

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion to approve, approve with modifications or deny the RACESTUDIO scope of work for the concurrent update of the towns' of Gardnerville and Minden Plans for Prosperity over the 2018 year at a combined cost of \$158,700; approving up to \$80,000 from the Town of Gardnerville, (\$32,000 during this Fiscal Year 2017/2018 budget and \$48,000 in next year's 2018/2019 budget) and authorize the town manager to sign the contract with Minden partnering on this update; with public comment prior to board action.
2. **Recommended Motion:** approve the RACESTUDIO scope of work for the concurrent update of the towns' of Gardnerville and Minden Plans for Prosperity over the 2018 year, approving up to \$80,000 from the Town of Gardnerville, (\$32,000 during this Fiscal Year 2017/2018 budget and \$48,000 in next year's 2018/2019 budget) and authorize the town manager to sign the contract with Minden partnering on this update.

Funds Available: Yes N/A

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** December 5, 2017 **Time Requested:** 30 minutes

6. **Agenda:** Consent Administrative

Background Information: Town staff has been discussing the update for a couple years now. I reached out to Bruce Race two years ago and asked if he would want to update the town plan. At that time he was not interested in doing that. This year Minden reached out on a combined effort and he wanted to be part of that project. We are gaining support from county staff and the land owners. I believe this is worth the effort to come up with a plan for the future of the two towns.

7. **Other Agency Review of Action:** Douglas County N/A

8. **Board Action:**

- Approved Approved with Modifications
 Denied Continued

Background Continued;

Working together on the update to the plans will create a great response from public and vested property owners to participate in the works shops. This joint effort will create a vision of the town out to 2040 and provide some guidance to the needed sustainability for the town once it reaches its potential full buildout.

Most recently at the last Board meeting we discussed bringing this back. We sent the board the scope of work to review. Staff did not receive any feedback from that email. We contacted the county and met with Heather Ferris the DC Planning Manager and Lewis, new to the planning department. I believe the schedule could move as we move through this process, but the proposed schedule works for both towns at this point.

Does the board have any reservations, issues, questions or comments about this scope?

See the attached scope of work and schedule.

Scope of Services

Introduction

The purpose of this proposal for professional services is to provide a scope and budget for concurrently updating The Minden Plan for Prosperity and Gardnerville Plan for Prosperity.. The effort will tackle several driving policy issues including circulation, land use, community facilities and streets, and community character. The process is scoped as an inclusive process engaging a broad spectrum of stakeholders.

Scope of Services

The scope of services is organized to reflect the overall three-step planning process. This includes analysis, exploring alternatives, and preparing the preferred plan. A citizen advisory committee (CAC) will act as the primary sounding board for the process supported by a technical advisory committee (TAC) comprised Town and County staff and consultants. The proposed approach builds on CAC and community input and advances their recommendations to the Town Boards and County Commission.

Step 1.0 Analysis

Step 1 includes identification of key policy issues and analyzing those to better understand alternative approaches. This scope assumes that policy topics will include transportation, land use, economic development, urban services, and community character. Step 1 includes a community issues workshop. This workshop is for both Gardnerville and Minden residents. Step 1 also includes a focus group meeting with landowners and developers.

- 1.1 Key Policy Issues
- 1.2 Transportation (including bike, and pedestrian connections)
- 1.3 Land Use and Economic Development
- 1.4 Urban Services
- 1.5 Community Character
- 1.6 Regional Drainage Concepts

Meetings

TAC 1: Project Kick-off
CAC 1: Kick-off and Outreach
Land owner and Developer Focus Group
Community 1: Critical Issues Workshop
TAC 2: Review of Analysis
Town Boards 1: Review of Analysis and Critical Issues

Deliverables

Analysis Summary Presentation

Step 2.0 Alternative Futures

The second step includes identifying alternative policies and related concepts for key issues. This will entail defining key issues driving policy, exploring alternatives, and evaluation alternatives. Step 2 includes an alternative futures workshop to explore various strategies for addressing key policy issues. This workshop provides an opportunity for participants to explore town-specific alternatives and how those options can be coordinated between Minden and Gardnerville.

2.1 Policy Drivers (such as fiscal implications of development, building heights, parking, mixed-use ratios, etc.)

2.2 Alternatives – (considering issues such as agri-hoods and other design strategies for community edges)

2.3 Evaluation of Alternatives

Meetings

TAC 3: Discussion—Critical Issues and Related Policy

CAC 2: Policy Drivers and Outreach

Community Workshop 2: Alternative Futures – Combined Town Workshop

CAC 3: Review of Workshop Outcomes

TAC 4: Review Technical Alternatives

Deliverables

Alternative Futures Summary Presentation

Step 3.0 Preferred Plan Selection and Preparation

The third step includes preparing and reviewing a preferred updates to the plans for prosperity. This includes preparing the preferred plan and related action plan. This step includes a community workshop focused on review and refinement of the preferred plan.

