



## NOTICE OF REGULAR PUBLIC MEETING

Date: April 6, 2010  
Time: 6:30 P.M.  
Place: Genoa Town Meeting Room  
2289 Main Street  
Genoa, NV 89411

It is the intent of the Genoa Town Advisory Board to protect the dignity of citizens who wish to comment before the Board. It is also the Board's wish to provide the citizens of Genoa with an environment that upholds the highest professional standards.

Citizens should have the ability to freely comment on items and/or projects that are brought before the Board for action without interference. In order to ensure that every citizen desiring to speak before the Board has the opportunity to express his or her opinion, it is requested that members of the audience refrain from making comments, hand clapping, or making any remarks or gestures that may interrupt, interfere with, or prevent the speaker from commenting on any present or future project.

Reports should be made to the Board prior to public comment or questions. Upon completion of the report, the Board shall entertain questions/comments from members of the public when recognized by the Board's presiding officer.

### Agenda

#### CALL TO ORDER

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF AGENDA

The Genoa Town Advisory Board reserves the right to take items in a different order, to accomplish business in the most efficient manner.

**Action Item**

#### APPROVAL OF MINUTES

Regular Meeting March 2, 2010  
Special Meeting March 9, 2010

**Action Item**

#### PUBLIC COMMENTS

This portion of the meeting is open to the public to speak on any topic not on today's agenda and must be limited to 3 minutes. For any item on the agenda, public comment may be permitted at the discretion of the Board's presiding officer, except where public hearing is legally required. The Genoa Town Advisory Board is prohibited by Law from taking immediate action on or discussing issues raised by the public that are not listed on this agenda.

#### ANNOUNCEMENTS AND CORRESPONDENCE

1. Town Manager Report – Verbal report from Sheryl Gonzales

## CONSENT CALENDAR

All items shall include discussion and possible action. Consent items may be pulled at the request of Board Members wishing to have an item or items further discussed. When items are pulled for discussion, they will be automatically placed at the beginning of the Administrative Agenda.

Motion to approve consent calendar

2. Approve the Comptroller's Report/Budget Performance Report for February 2010.

## ADMINISTRATIVE AGENDA

3. Update from Marian Vassar, St. Patrick's Day Chair, regarding the 2010 St. Patrick's Day Event.
4. Update from Karen Homes, Easter Egg Hunt Chair, regarding the 2010 Easter Egg Hunt Event.
5. Discussion and possible action to develop a Genoa Cookbook to sell during the 90<sup>th</sup> Candy Dance.
6. Discussion and possible action to close portions of Town streets during the Genoa Cowboy Poetry and Music Festival beginning April 29 to May 2, 2010.
7. Discussion and possible action on Development Application (DA) 09-073, a Master Plan and Zoning Text Amendment, initiated by the Douglas County Community Development Department, as follows:
  - A) A Master Plan Text Amendment, including Resolution Number PC 2010-01, modifying the title of the Single-family residential - traditional 2,500-square foot minimum parcel size (SFR-T 2,500) to Single-family residential – traditional 3,000-square foot minimum parcel size (SFR-T 3,000) and modifying text in the SFR-T land use designation to adjust the maximum density standard from 17 dwelling units per acre (DU/AC) to 15 DU/AC in the following Master Plan chapters and figures: 1) Chapter 2, *Framework of the Master Plan*, 2) Chapter 10, Figure 10.2, *Land Use Designations and Densities*, 3) Chapter 10, *Single-family residential - traditional (SFR-T)*, 4) Chapter 10, *Future Development and Receiving Areas (RA)*, and 5) Chapter 10, Figure 10.3, *Land Use Designation and Zoning Relationship*, and the placement and modifications to footnotes.
  - B) A Zoning Text Amendment, amending Title 20 as follows: 1) increasing the minimum net lot area for the Single-family residential traditional 2,500 square feet (SFR-T 2,500) zoning district to 3,000 square feet, 2) modifying the title of the SFR-T 2,500 zoning district to SFR-T 3,000, 3) lowering the maximum density standard for the revised SFR-T 3,000 zoning district to 14.52 DU/AC, and 4) assigning an Average Lot Width, Average Corner Lot Width and Minimum Lot Depth to all of the SFR-T zoning districts by amending the following chapters and sections: 20.650.010 (B) (1) Purpose; 20.656.010 Table; 20.662.010 Table; and 20.664.155 (J) *Single-family residential - traditional design standards*, and other properly related matters. The Planning Commission may recommend approval, approval with modifications, or denial of each request to the Board of County Commissioners.

8. Discussion and possible action to submit a grant, including a pre-application to the State of Nevada Division of State Parks, Department of Conservation and Natural Resources, Nevada Recreational Trails Program for an amount to not exceed \$200,000 for the Genoa to Walley's Trail and Genoa Mail Trail.
9. Discussion and possible action regarding the Town's annual road improvement project.
10. Discussion and possible action to adopt the tentative Fiscal Year 2010-11 Town of Genoa's budget, including the Operational Fund, Ad Valorem Capital Projects Fund, and Construction Reserve fund.

## **ADJOURNMENT**

### **Action Item**

**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 Genoa Town Office in writing at P.O. Box 14, Genoa, Nevada 89411 or by calling 775-782-8696 at least 24 hours in advance of the meeting.

NOTICE: NRS 237: The Genoa Town Advisory 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 Board's agenda, including without limitation the conclusion that each rule, ordinance, or regulation that is on the Board's agenda, including without direct and significant economic burden on a business or that directly restricts the formation, operation, or expansion of a business, and that each rule, ordinance, or regulation that is on the Board's agenda for which a BIS has not been prepared does not impose a direct significant economic impact on a business or directly restrict the formation, operation, or expansion of a business.

This notice and agenda has been posted on or before 9 a.m. on the third working day before the meeting at the following locations:

Posted: GTAB Agenda

Genoa Post Office, Town Office, Douglas County: Courthouse, Clerk's Office,

Others: Town Engineer, Record Courier, Sierra Sage

Agenda Requests: