$100 assessed valuation. Douglas' assessment would be higher, but it would amount to an approximate average of 14 cents, if it were to go bi-county.

At 4 1/2 percent, such a million dollar bond could be paid off in 20 years, the speaker said, on the assumption that the facility would be able to meet its own operating costs out of income.

Declaring that the new structure would be connected to the old hospital, it was noted from the floor that when a hospital is needed, all arguments cease, and that it is necessary to have a hospital in the general area.

Mr. McGlade pointed out that (Continued on Page 3)

Western Nevada Waterfowl Season Opens Saturday

Saturday, Oct. 10, one half hour before sunrise, will see the opening of the waterfowl season in western Nevada.

Good news to local waterfowl hunters is the fact that the federal framework for the duck sea-

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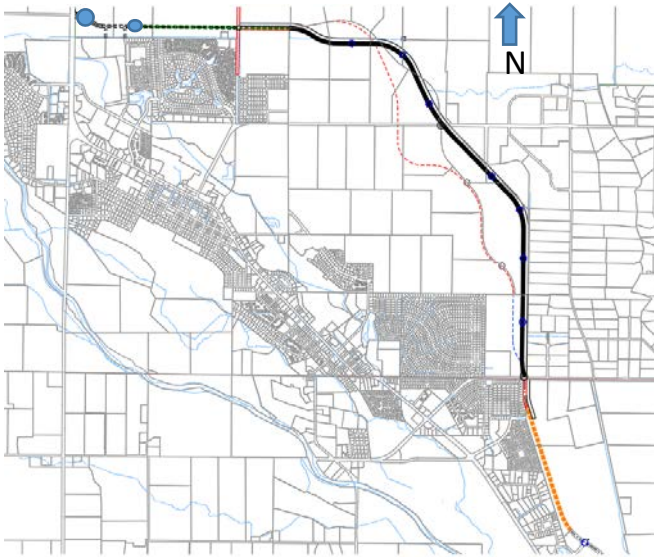
By bypassing, it would provide a fast thruway on the Interstate System, allowing the town streets to handle town traffic.

For those reasons, Wright said, no major changes were planned at this time for realignments on Highway 395 through Minden and Gardnerville, although extensive improvements were on the drawing boards, and work is expected to be done during the second quarter of next year, beginning approximately in May.

Aerial Photos

Turning the discussion over to Assistant Engineer Mel Fodrin, a number of 8-foot, low altitude aerial photos were set up for the large number of persons gathered for the hearing.

Showing, in clear detail, the highway and through streets of the towns, Mr. Fodrin said there were only a few areas of major concern to the Highway Department, mainly the curve at the north end of Minden, the highway entryways of County Road



**Muller Parkway -2019
(existing section 1)**



Muller PKWY @ 395 (west)

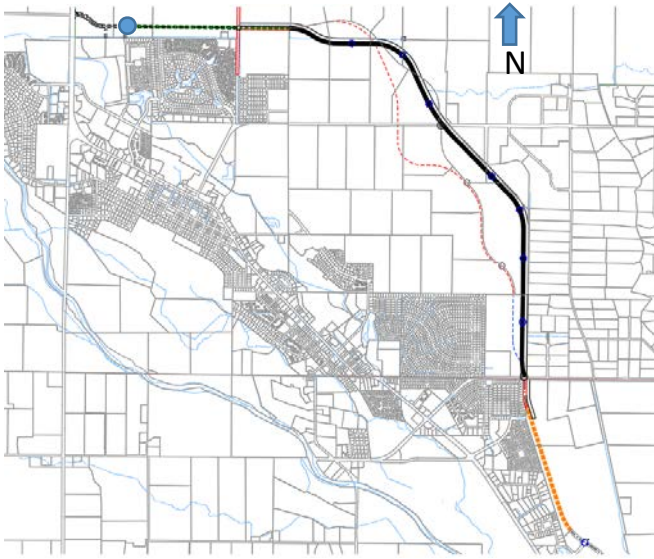


Muller Pkwy looing east
End section 1



Muller PKWY @ 395 (east)

Muller Parkway -2019 (existing LaCosta)



Muller PKWY @ LaCosta (South)