3.1 Selection of Preferred Plan Features

3.2 Draft Preferred Plan

3.3 Action Plan

Meetings

TAC 5: Review of Alternative Analysis

CAC 4: Workshop Outcomes, Alternative Analysis, and Preferred Plan Discussion

Community Workshop 3: Preferred Plan Review and Improvements

TAC 6: Preferred Plan Discussion

CAC 5: Review of Preferred Plan

Town Boards 2: Draft Plan and Action Plan

Planning Commission 1: Draft Preferred Plan and Action Plan

County Commission 1: Draft Preferred Plan and Action Plan

TAC 7: Review Comments and Updates

CAC 6: Review and Outreach

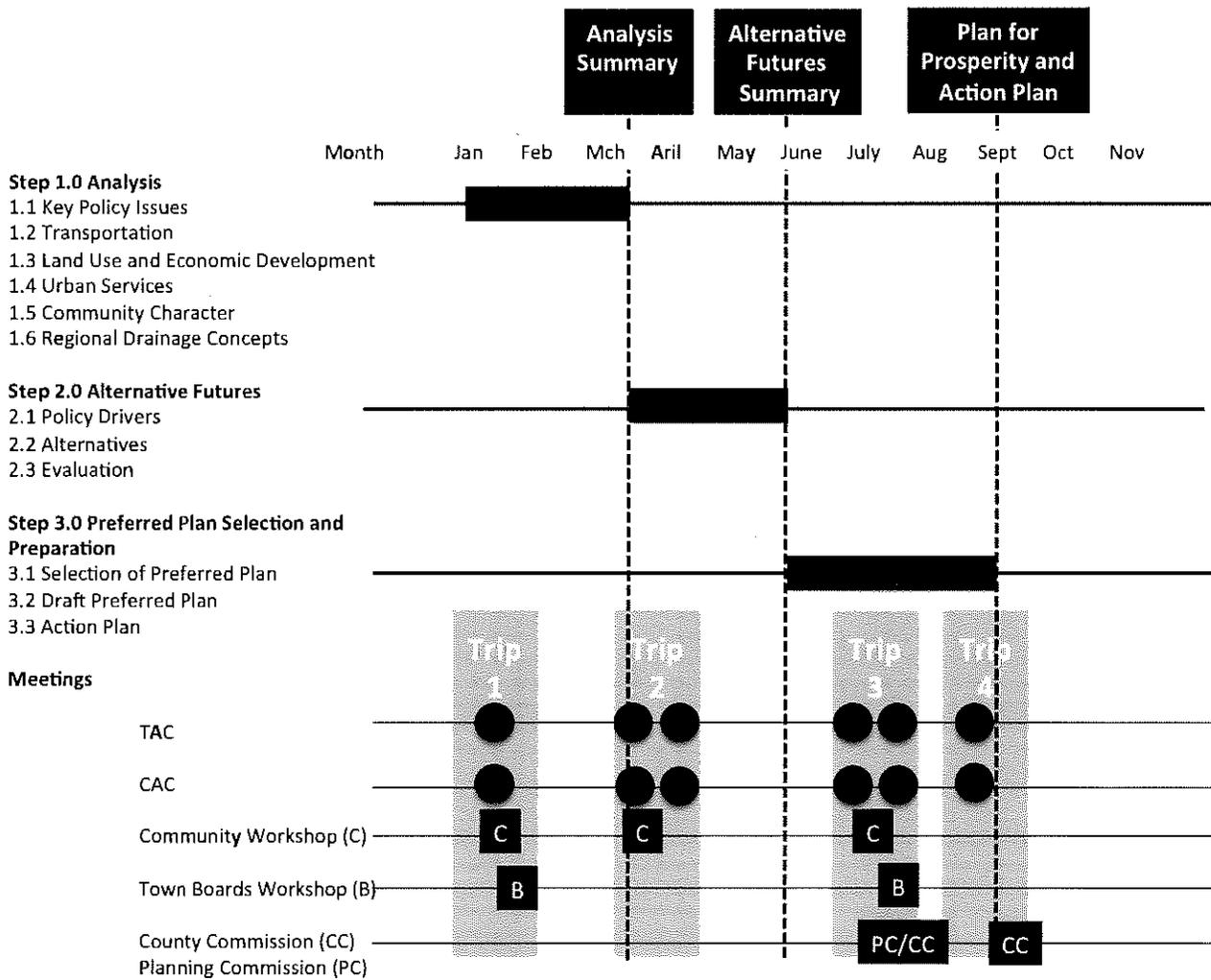
County Commission 2: Approval/Adoptions

Deliverables

Plan for Prosperity and Action Plan

Schedule

The overall schedule assumes an eight-month process. The process is built around four consultant working visits to Minden and Gardnerville. The first trip includes kick-off meetings and workshops that define key issues facing the towns that will drive policy and actions. The second trip focuses on discussing and developing alternatives. The third trip provides an opportunity for the communities to review and refine preliminary planning concepts. The fourth trip is for final review.



Cost Proposal

The budget is based on the tasks identified in the scope of services, the time assigned to complete tasks, and hourly rates. Additional tasks and time can be provided as an additional service. The process assumes that four consultant team members will make four trips to Douglas County to workshop with the Towns and community, coordinate analysis and recommendations, and support the adoption process.

Budget Summary

Step 1: Analysis	\$39,280
Step 2: Alternative Futures	\$44,240
Step 3: Preferred Plan Selection and Preparation	\$59,280
Total Labor	\$142,800
Reimbursable Expenses	\$15,900
TOTAL	\$158,700

The detailed budget summary is on the following page.

Draft Nov 29, 2017 • Minden and Gardnerville Plan for Prosperity 2040

Minden and Gardnerville Plans for Prosperity	Bruce Race, RACESTUDIO		Andy Plescia, A. Plescia Co.		Nore Winter, Winter and Company		Brad Johnson, Winter and Company		
Budget	Hours	Rate	Hours	Rate	Hours	Rate	Hours	Rate	Subtotals
Step 1.0 Analysis		200		200		200		120	
1.1 Key Policy Issues	4		4		2		4		
1.2 Transportation	4						8		
1.3 Land Use and Economic Development	8		8				8		
1.4 Urban Services	4						2		
1.5 Community Character	8				8		20		
1.6 Regional Drainage Concepts	4						8		
Meetings									
TAC 1: Project Kick-off	2		2		2		2		
CAC 1: Kick-off and Outreach Land owner and Developer Focus Group	2		2		2		2		
Community 1: Critical Issues Workshop	4		4		4		4		
TAC 2: Review of Analysis Town Boards 1: Review of Analysis and Critical Issues	2		2		2		2		
On-site Team Worksessions	4		4		4		4		
					16		16		
Deliverables									
Analysis Summary Presentation	10		6		6		12		
Subtotal Hours	58		34		48		84		
Subtotal Budget		\$ 11,600.00		\$ 6,800.00		\$ 9,600.00		\$ 11,280.00	\$ 39,280.00
Step 2.0 Alternative Futures									
2.1 Policy Drivers	16		4		4		4		
2.2 Alternatives	16		16		4		32		
2.3 Evaluation of Alternatives	16		24		4		24		
Meetings									
TAC 3: Discussion-Critical Issues and Related Policy	2		2		2		2		
CAC 2: Policy Drivers and Outreach	2		2		2		2		
Community Workshop 2: Alternative Futures (NW web cam)	4		4				4		
CAC 3: Review of Workshop Outcomes (NW web cam)	2		2		2		2		
TAC 4: Review Technical Alternatives (NW web cam)	2		2		2		2		
On-site Team Worksessions							20		
Deliverables									
Alternative Futures Summary Presentation	10		10		4		10		
Subtotal Hours	70		66		24		102		
Subtotal Budget		\$ 14,000.00		\$ 13,200.00		\$ 4,800.00		\$ 12,240.00	\$ 44,740.00
Step 3.0 Preferred Plan Selection and Preparation									
3.1 Selection of Preferred Plan Features	4		4		2		24		
3.2 Draft Preferred Plan	40		10		4		40		
3.3 Action Plan	10		4		2		40		
Meetings									
TAC 5: Review of Alternative Analysis (NW web cam)	2		2		2		2		
CAC 4: Workshop Outcomes, Alternative Analysis, and Preferred Plan Discussion (NW web cam)	2		2		2		2		
Community Workshop 3: Preferred Plan Review and Improvements	4		4				4		
TAC 6: Preferred Plan Discussion (NW web cam)	2		2		2		2		
CAC 5: Review of Preferred Plan (NW web cam)	2		2		2		2		
Town Boards 2: Draft Preferred Plan and Action Plan (NW web cam)	2		2		2		2		
Planning Commission 1: Draft Preferred Plan and Action Plan (NW web cam)	2		2		2		2		
County Commission 1: Draft Preferred Plan and Action Plan (NW web cam)	2		2		2		2		
TAC 7: Review Comments and Updates (NW web cam)	2		2		2		2		
CAC 6: Review and Outreach	2		2				2		
On-site Team Worksessions							12		
County Commission 2: Approval/Adoptions	2		2				16		
Deliverables									
Plan for Prosperity and Action Plan	40		4		4		20		
Subtotal Hours	118		46		28		174		
Subtotal Budget		\$ 23,600.00		\$ 3,200.00		\$ 5,600.00		\$ 20,880.00	\$ 59,280.00
TOTAL LABOR		\$ 49,200.00		\$ 29,200.00		\$ 20,000.00		\$ 44,400.00	\$ 142,800.00
Reimbursable Expenses									
	Supplies and Printing	Meals	Travel	Accommoda- tions					
Trip 1 (4 days)	\$ 200.00	\$ 800.00	\$ 1,400.00	\$ 1,800.00					
Trip 2 (4 days)	\$ 100.00	\$ 800.00	\$ 1,400.00	\$ 1,800.00					
Trip 3 (4 days)	\$ 200.00	\$ 800.00	\$ 1,400.00	\$ 1,800.00					
Trip 4 (2 days)	\$ 400.00	\$ 400.00	\$ 1,400.00	\$ 1,200.00					
Subtotal	\$ 900.00	\$ 2,800.00	\$ 5,600.00	\$ 6,600.00					\$ 15,900.00
TOTAL BUDGET									\$ 158,700.00

Responsibility Matrix

The process brings together the expertise and capabilities of the consultant team, the Towns, and Douglas County. All the team will be leading, supporting, and/or reviewing planning tasks. This approach is intended to make the process more compact and efficient. Generally, the consultant team will take the lead on production of documents and reports, facilitating workshops, and technical analysis. The Towns will support the planning process and take the lead in making critical policy decisions. Douglas County has been identified as the lead for those issues where works on technical studies in transportation and flood control have already been undertaken. These documents, in conjunction with guidance from County Staff, will inform the process.

