



Douglas County

Planning Commission

Public Meeting Notice and Agenda

Tuesday, October 13, 2026

1:00 PM

Historic Courthouse
1616 Eighth Street
Minden, Nevada 89423

The Planning Commission may also be meeting for lunch on the same day, at 11:30 a.m. at Cook'd, 1644 US Hwy 395 N, Minden, NV. Members of the public, press, and staff are welcome. This is a social gathering and no Planning Commission business will be discussed.

To watch the meeting:

Members of the public may click on the following link to watch the livestream of the Planning Commission meeting:

<https://www.youtube.com/@douglascountynvada/streams>

Written public comment:

To offer public comment before the meeting, members of the public may submit public comments by email to planning@douglasnv.us. Please make sure to state your name, item number and position on the item.

All written public comments that are received prior to 4:00 PM the day before the meeting will be compiled and added as supplemental material for the Planning Commissioners and the public to review prior to the meeting.

Public comment during the meeting:

In person: Members of the public may attend the meeting in person.

Members of the public may call the Planning Department at 775-782-6200, Option 4, to obtain help making public comment prior to the meeting.

Members of the public may request an electronic copy of the agenda or the supporting materials by contacting the planning division (Coleen Zepeda) at 775-782-6200, Option 4, or by email planning@douglasnv.us. Electronic copies of the agenda and supporting materials are also available at the following websites:

- **State of Nevada Public Notices website:** <https://notice.nv.gov/>
- **Douglas County Meeting website:** https://douglascountynv.granicus.com/ViewPublisher.php?view_id=1

A copy of the finalized public notice and agenda is posted at the Minden Inn at 1594 Esmeralda Avenue, Minden Nevada

It is the intent of the Planning Commission to protect the dignity of citizens who wish to comment before the Commission. It is also the members' wish to provide the citizens of Douglas County 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 Commission for action without interference.

Notice to Persons with Disabilities: Members of the public who are disabled or require special assistance or accommodations are requested to notify the Planning Department in writing at P.O. Box 218, Minden, Nevada 89423 or by calling 782-6217 at least 20 hours in advance.

DOUGLAS COUNTY PLANNING COMMISSION

FINAL AGENDA

October 13, 2026

CALL TO ORDER

PLEDGE OF ALLEGIANCE

OPENING PUBLIC COMMENT (NO ACTION)

Public comment is limited to three minutes per speaker on matters over which the Planning Commission has jurisdiction, supervision or control. The Planning Commission wants to encourage the respectful consideration of all views by members of the public. If the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational, or amounts to a personal attack or interfering with the rights of others, the individual will be asked to stop speaking.

In addition to opening public comment, public comment will also be taken on public hearing agenda items that are identified for possible action and closing public comment. If you plan to speak on a specific agenda item that is on the Public Hearing agenda and identified for possible action, then please provide your public comment when that agenda item is heard.

At this time, public comment will be taken on those items that are within the jurisdiction and control of the Planning Commission. Additional public comment periods may be allowed on individual agenda items at the discretion of the Chairperson. It is requested that members of the public comment on those agenda items when they are considered.

APPROVAL OF AGENDA

For possible action. Approval of proposed agenda. The Planning Commission reserves the right to take items in a different order; to combine two or more agenda items for consideration; and to remove items from the agenda or delay discussion relating to an item on the agenda at any time.

APPROVAL OF MINUTES

For possible action. Discussion to approve the draft minutes of the August 11, 2026 meeting of the Planning Commission.

PUBLIC HEARINGS

1. For possible action. Discussion on Ordinance 2026-1673, a Zoning Text Amendment amending Douglas County Code, Title 20, by revising section 20.664.125 to add an affordable housing exemption to the commercial floor area requirement applicable to multi-family housing that requires a mixed-use component.
2. For possible action. Discussion on Ordinance 2026-1674, a Zoning Text Amendment amending Douglas County Code, Title 20, by revising Chapter 20.440, adding definitions applicable to the Chapter, revising the conditions that apply to density bonus and affordable housing agreements, and modifying the findings required for approval of such agreements.

3. For possible action: Discussion on Ordinance 2026-1676, an Ordinance repealing and replacing the entirety of Douglas County Code, Title 20, the Douglas County Development Code, by enacting a new Development Code that provides a new format, updates definitions, clarifies prior code discrepancies, eliminates outdated and unused zoning districts, and addresses other properly related matters. The Ordinance is being proposed by the Douglas County Community Development Department, based on significant public feedback and outreach. (Kate Moroles-O'Neil, Tom Dallaire, & Andrea Pawling, Community Development Department, and AnnMarie Lain, NCE)
4. For possible action: Discussion to approve, conditionally approve, deny or continue Major Design Review application DP26-0042 for a 100-foot (monopole) cell tower and associated antennas, as well as support equipment and an emergency backup generator within a 30-foot by 30-foot fenced equipment area. The subject property is located along State Route 88, in Minden, NV, south of the Carson Valley Swim Center, in the A-19 zoning district, within the south sub-area of the Agricultural Community Plan. The applicant is Melissa Ofina of Epic Wireless on behalf of Verizon Wireless. The property owner is the Patricia L. Rand 2003 Trust. APN: 1320-31-000-016

CLOSING PUBLIC COMMENT (NO ACTION)

At this time, public comment will be taken on those items that are within the jurisdiction and control of the Planning Commission or those agenda items where public comment has not already been taken.

ADJOURNMENT