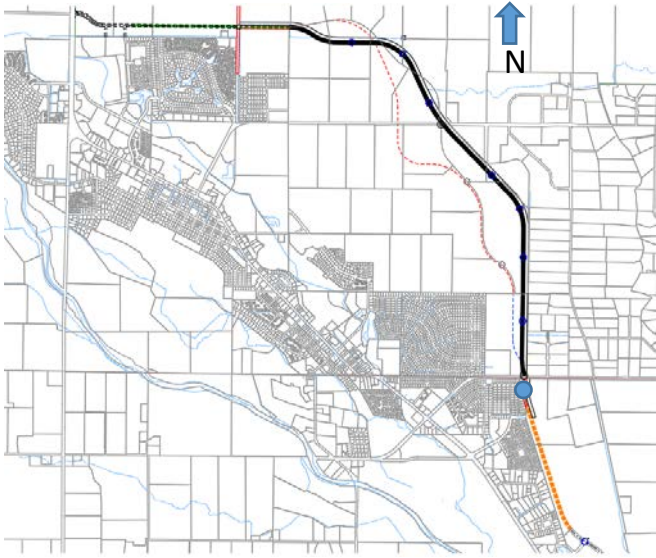


Muller PKWY @ LaCosta (west)



Muller PKWY @ LaCosta (east)

Muller Parkway-2019 (existing Stodick Estates) Section 2



Muller PKWY @ Toler (north)



Muller PKWY @ Toler
End section 2 (looking South towards walmart)



Muller PKWY @ 395 (west)