Black: Lead Role
 Dark Gray: Supporting Role
 Light Gray: Review

Responsibility Matrix

	RACESTUDIO	A. Plescia Co.	Winter & Co.	Towns	Douglas County
Step 1.0 Analysis					
1.1 Key Policy Issues	Black	Light Gray	Dark Gray	Light Gray	Black
1.2 Transportation	Dark Gray	Light Gray	Dark Gray	Light Gray	Black
1.3 Land Use and Economic Development	Black	Black	Light Gray	Dark Gray	Light Gray
1.4 Urban Services	Dark Gray	Light Gray	Black	Dark Gray	Light Gray
1.5 Community Character	Black	Light Gray	Black	Dark Gray	Light Gray
1.6 Regional Drainage Concepts	Dark Gray	Light Gray	Black	Dark Gray	Black
Deliverables					
Analysis Summary Presentation	Black	Dark Gray	Light Gray	Light Gray	Light Gray
Step 2.0 Alternative Futures					
2.1 Policy Drivers	Black	Dark Gray	Light Gray	Light Gray	Light Gray
2.2 Alternatives	Black	Light Gray	Dark Gray	Dark Gray	Light Gray
2.3 Evaluation of Alternatives	Black	Dark Gray	Dark Gray	Dark Gray	Dark Gray
Deliverables					
Alternative Futures Summary Presentation	Black	Dark Gray	Light Gray	Light Gray	Light Gray
Step 3.0 Preferred Plan Selection and Preparation					
3.1 Selection of Preferred Plan Features	Dark Gray	Light Gray	Dark Gray	Black	Light Gray
3.2 Draft Preferred Plan	Black	Light Gray	Dark Gray	Light Gray	Light Gray
3.3 Action Plan	Dark Gray	Black	Light Gray	Dark Gray	Light Gray
Deliverables					
Plan for Prosperity and Action Plan	Black	Dark Gray	Light Gray	Light Gray	Light Gray

**Minden and Gardnerville
Plans for Prosperity**

Budget

	Bruce Race, RACESTUDIO	Andy Plescia, A. Plescia Co.	Nore Winter, Winter and Company	Brad Johnson, Winter and Company			
	Hours	Rate	Hours	Rate	Hours	Rate	Subtotals
Step 1.0 Analysis		200		200		120	
1.1 Key Policy Issues	4	200	4	200	4	120	
1.2 Transportation	4				8		
1.3 Land Use and Economic Development	8		8		8		
1.4 Urban Services	4				2		
1.5 Community Character	8		8		20		
1.6 Regional Drainage Concepts	4				8		
Meetings							
TAC 1: Project Kick-off	2		2		2		
CAC 1: Kick-off and Outreach Land owner and Developer Focus Group	2		2		2		
Community 1: Critical Issues Workshop	4		4		4		
TAC 2: Review of Analysis	2		2		2		
Town Boards 1: Review of Analysis and Critical Issues	4		4		4		
On-site Team Worksessions			16		16		
Deliverables							
Analysis Summary Presentation	10		6		12		
Subtotal Hours	58		34		94		
Subtotal Budget		\$ 11,600.00		\$ 6,800.00		\$ 9,600.00	\$ 11,280.00 \$ 39,280.00
Step 2.0 Alternative Futures							
2.1 Policy Drivers	16		4		4		
2.2 Alternatives	16		16		32		
2.3 Evaluation of Alternatives	16		24		24		
Meetings							
TAC 3: Discussion–Critical Issues and Related Policy	2		2		2		
CAC 2: Policy Drivers and Outreach	2		2		2		
Community Workshop 2: Alternative Futures (NW web cam)	4		4		4		
CAC 3: Review of Workshop Outcomes (NW web cam)	2		2		2		
TAC 4: Review Technical Alternatives (NW web cam)	2		2		2		
On-site Team Worksessions					20		
Deliverables							
Alternative Futures Summary Presentation	10		10		10		
Subtotal Hours	70		66		102		
Subtotal Budget		\$ 14,000.00		\$ 13,200.00		\$ 4,800.00	\$ 12,240.00 \$ 44,240.00
Step 3.0 Preferred Plan Selection and Preparation							
3.1 Selection of Preferred Plan Features	4		4		24		
3.2 Draft Preferred Plan	40		10		40		
3.3 Action Plan	10		4		40		
Meetings							
TAC 5: Review of Alternative Analysis (NW web cam)	2		2		2		
CAC 4: Workshop Outcomes, Alternative Analysis, and Preferred Plan Discussion (NW web cam)	2		2		2		
Community Workshop 3: Preferred Plan Review and Improvements	4		4		4		
TAC 6: Preferred Plan Discussion (NW web cam)	2		2		2		
CAC 5: Review of Preferred Plan (NW web cam)	2		2		2		
Town Boards 2: Draft Preferred Plan and Action Plan (NW web cam)	2		2		2		
Planning Commission 1: Draft Preferred Plan and Action Plan (NW web cam)	2		2		2		
County Commission 1: Draft Preferred Plan and Action Plan (NW web cam)	2		2		2		
TAC 7: Review Comments and Updates (NW web cam)	2		2		2		
CAC 6: Review and Outreach On-site Team Worksessions	2		2		2		
County Commission 2: Approval/Adoptions	2		2		12		
					16		
Deliverables							
Plan for Prosperity and Action Plan	40		4		20		
Subtotal Hours	118		46		174		
Subtotal Budget		\$ 23,600.00		\$ 9,200.00		\$ 20,880.00	\$ 59,280.00 \$ 59,280.00
TOTAL LABOR		\$ 49,200.00		\$ 29,200.00		\$ 44,400.00	\$ 142,800.00
Reimbursable Expenses							
Supplies and Printing							
Meals							
Travel							
Accommoda tions							
Trip 1 (4 days)	\$ 200.00	\$ 800.00	\$ 1,400.00	\$ 1,800.00			
Trip 2 (4 days)	\$ 100.00	\$ 800.00	\$ 1,400.00	\$ 1,800.00			
Trip 3 (4 days)	\$ 200.00	\$ 800.00	\$ 1,400.00	\$ 1,800.00			
Trip 4 (2 days)	\$ 400.00	\$ 400.00	\$ 1,400.00	\$ 1,200.00			
Subtotal	\$ 900.00	\$ 2,800.00	\$ 5,600.00	\$ 6,600.00			\$ 15,900.00
TOTAL BUDGET							\$ 158,700.00

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion and direction to town manager concerning Resolution 2017R-088 (ref. DA 17-028) updating the Douglas County Master Plan, including various proposed changes and additions to Elements relevant to the Town of Gardnerville, currently scheduled on the December 4, 2017 Special Meeting Agenda for adoption by the Board of County Commissioners, with public comment prior to board action.
2. **Recommended Motion:** Discussion and provide direction
Funds Available: Yes N/A (requires staff time)
3. **Department:** Administration
4. **Prepared by:** Tom Dallaire
5. **Meeting Date:** December 5, 2017 **Time Requested:** 30 minutes
6. **Agenda:** Consent Administrative

Background Information: The County Commissioners are meeting on December 4th (the day before our town board meeting) to review this draft of the master plan and approve it.

The planning commission reviewed and made comments to the old draft version. This version was just released and going the BOCC for approval. The elements pertinent to the town are in your packet and reflect the public comments provided on the plan. The town commented on various elements through the process. This is the final version and I wanted to make sure you were satisfied with the results of those comments. Some were made and some were not. The things they did not were mainly just general comments and concerns.

Direction to staff could be to work with the county on changing something glaring or add something new we did not think about yet. But I think it will be too late to approve the plans as the BOCC is hearing it before we can. They posted the new plan in November.

7. **Other Agency Review of Action:** Douglas County N/A
8. **Board Action:**
 Approved Approved with Modifications
 Denied Continued



Douglas County Board of Commissioners

Meeting Agenda

Barry Penzel, Chairman, District 5
Steve Thaler, Vice Chairman, District 2
Nancy McDermid, District 4
Larry Walsh, District 3
David Nelson, District 1

Lawrence Werner, County Manager

Kathy Lewis, Clerk-Treasurer

Monday December 4, 2017

9:00 AM

Douglas County Historic Courthouse
1616 8th Street, Minden, Nevada

MISSION STATEMENT

Working together with integrity and accountability, the Douglas County team is dedicated to providing essential and cost-effective public services fostering a safe, healthy, scenic, and vibrant community for the enjoyment of our residents and visitors.

Copies of the finalized agenda are posted at the following locations prior to the meeting day: Minden Inn, Administration Building (Historic Courthouse), Judicial and Law Enforcement Center, Gardnerville Post Office, Minden Post Office, Douglas County Administration Building and the Tahoe Transportation Center at Stateline, Nevada. Questions concerning the agenda should be referred to the County Manager's Office at 775-782-9821.

The Board of County Commissioners sit jointly as the following Boards: Liquor Board, License Board, Tahoe-Douglas Transportation District Board, Water District Board, and the Redevelopment Agency. Agenda items may be taken out of order, may be combined for consideration, or may be removed from the agenda at any time. All items designated "for possible action" shall include discussion and possible action to approve, modify, deny, take "no action," or continue the item.

It is the intent of the Board of County Commissioners to protect the dignity of citizens who wish to comment before the Board. It is also the County Commissioner's 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 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 the audience refrain from making comments, hand clapping or making any remarks or gestures that may interrupt, interfere or prevent the speaker from commenting on any present or future project. Persons desiring an opportunity to address the Board of County Commissioners and who are unable to attend the meeting are requested to send an email to clerk@douglasnv.us at the Douglas County Clerk's Office at least 24 hours prior to the convening of the Commission meeting.

