

**PLANNING COMMISSION AGENDA ITEM
COVER PAGE**

MEETING DATE: October 13, 2026

TIME REQUIRED:

AGENDA: PUBLIC HEARINGS

TITLE:

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

RECOMMENDED MOTION:

Approve, conditionally approve, deny or continue Major Design Review application DP 26-0042, based upon the ability to make the required findings pursuant to 20.614.040 A-H, listed in the staff report.

FINANCIAL IMPACT:

No financial impact was determined for Douglas County.

BACKGROUND:

The subject parcel is outside of the Town of Minden boundaries, and was purchased by Patricia L. Rand, Trustee of the Rand 2003 Trust on July 24, 2024. This vacant parcel is 32 acres in size with the longest boundary (3,617.50') along State Route 88 in Minden, south of the Carson Valley Swim Center.

On March 5, 2026, a Major Design Review was submitted to Douglas County by the applicant, Melissa Ofina of Epic Wireless on behalf of Verizon Wireless. Verizon Wireless proposes 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. There will be space on the proposed tower for collocation of antennas for up to two or more additional wireless carriers.

Per exhibits to be presented by Ms. Ofina, there is an existing large gap in coverage, especially inside the buildings of Douglas High School. The proposed location is to provide the missing wireless coverage inside the high school buildings as well as surrounding areas. Ms. Ofina's presentation will include discussion and exhibits demonstrating the coverage gap and why this specific location is necessary.

ATTACHMENTS:

[DP26-0042_staff_report \(KMO\).docx](#)

[Vicinity Map 8-26-26.pdf](#)

[Noticing_Map_1320_31_000_016_Updated.pdf](#)

[04 Project Description and Justification Final](#)

[03 Traffic Engineering Study](#)

[04 10 Plan Set 7-28-26](#)

[Findings Letter](#)

[Photo Simulations](#)

[RF Report](#)

[Epic-Rand Presentation for PC October 13 Final 100526.pdf](#)

[Public Comment-Roaldson-Verizon Cell Tower at Mackland and highway 88.pdf](#)

[Public comment-Roaldson email.pdf](#)

[Public comment-Roaldson 2025 report.pdf](#)

[Public comment-St. Germain.pdf](#)