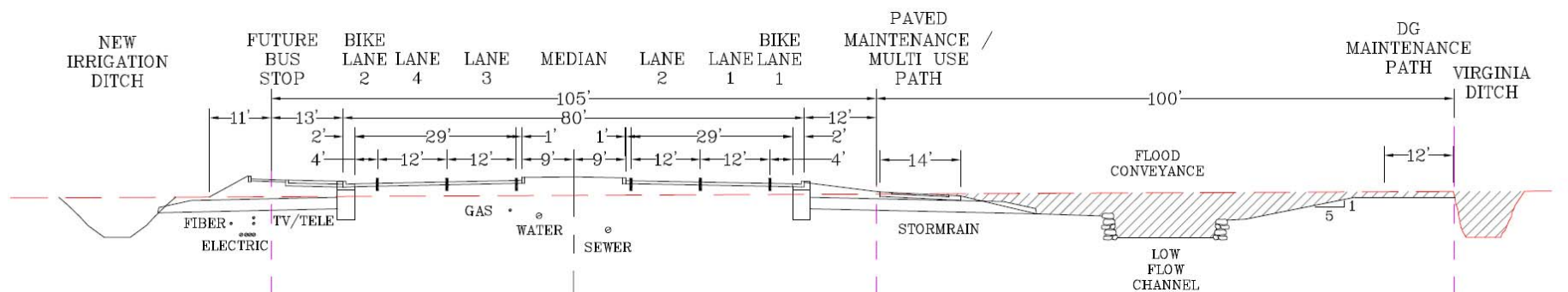
Looking towards Walmart

**Muller Parkway-2019
(existing Pinenut Road to 395)
Section 3**



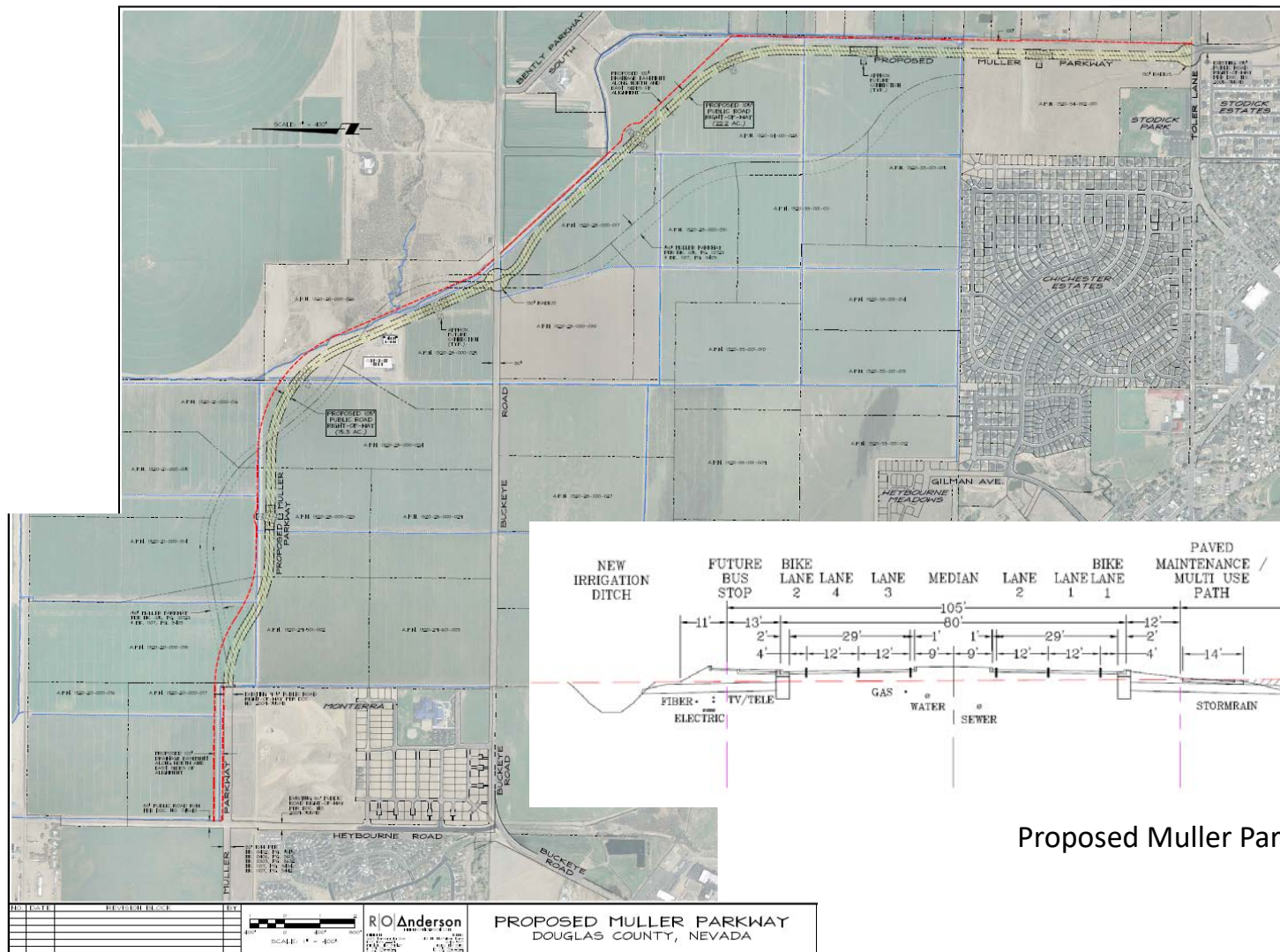
Looking towards Pinenut Road

Veterans Parkway – RENO, NV



November 20, 2018 BOCC Meeting:
Board affirms the County's
priority for constructing Muller
Parkway, four lanes to maintain
LOS C (Penzel/Walsh 5-0).

April 30, 2019 BOCC Meeting;
Board adopts the 2017
Douglas County transportation
plan as presented (Rice/Nelson
5-0). The Plan requires
construction of 4 lane Muller
Parkway by 2025 to maintain
LOS C.