Copies of supporting material can be requested in person from the Douglas County Clerk/Treasurer's Office, 1616 8th Street, Minden, Nevada or by calling 775-782-9013. Supporting material can also be found at <http://douglascountynv.iqm2.com>. During the public hearing, supporting materials can be viewed in the Public Information Binder located at the entrance to the meeting room.

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 Clerk's Office in writing at Post Office Box 218, Minden, Nevada 89423 or by calling 782-9821 at least 20 hours in advance.

DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
FINAL AGENDA – MINDEN, NV
December 4, 2017

9:00 AM

Call to Order

PLEDGE OF ALLEGIANCE- Commissioner McDermid

PUBLIC COMMENT (No Action)

At this time, public comment will be taken on those items that are within the jurisdiction and control of the Board of Commissioners or those agenda items where public comment will not be taken as a public hearing is not legally required.

Public Comment is limited to three minutes per speaker. The Board of Commissioners uses timing lights to ensure that everyone has an opportunity to speak. You will see a green light when you begin, and then a yellow light which indicates that you have thirty seconds left and should conclude your comments. Once the light turns red, please sit down.

If you are going to comment on a specific agenda item that the Board of Commissioners will take action on, please make your comments when the Board of Commissioners considers that item and the item is opened for public comment.

For members of the public not able to be present when an agenda item is heard, Speaker/Comment Cards are available from the Clerk and at the entrance to the meeting room. These cards should be completed and given to the Clerk.

APPROVAL OF AGENDA

For possible action. Approval of proposed agenda. The Board of Commissioners reserves the right to take items in a different order to accomplish business in the most efficient manner, to combine two or more agenda items for consideration, and to remove items from the agenda or delay discussion relating to items on the agenda.

ADMINISTRATIVE AGENDA

The Administrative Calendar will be handled as follows:

- (1.) The Chairman will read the agenda title into the public record.
- (2.) Staff will introduce the item and provide a report, if any.
- (3.) The applicant, if any, will have an opportunity to address the Board.
- (4.) The Board will then discuss the item. Once the Board has concluded their discussion, public comment will be allowed.
- (5.) Public comment will be allowed and is limited to three minutes per speaker.

(6.) Once public comment is completed, the Board will then ask any follow-up questions and take action.

On agenda items that are agendized as a “presentation” with no action listed, public comment is not legally required and must be made at the beginning of the meeting.

1. For possible action. Discussion on the adoption of **Resolution Number 2017R-088** (ref. DA 17-028), the 20-year update to the Douglas County Master Plan, amending all existing chapters with the exception of the Transportation Element and the Washoe Tribal Land Element, adding a new Public Safety Element, reorganizing certain elements, and other properly related matters. Following a presentation from staff on each Chapter, including suggested changes, the Board will take public comment, deliberate, and vote on each Chapter, including any changes the Board wants to incorporate into the Master Plan. Finally, the Board will vote on the 20-year Master Plan Update **Resolution 2017R-088**, which will incorporate the previous votes on the individual Volume I Chapters. (Heather Ferris) 8 hours

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 Board of Commissioners or those agenda items where public comment has not already been taken.

THE TIMING FOR AGENDA ITEMS IS APPROXIMATE UNLESS OTHERWISE INDICATED AS A TIME SPECIFIC ITEM. ITEMS MAY BE CONSIDERED AHEAD OF OR AFTER THE SCHEDULE INDICATED BY THIS AGENDA.

ADJOURNMENT

Douglas County Board of County Commissioners

AGENDA ACTION SHEET

Title: For possible action. Discussion on the adoption of **Resolution Number 2017R-088** (ref. DA 17-028), the 20-year update to the Douglas County Master Plan, amending all existing chapters with the exception of the Transportation Element and the Washoe Tribal Land Element, adding a new Public Safety Element, reorganizing certain elements, and other properly related matters. Following a presentation from staff on each Chapter, including suggested changes, the Board will take public comment, deliberate, and vote on each Chapter, including any changes the Board wants to incorporate into the Master Plan. Finally, the Board will vote on the 20-year Master Plan Update **Resolution 2017R-088**, which will incorporate the previous votes on the individual Volume I Chapters. (Heather Ferris)

Recommended Motion: Adopt **Resolution Number 2017R-088** (ref. DA 2017R-088) as presented.

Financial Impact: None

Prepared by: Heather Ferris, Planning Manager

Meeting Date: December 4, 2017 **Time Required:** 8 hours

Agenda: Administrative

Background Information: Douglas County adopted a 20-year Master Plan in 1996. The enabling legislation for a Master Plan, or Comprehensive Plan, is contained in Chapter 278 of Nevada Revised Statutes. Master Plans are prepared for the purpose of providing long-term guidance on the development of cities, counties, and regions in Nevada. All counties with populations greater than 45,000 must create a planning commission (NRS 278.030) and all planning commissions must prepare Master Plans (NRS 278.150). A Master Plan presents information on existing conditions, highlights current and future issues, and recommends Goals, Policies, and Actions to address identified issues related to Land Use Housing Transportation, and other Master Plan Elements.

The Douglas County Planning Commission is required by Nevada Revised Statutes (Section 2748.190) to submit recommendations on the implementation of the Master Plan on an annual basis to the Board of Commissioners. In addition, any five-year update of the Master Plan must be reviewed by the Planning Commission before its submission to the Board of Commissioners.

The Planning Commission considered the Master Plan elements at its October 10, 2017, meeting and adopted **Resolution PC 2017-15** and forwarded a recommendation of approval to the Board of Commissioners.

On November 14, 2017, the Planning Commission considered the Executive Summary, Table of Contents, Acknowledgements, Acronyms, Glossary, and Appendices. The Planning Commission adopted **Resolution PC 2017-16** and forwarded a recommendation of approval to the Board of Commissioners.

On December 4, 2017, the Board of Commissioners will consider the Elements, Executive Summary, Table of Contents, Acknowledgements, Acronyms, Glossary, and Appendices, with the changes recommended by the Planning Commission incorporated into the Master Plan.

Volume II of the Master Plan contains more detailed information on existing conditions and trends for most of the Elements contained in Volume I. The Planning Commission is scheduled to consider the approval of Volume II, as well as the Index, at its December 12, 2017, meeting. Staff will forward the Planning Commission's recommendation to the Board of Commissioners for consideration at the Board's January 4, 2018, meeting.

See attached staff report packets from the October 10, 2017, and November 14, 2017, Planning Commission meetings for additional background and findings of approval.

Agenda Item # 1

**Douglas County Board of Commissioners
Resolution Number 2017R-088**

**A resolution adopting the 2016 Douglas County Master Plan and forwarding the
decision to the Douglas County Board of Commissioners**

WHEREAS, Nevada Revised Statutes (NRS), Section 278.210, provides the procedure for the adoption and amendment of the Master Plan; and

WHEREAS, the Douglas County Master Plan was adopted in 1996 and has been updated in 2001, 2006, and 2011; and

WHEREAS, in February 2016, the Planning Commission and Board of Commissioners directed staff to initiate a 20-year update of the Master Plan; and

WHEREAS, the Community Development Department, on behalf of the Planning Commission and Board of Commissioners, conducted a 2016 Master Plan Survey and held four community workshops around the County; and

WHEREAS, the Planning Commission held three Master Plan Workshops during the summer of 2017 to allow the Planning Commission and public to review the draft elements; and

WHEREAS, The Planning Commission reviewed the following elements at the Master Plan Workshops: County Profile, Agriculture, Conservation, Economic Development, Growth Management, Historic Preservation, Housing, Land Use, Parks and Recreation, Public Facilities and Services, Public Safety, and Implementation; and

WHEREAS, on October 10, 2017 and November 14, 2017, the Douglas County Planning Commission held a public hearings and took public comments on the proposed amendments to the Master Plan, and voted to recommend approval of the Master Plan Elements, Executive Summary, Table of Contents, Acknowledgements, Acronyms, Glossary, and Appendices; and

WHEREAS, on December 4, 2017 the Board of Commissioners held a public hearing and took public comment on the Master Plan Map Amendment; and

WHEREAS, the Board of Commissioners has determined that the findings necessary to amend the Master Plan can be and are made, as articulated in the staff report and at the public hearing, in accordance with Douglas County Code, Section 20.608.040, and NRS; and

NOW, THEREFORE, BE IT RESOLVED that the Douglas County, Nevada, 2016 Master Plan Update, provided as Exhibit A, is hereby approved and adopted by the Board of Commissioners, in the manner provided by law.