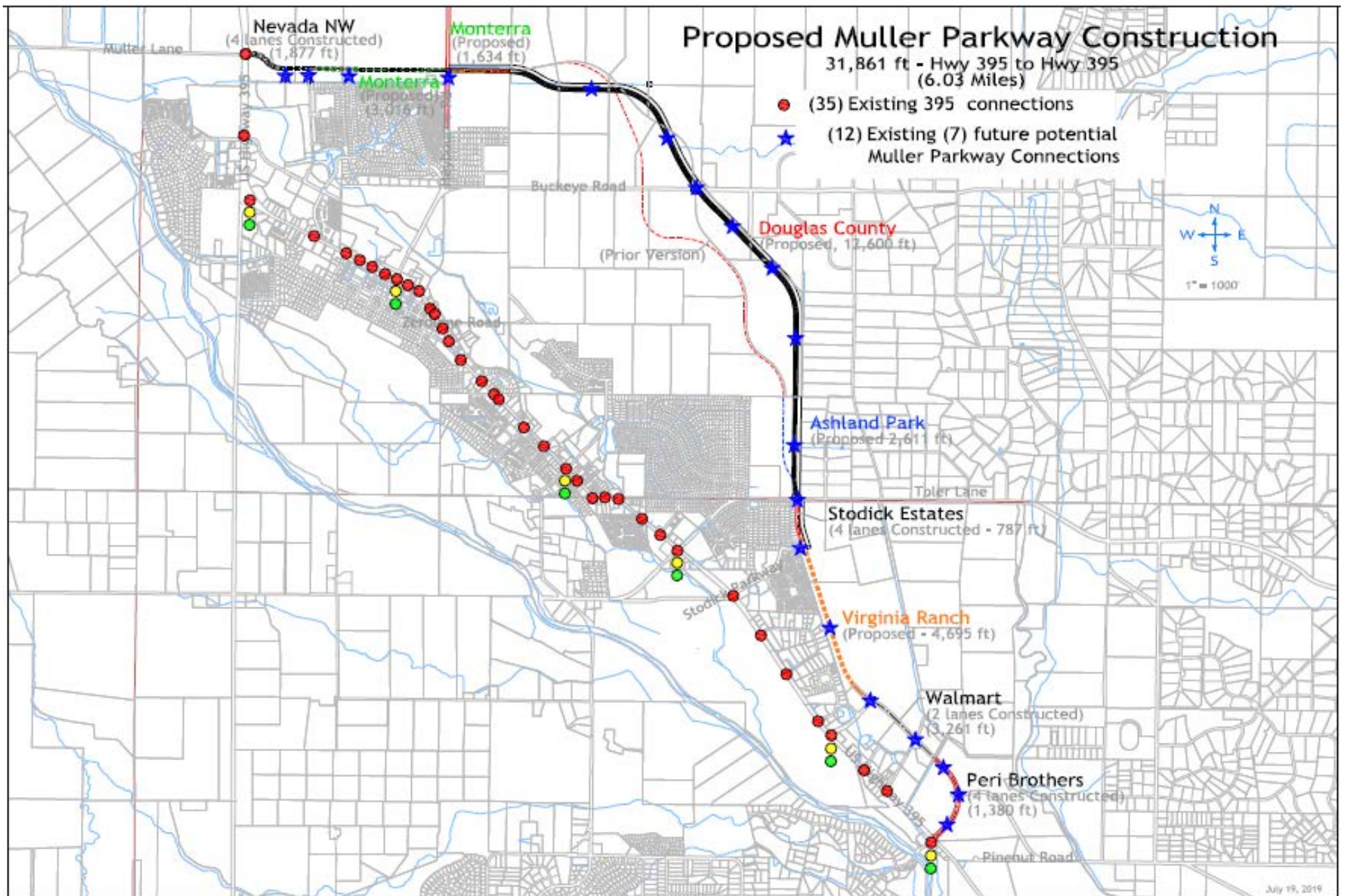
- 105' right of way
4 lanes
Curb and Gutter
- 100' Drainage/
maintenance and multi
modal path
- 14' path – 10' paved 2' DG
- Bike lanes each side
- Utilities if needed

Proposed Muller Parkway Concept

Proposed Muller Parkway Construction

31,861 ft - Hwy 395 to Hwy 395
(6.03 Miles)

- (35) Existing 395 connections
- ★ (12) Existing (7) future potential Muller Parkway Connections

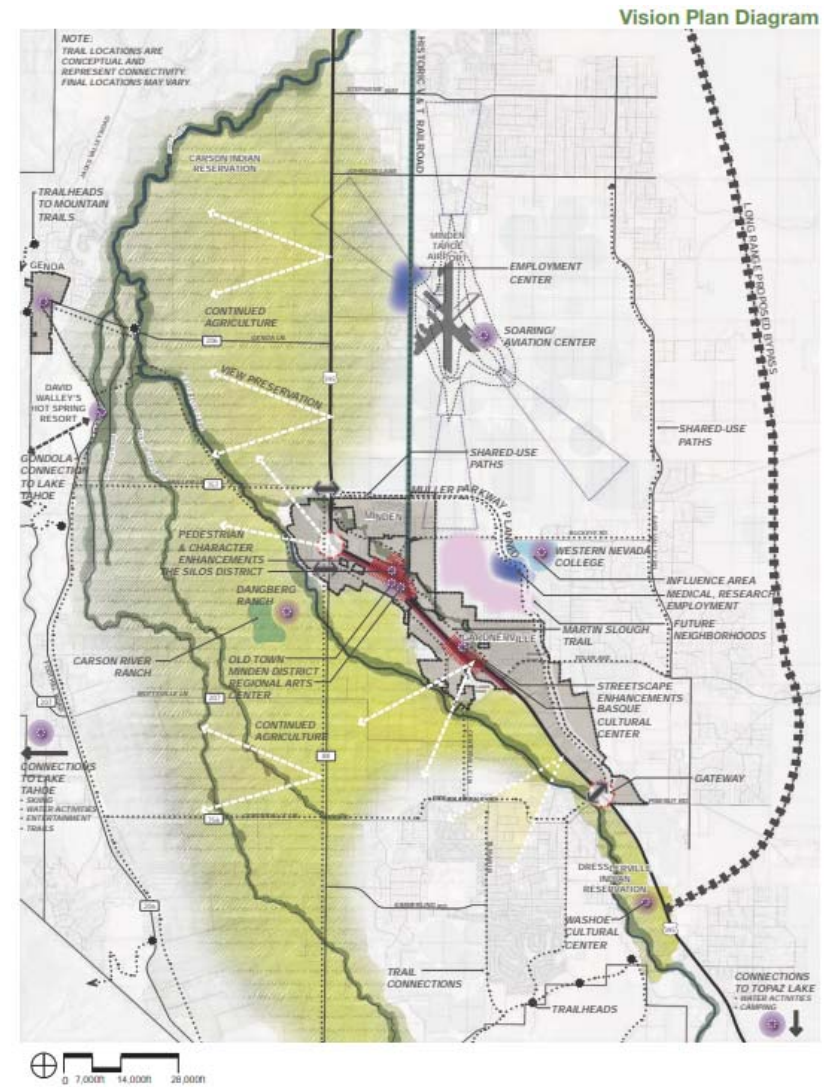


DOUGLAS COUNTY VALLEY VISION

A VISION FOR A COMMUNITY TO MATCH THE SCENERY

SEPTEMBER 2013

Prepared by:
DESIGNWORKSHOP



Valley Vision | 27

ENVISION



December 2018

Minden and Gardnerville Plan for Prosperity



Minden and Gardnerville envision vibrant downtowns that are regional destinations and the hearts of their communities. Their town centers will be mixed-use, feature cultural facilities, have a full annual events calendar, and integrated arts programming. Their successful main street districts are enabled by a completed Muller Parkway allowing through-traffic to bypass Main Street. The Parkway supports redesign of the Main Street and historic Railroad Avenue portions of US395 as pedestrian-oriented experiences. Trails will connect the town centers with new parks along Martin Slough and Muller Parkway, which double as detention facilities that reduce flooding. Neighborhoods will have definable centers including parks, schools, libraries and their own namesake streets. New neighborhoods will include housing supporting the needs of existing and future residents. The Towns envision new types of housing including mixed-use development in the downtowns and agri-neighborhoods on the Towns' edges.