Adopted the ___ day of _____ 2017 by the following vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

William Penzel, Chairman
Douglas County Board of Commissioners

BY: _____
Kathy Lewis, Douglas County Clerk-Treasurer

Exhibit A

Douglas County, Nevada Master Plan

2016 Update

Final Draft – Volume I
December 4, 2017



Attachment: BOCC_Resolution 2017R-088 (2773 : 2016 Master Plan Update- Approval of Elements)

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ACKNOWLEDGMENTS

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The 2016 Update of the Douglas County Master Plan was prepared by Wells Barnett Associates, LLC, under the direction of the Douglas County Community Development Department. All maps in the 2016 Master Plan were prepared by Leah Montoya and Matt Richardson in the Douglas County GIS Office.

The 2016 Update of the Douglas County Master Plan included the contributions of the following individuals and organizations:

- ◆ Carson River Water Master (West Fork) – Charlie Condron
- ◆ Carson Valley Agricultural Association – Barbara Byington, Mark Neddenriep
- ◆ Carson Valley Chamber of Commerce – Bill Chernock
- ◆ Carson Valley Conservation District – Mike Hayes
- ◆ Carson Water Subconservancy District – Ed James, Brenda Hunt
- ◆ Douglas 911/ES – Ron Sagen
- ◆ Douglas County Assessor – Doug Sonneman
- ◆ Douglas County Economic Vitality – Lisa Granahan
- ◆ Douglas County GIS – Eric Schmidt, Leah Montoya, Matt Richardson
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- ◆ Douglas County Library District – Amy Dodson
- ◆ Douglas County Parks and Recreation – Scott Morgan, Brian Fitzgerald, Peter Knight
- ◆ Douglas County Public Works – Carl Ruschmeyer, Ron Roman, Nick Charles
- ◆ Douglas County School District – Terri White, Holly Luna
- ◆ Douglas County Sheriff's Office – Sheriff Ron Pierini, Undersheriff Paul Howell, Karis Drake
- ◆ Douglas County Social Services – Karen Beckerbauer

- ◆ Douglas Disposal/South Tahoe Refuse – Jeff Tillman, Terry Trease, Jeanne Lear
- ◆ East Fork Fire Protection District – Chief Tod Carlini, Deputy Chief Dave Fogerson
- ◆ Family Support Council – Steve Decker
- ◆ Federal Water Master's Office – David Wathen
- ◆ Friends in Service Helping (FISH) – Jim Peckham
- ◆ Frontier Communications – Jo Jo Myers
- ◆ Gardnerville Ranchos General Improvement District – Bob Spellberg
- ◆ Gardnerville Water Company – Mark Gonzales
- ◆ Indian Hills General Improvement District – John Lufrano
- ◆ Minden-Gardnerville Sanitation District – Frank Johnson
- ◆ Minden-Tahoe Airport – Bobbi Thompson
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- ◆ NV Department of Conservation & Natural Resources/NV Division of Environmental Protection/Bureau of Water Quality – Jean Stone
- ◆ NV Department of Conservation & Natural Resources/NV Division of Environmental Protection/Bureau of Safe Drinking Water – Kim Borgzinner
- ◆ NV Housing Division – CJ Manthe, Ann Hawkins
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- ◆ NV State Historic Preservation Office – Jim Bertolini, Elyse Jolly
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- ◆ State Water Engineer – Michael Randall
- ◆ Tahoe Douglas Fire Protection District – Chief Scott Baker, Fire Marshal Eric Guevin
- ◆ The Nature Conservancy – Duane Petite
- ◆ Town of Gardnerville – Tom Dallaire, P.E., Town Manager
- ◆ Town of Genoa – Phil Ritger, Town Manager
- ◆ Town of Minden – Jenifer Davidson, Town Manager
- ◆ Washoe Tribe of Nevada and California – Rob Beltramo
- ◆ USDA Rural Development – Sarah Adler
- ◆ USDA Natural Resources Conservation Service – Jim Gifford
- ◆ USDA Forest Service Humboldt-Toiyabe National Forest - Irene Davidson
- ◆ USDA Forest Service Lake Tahoe Basin Mgmt. Unit – Mike LeFevre
- ◆ U.S. Department of Interior/Bureau of Indian Affairs – Dan Allen
- ◆ U.S. Department of Interior/Bureau of Land Management – Colleen Sievers, Victoria Wilkins, Bryant Smith, Paul Fuselier
- ◆ University of Nevada Cooperative Extension – Steve Lewis

EXECUTIVE SUMMARY

The enabling legislation for a Master Plan, or Comprehensive Plan, is contained in Chapter 278 of Nevada Revised Statutes. All counties with populations greater than 45,000 are required to establish a planning commission (NRS 278.030). All planning commissions in Nevada are required to prepare Master Plans (NR 278.150) and to submit annual recommendations about the implementation of the Master Plan to the Board of Commissioners.

Master Plans provide long-term guidance on the physical development of cities, counties, and regions in Nevada. A Master Plan presents information on existing conditions, highlights current and future issues, and recommends Goals, Policies, and Actions to address identified issues related to Land Use, Housing, Transportation, and other Master Plan Elements. The Master Plan should be comprehensive and set long-term goals to address development and quality of life issues.

The 2016 Update of the Douglas County, Nevada Master Plan represents a twenty-year update of the original 1996 Master Plan. Since 1996, the Master Plan has been updated every five years.

2016 MASTER PLAN HIGHLIGHTS

The 2016 Douglas County Master Plan includes 13 Elements, including the Implementation Element. All Master Plan text and map amendments adopted following the 2011 update of the Master Plan are incorporated in this document.

Each Master Plan Element provides an overview of current conditions, discusses issues and opportunities, and concludes with goals, policies, and actions. Each chapter is briefly described below.

CHAPTER 1 - COUNTY PROFILE

The County Profile provides a synopsis of current conditions in the County. The County's growth is expected to remain at less than 0.5 percent per year for the next 10 to 20 years, compared to the average annual growth rate of 1.39 percent between 2000 and 2010. The Census Bureau estimates the current population at 48,020 (July 2016) while the State Demographer estimates the current population at 48,235 (2016 Certified Estimate). The County is projected to reach a total population of 51,293 by the year 2035, based on the 2015 projections from the State Demographer.

CHAPTER 2 - AGRICULTURE ELEMENT

The Agriculture Element was first created with the 2006 update of the Douglas County Master Plan. The goals for the 2016 Agriculture Element are as follows:

- ◆ **Agriculture Goal 1:** To protect and encourage conservation and enhancement of productivity and potentially productive agricultural land, agricultural activities and supportive industries throughout Douglas County.
- ◆ **Agriculture Goal 2:** To create alternatives to the urban development of existing agricultural lands in order to preserve these agricultural areas.
- ◆ **Agriculture Goal 3:** To allow routine agriculture practices and structures used for agriculture production and processing without restriction except for compliance with county health laws and federal and state environmental laws and except where sensitive environmental resources would not be adequately protected.
- ◆ **Agriculture Goal 4:** To increase Douglas County's capacity to acquire permanent open space with the cooperation of the agricultural community.

CHAPTER 3 - CONSERVATION ELEMENT

The Conservation Element provides information on the condition of natural resources within Douglas County, such as air, floodplains, water, wetlands, and wildlife. The goals for the 2016 Conservation Element are as follows:

- ◆ **Conservation Goal 1:** To protect surface water quality in the county from the effects of growth, urbanization, and agricultural practices and improve water quality by reducing negative impacts of stormwater runoff and increasing best management practices for new development and redevelopment.
- ◆ **Conservation Goal 2:** To improve existing drainage and prevent future drainage problems from occurring.
- ◆ **Conservation Goal 3:** To protect floodplains and wetlands for their values for groundwater recharge, flood protection, sediment and pollution control, wildlife habitat, and open space.
- ◆ **Conservation Goal 4:** To protect potable water supplies, limit non-point source impacts on groundwater quality, and promote a regional approach to aquifer management.
- ◆ **Conservation Goal 5:** To protect the functions and values of surface water systems, which include fish and wildlife habitat, aquifer recharge and discharge, and recreational opportunities.
- ◆ **Conservation Goal 6:** To coordinate a regional approach to water resource development and management.
- ◆ **Conservation Goal 7:** To maintain groundwater withdrawals at, or preferably, below the limits prescribed by the state engineer for the Carson Valley and Antelope Valley groundwater basins to protect or manage the county's groundwater resources.
- ◆ **Conservation Goal 8:** Douglas County shall begin evaluation of water resource alternatives to supplement the groundwater supply for future quasi-municipal use.
- ◆ **Conservation Goal 9:** To maintain or improve existing air quality.
- ◆ **Conservation Goal 10:** To protect Douglas County's sensitive wildlife and vegetation in recognition of their importance as components of the county's quality of life.
- ◆ **Conservation Goal 11:** To encourage the efficient use of available energy resources and to provide incentives for energy conservation in construction.
- ◆ **Conservation Goal 12:** To minimize noise levels throughout the county and wherever economically feasible, mitigate the effects of noise to provide a safe and healthy environment.
- ◆ **Conservation Goal 13:** To increase awareness of the condition of natural resources in Douglas County and prevent further degradation of natural resources.

CHAPTER 4 - ECONOMIC DEVELOPMENT ELEMENT

The Economic Development Element includes information on the County's economic development priorities and challenges. The goals for the 2016 Economic Development Element are as follows:

- ◆ **Economic Development Goal 1:** To develop a thriving climate for business and learning.
- ◆ **Economic Development Goal 2:** To emphasize the importance of "place" and promote the development of attractive downtown centers.
- ◆ **Economic Development Goal 3:** To capitalize on outdoor recreation and lifestyle.

CHAPTER 5 - GROWTH MANAGEMENT ELEMENT

The Growth Management Element reviews current strategies to manage growth in Douglas County and includes a review of the County's Building Permit Allocation and Growth Management Ordinance. The goals for the 2016 Growth Management Element are as follows:

- ◆ **Growth Management Goal 1:** To keep growth in Douglas County to a sustainable level that natural and fiscal resources can support.
- ◆ **Growth Management Goal 2:** To direct new development to locations within or adjacent to existing communities where public services and facilities can be provided and a sense of community can be created or enhanced.

- ◆ **Growth Management Goal 3:** To continue to work to secure federal, state, and private funding to purchase open space and establish conservation easements, and establish an open space acquisition program.

CHAPTER 6 - HISTORIC PRESERVATION ELEMENT

The Historic Preservation Element provides an update on historic preservation efforts in Douglas County and opportunities to increase resources for historic preservation. The goals for the 2016 Historic Preservation Element are as follows:

- ◆ **Historic Preservation Goal 1:** To preserve Douglas County's historic, cultural, and archaeological resources as physical reminders of the county's past and as unique focal points to shape the county's identity.
- ◆ **Historic Preservation Goal 2:** To increase capacity of local organizations to carry out historic preservation activities.

CHAPTER 7 - HOUSING ELEMENT

The Housing Element presents an overview of the housing inventory and housing market in Douglas County as well as an updated analysis of housing problems. The goals for the 2016 Housing Element are as follows:

- ◆ **Housing Goal 1:** To increase housing opportunities in Douglas County by removing regulatory barriers.
- ◆ **Housing Goal 2:** To increase awareness of affordable housing needs in Douglas County.
- ◆ **Housing Goal 3:** To reduce predevelopment costs associated with affordable housing developments, including land acquisition, and other up front development costs.
- ◆ **Housing Goal 4:** To increase affordable rental housing units for elderly and disabled households in the Minden/Gardnerville area and Indian Hills.
- ◆ **Housing Goal 5:** To increase availability of affordable homeownership opportunities for households with incomes up to 80 percent of AMI.
- ◆ **Housing Goal 6:** To increase housing opportunities for special needs households including persons with physical and mental disabilities, the elderly, and at-risk children.
- ◆ **Housing Goal 7:** To increase resources to maintain owner-occupied units in Douglas County with preference for elderly households.

CHAPTER 8 - LAND USE ELEMENT

The Land Use Element describes current development patterns in Douglas County and in each regional or community plan and includes future land use maps for all areas of the County. The Land Use Element includes general land use goals as well as specific goals for the different regions and communities in Douglas County. The general goals for the 2016 Land Use Element are as follows:

- **Land Use Goal 1:** To retain the beauty, the natural setting and resources, and the rural/agricultural character of the County while providing opportunities for managed growth and development.
- **Land Use Goal 2:** To use the master plan future land use map to graphically depict the County's desired community land use pattern and character.
- **Land Use Goal 3:** To recognize the distinct character of individual communities and encourage land uses consistent with this character.
- **Land Use Goal 4:** To identify particular areas within Douglas County for development as distinct urban communities.
- **Land Use Goal 5:** To identify particular areas within Douglas County where the residents desire to preserve or develop distinct rural communities.
- **Land Use Goal 6:** To identify particular areas in Douglas County for commercial and industrial development, consistent with the County's Economic Development Element.

- **Land Use Goal 7:** To provide flexibility in project phasing to meet changing market conditions while ensuring improvements are provided concurrent with the demand for infrastructure and services.

CHAPTER 9 - PARKS AND RECREATION ELEMENT

The Parks and Recreation Element provides updated information on regional, neighborhood, and special facilities in Douglas County. The goals for the 2016 Parks and Recreation Element are as follows:

- ◆ **Parks and Recreation Goal 1:** To implement the parks and recreation plan.
- ◆ **Parks and Recreation Goal 2:** To create a system of open space areas and linkages throughout the county that protects the natural and visual character of the county, provides contiguous wildlife corridors, and provides for appropriate active and passive recreational uses.
- ◆ **Parks and Recreation Goal 3:** To preserve USFS, BLM, and other public lands for their habitat, recreational, and scenic values.

CHAPTER 10 - PUBLIC FACILITIES AND SERVICES ELEMENT

The Public Facilities and Services Element reviews the status of different public facilities and services in Douglas County. The goals for the 2016 Public Facilities and Services Element are as follows:

- ◆ **Public Facilities and Services Goal 1:** To develop regional approaches to providing public services and facilities in Douglas County in coordination with GIDs, Towns, the State, and other jurisdictions.
- ◆ **Public Facilities and Services Goal 2:** To plan and provide for the services necessary to implement this master plan by updating the CIP on an annual basis.
- ◆ **Public Facilities and Services Goal 3:** To provide levels of services for its residents to maintain at a minimum, the current quality of life for the county's citizens.
- ◆ **Public Facilities and Services Goal 4:** To ensure that new development pays its equitable share of the costs for public services and facilities needed to serve it.
- ◆ **Public Facilities and Services Goal 5:** Douglas County residents and visitors to the Douglas County Library will access the digital world using high-speed connectivity, emerging technologies and guidance from specialists in information, media and technology.
- ◆ **Public Facilities and Services Goal 6:** Douglas County residents will have library services, resources and programs designed to stimulate imagination, satisfy curiosity and create young readers.
- ◆ **Public Facilities and Services Goal 7:** To provide solid waste management processes that reduce the waste stream, promote recycling, and provide for the separation of waste prior to incineration or landfilling.
- ◆ **Public Facilities and Services Goal 8:** To protect the public's health by complying with all state and federal water regulations.
- ◆ **Public Facilities and Services Goal 9:** To provide adequate community wastewater facilities in urban service areas.
- ◆ **Public Facilities and Services Goal 10:** To prevent individual sewage disposal systems in rural areas from degrading groundwater quality.

CHAPTER 11 - PUBLIC SAFETY ELEMENT

The Public Safety Element includes updated information on fire protection and law enforcement services as well as natural and manmade hazards. The goals of the 2016 Public Safety Element are as follows:

- ◆ **Public Safety Goal 1:** To provide the residents of Douglas County with increased safety from flooding.
- ◆ **Public Safety Goal 2:** To protect the public and emergency personnel from manmade hazard incidents.
- ◆ **Public Safety Goal 3:** To provide professional fire protection and emergency medical services to residents and visitors.

- ◆ **Public Safety Goal 4:** To protect the public health, safety, and welfare with professional law enforcement services.
- ◆ **Public Safety Goal 5:** To increase safety and resilience due to wildland fires.
- ◆ **Public Safety Goal 6:** To prevent incompatible land uses and structures that threaten operations at the Minden-Tahoe Airport.