Figure 1.4 Centered and Connected Neighborhoods

Map detail from
the Minden and
Gardnerville Plan
for Prosperity

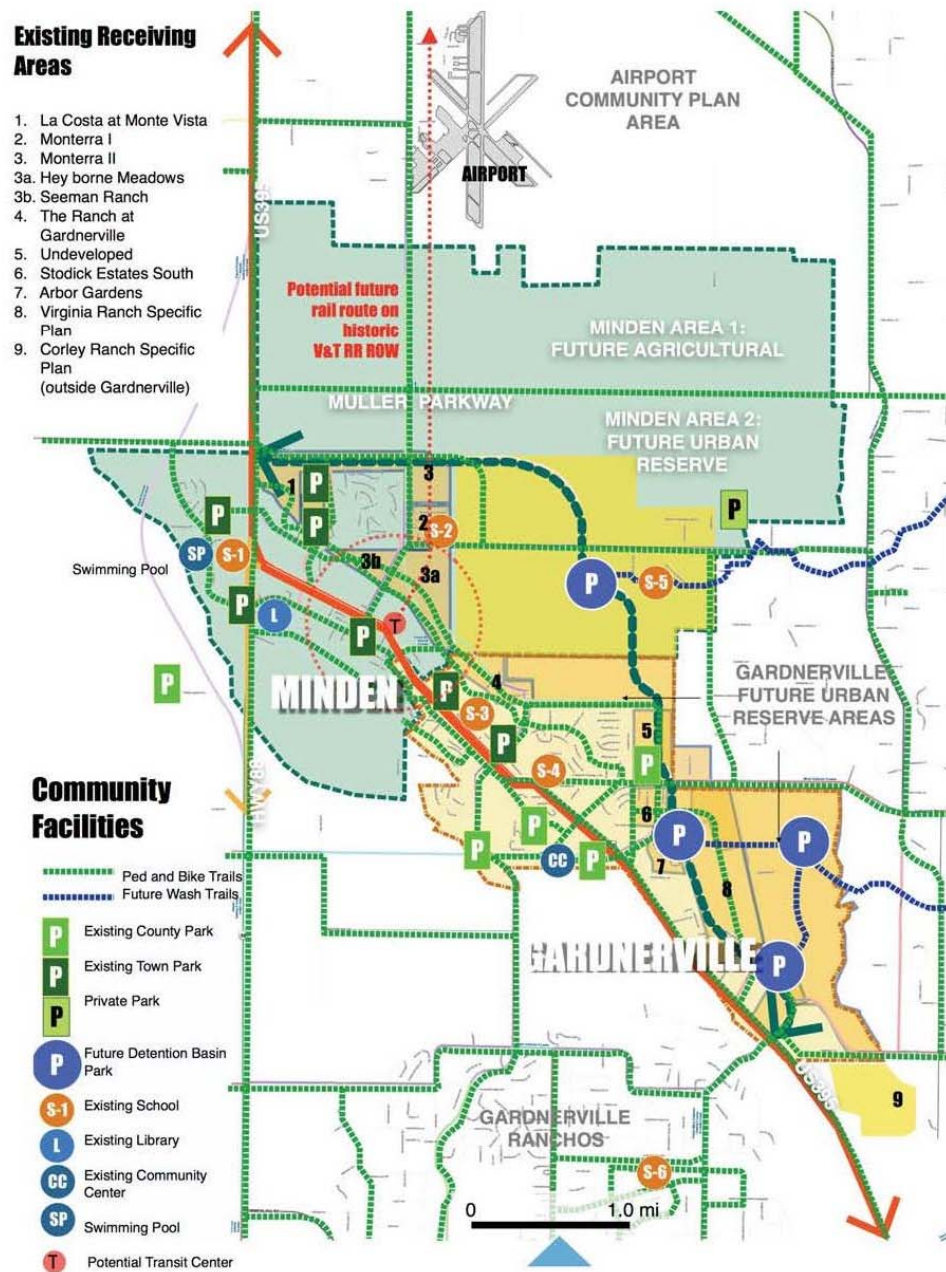


Figure 3.1 Minden Land Use

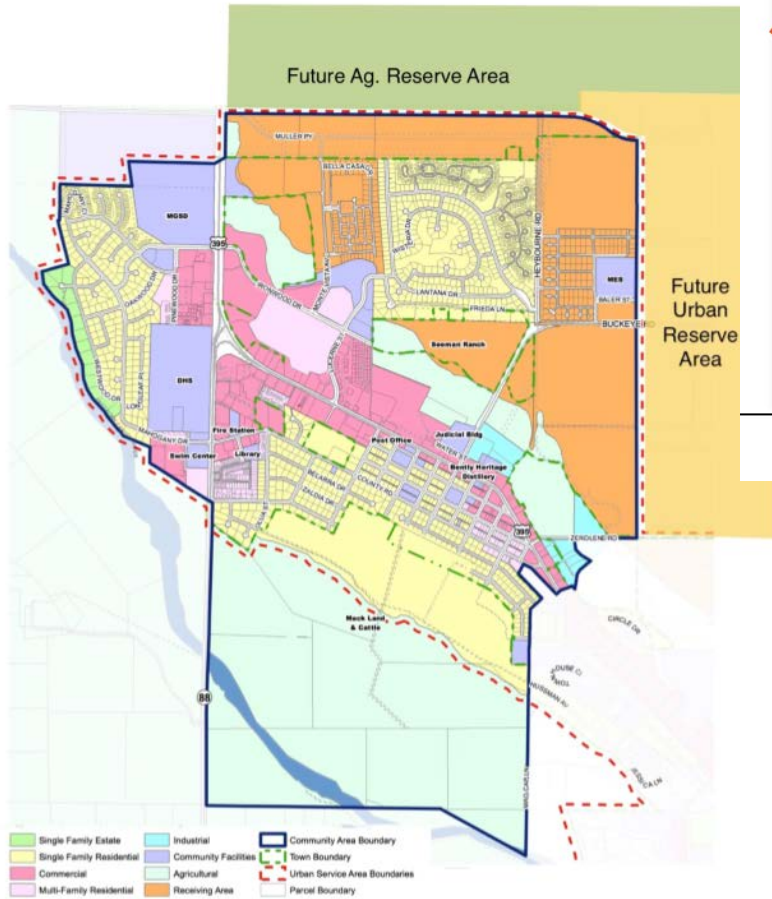
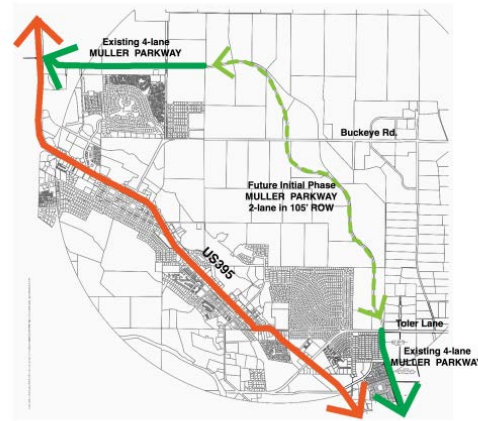