CHAPTER 12 - IMPLEMENTATION ELEMENT

The Implementation Element contains the actions to implement the goals and policies of the 2016 Master Plan. Many actions will require amendments to the Douglas County Development Code while other actions are capital improvements that will need to be incorporated into the County's Five-Year Capital Improvement Plan.

TRANSPORTATION ELEMENT

The 2007 Transportation Plan is currently being updated and will be incorporated into the Master Plan when it is adopted by the Board of Commissioners.

WASHOE TRIBAL LANDS ELEMENT

The Washoe Tribal Lands Element has not been updated as part of the 2016 Master Plan.

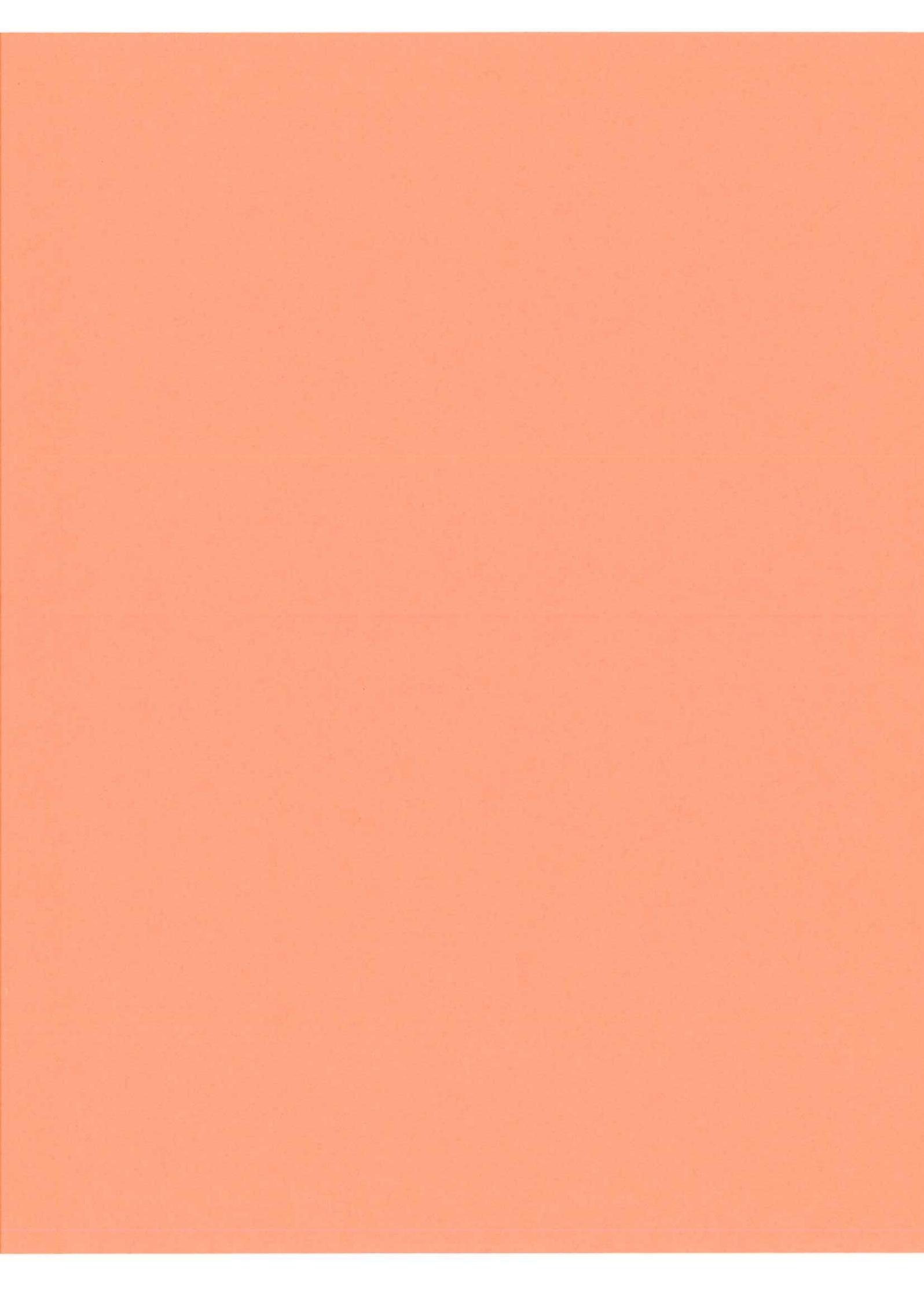
PUBLIC PARTICIPATION PROCESS

The public participation process began in June 2016 with four Master Plan Community Workshops and a 2016 Master Plan Survey which collected 898 responses.

The Planning Commission held three Master Plan Workshops to review the draft elements in June, July, and September of 2017.

Appendix A provides information on various planning documents and Development Code amendments adopted since 1996 to implement the goals and policies of the Master Plan.

Appendix B contains a listing of all Master Plan Amendments reviewed by the Board of Commissioners between 1997 and 2016.



CHAPTER 7 HOUSING ELEMENT

SECOND DRAFT

NOVEMBER 2017



HOUSING ELEMENT

PURPOSE

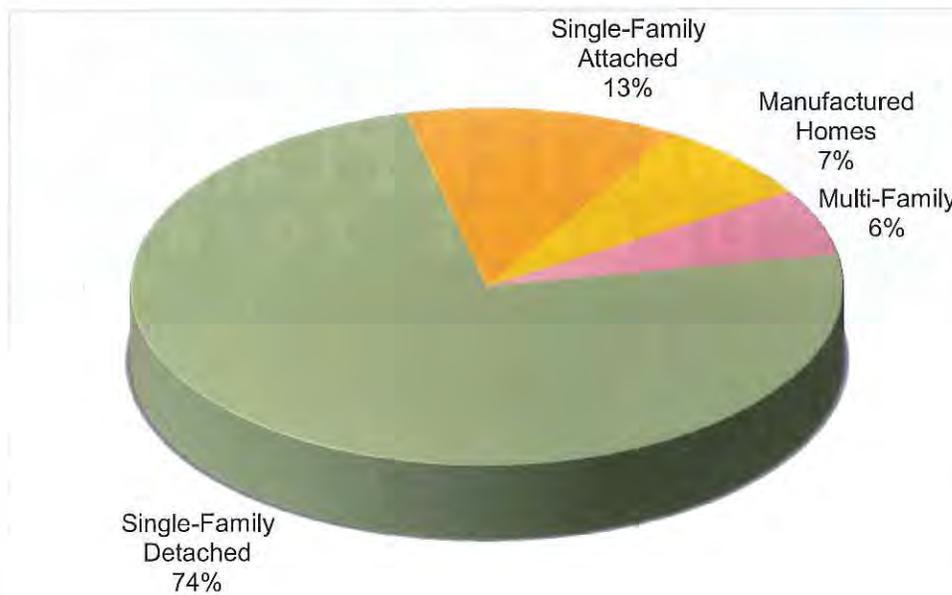
The purpose of the Housing Element is to present an overview of the housing inventory and housing market in Douglas County, to present an updated analysis of housing problems, and to present housing issues and opportunities. The Housing Element concludes with goals, policies, and actions to address housing needs in Douglas County.

Although the Housing Element includes analysis of the housing inventory and housing market for the entire County, the Housing Element goals, policies, and actions for the Tahoe Basin portion of Douglas County will be addressed in the South Shore and Tahoe-Douglas Area Plans.

HOUSING INVENTORY

According to the Douglas County Assessor, there are 24,663 housing units in Douglas County. As shown in Figure 1, 74 percent of the current housing stock is single-family detached units and 6 percent of the total is multi-family residential units.