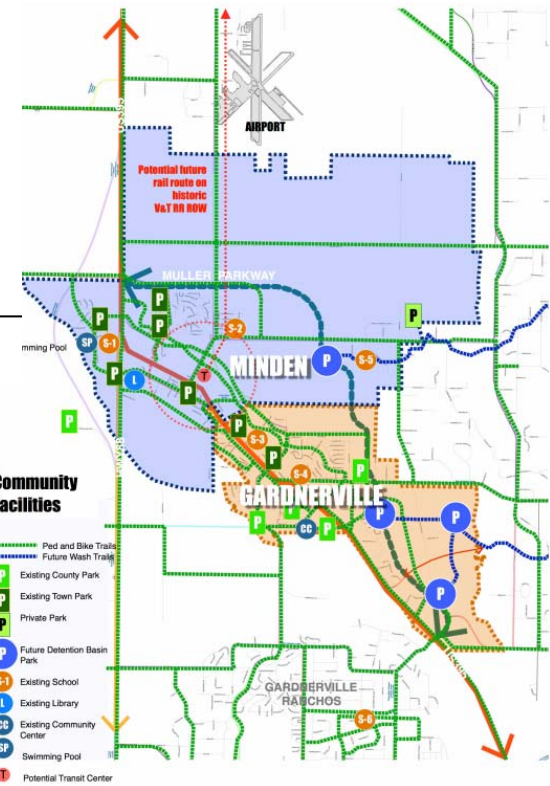


Figure 4.2 Muller Parkway Proposed Alignment 2018



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Source: Douglas County, RACESTUDIO

Source: Douglas County, RACESTUDIO

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