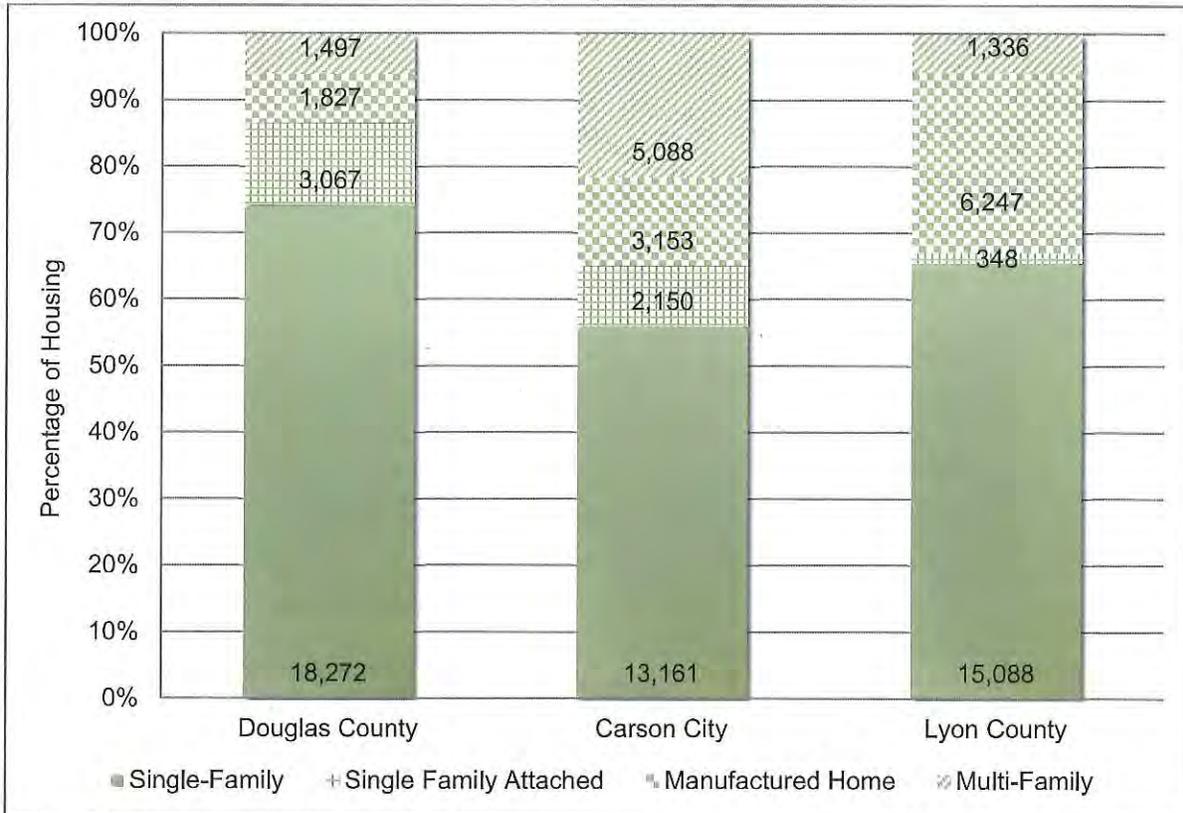
Figure 1
Douglas County Housing Inventory, 2016
(Total Units = 24,663)



Source: Douglas County Assessor Housing Counts, July 27, 2016

Figure 2 compares the 2016 housing inventory in Douglas County, Carson City, and Lyon County. Douglas County has the highest percentage of single-family detached units and the highest percentage of single-family attached units (duplexes and townhouses). Douglas County has more multi-family residential units than Lyon County but considerably fewer units compared to Carson City.

Figure 2
Regional Housing Inventory, 2016



Source: Certified Housing Counts from County Assessors, State Demographer's Office

Table 1 displays the change in Douglas County's housing inventory for the years 2010 and 2016. Single-Family detached units that are either site-built or modular increased by 528 units, or 2.98 percent. Single-Family detached units that are either manufactured or mobile homes decreased by 14 units. Multi-Family Units increased by 49 units with 30 of these units belonging to the Parkway Vista development in Gardnerville. Single-Family Attached units increased by five units.

**Table 1
Douglas County Housing Inventory, 2010 & 2016**

Housing Type	2010	% of Total Units	2016	% of Total Units	Change 2010-2016
Single-Family Detached (Site Built/Modular)	17,744	73.6	18,272	74.1	528
Single-Family Detached (Manufactured/Mobile)	1,841	7.6	1,827	7.4	(14)
Single-Family Attached	3,062	12.7	3,067	12.4	5
Multi-Family	1,448	6.0	1,497	6.1	49
Total	24,095	100	24,663	100	568

Figure 3 provides a housing glossary to provide information on different housing types.

**Figure 3
Housing Types Glossary**

Single Family Detached	Single Family Attached	Multifamily
A free standing dwelling with one or more stories that shares no common wall with any other dwelling. Includes site-built, modular, and manufactured homes.	Two or more attached dwellings with one or more stories that share a common wall on at least one side. Land may be under separate ownership.	A multi story structure with at least 4 dwellings and at least 2 or more stories of dwellings. Common walls are shared and multiple units are stacked.
House	Townhouse Duplex Triplex	Apartment building Garden Apartments
		

Table 2 breaks down the housing inventory by Douglas County taxing areas. Of the 18,272 single-family detached units, more than half of the units are located outside of the three towns and major General Improvement Districts (GIDs). Of the 3,067 single-family attached units, almost 50 percent, or 1,232 units are located within the Kingsbury GID.

**Table 2
2016 Douglas County Housing Inventory, by Tax Area**

Tax Area	Single-Family Detached	Single-Family Attached	Multi-Family	Manufactured (Real & Personal)	Total Units
Gardnerville, Town of (521)	1,635	202	526	342	2,705
Gardnerville Ranchos(530)	3,443	684	148	2	4,277
Genoa, Town of (540, 545)	114	2	1	1	117
Indian Hills (350, 351, 355, 356)	1,615	0	122	94	1,831
Kingsbury GID (410,421,430)	1,007	1,232	106	13	2,358
Minden (510)	1,326	104	133	0	1,563
Topaz/Topaz Ranch (600, 610)	406	0	0	776	1,182
Other Tax Districts	8,726	843	461	599	10,630
Total	18,272	3,067	1,497	1,827	24,663

Table 3 compares total housing units for each tax area in 2001 and 2016. The most significant housing increases occurred in Tax Areas 500 and 505. Total housing units in Tax Area 500 increased from 4,442 to 5,963 housing units, which represented the largest increase in absolute numbers. Tax Area 505 increased from 25 to 362 housing units, an increase of 1,348 percent.

Of the three towns, Gardnerville showed the largest increase in housing units between 2001 and 2016. The total housing units increased from 1,772 to 2,705 units, or by 933 units. The Town of Minden grew by 335 housing units between 2001 and 2016, an increase of 27.28 percent. The Town of Genoa grew by 7 housing units between 2001 and 2016.

In terms of the General Improvement Districts (GIDs), the Kingsbury GID grew by 606 units in Tax Area 430 and by 53 units in Tax Area 410, for a total increase of 650 housing units. The Gardnerville Ranchos GID grew by 430 units since 2001, an increase of 11.18 percent.

Table 3
Change in Total Housing Units for each Tax Area, 2001 to 2016

Tax Area		2001 Total Dwelling Units	2016 Total Dwelling Units	Change 2001 to 2016	Percentage Change
101	Gen Co/TDF	2	2	0	0.00%
110	TD Sewer	721	705	16	-2.22%
120	Logan Creek GID	22	22	0	0.00%
130	Cave Rock GID	90	90	0	0.00%
140	Lakeridge GID	72	78	6	8.33%
150	Skyland GID	232	232	0	0.00%
160	Zephyr Cove GID	79	77	(2)	-2.53%
170	Zephyr Heights GID	239	240	1	0.42%
180	Zephyr Knolls GID	60	63	3	5.00%
190	Marla Bay GID	125	126	1	0.80%
200	Round Hill GID	460	577	117	25.43%
210	Elk Point Sani Dist	104	101	3	-2.88%
220	Douglas Sewer 1	448	513	65	14.51%
230	Oliver Park GID	509	316	193	-37.92%
235*	Oliver Park GID/RD		137	137	N/A
330	Gen Co/EFFD/CWS	610	809	199	32.62%
335	Gen Co/EFFD/CWS/RD	152	147	5	-3.29%
340	Sierra Estates GID	67	70	3	4.48%
350	Indian Hills GID	746	945	199	26.68%
351	Indian Hills GID/EFFD	634	878	244	38.49%
355	Indian Hills GID/RD	6	6	0	0.00%
356*	Indian Hills GID/EFFD	0	2	2	N/A
410	Kingsbury GID	706	759	53	7.51%
430	Kingsbury GID/CWS	993	1599	606	61.03%
500	General Co/CWS/MOS	4442	5963	1521	34.24%
505	Gen Co/CWS/MOS/RD	25	362	337	1348.00%
510	Town of Minden	1228	1563	335	27.28%
521	Town of Gardnerville	1772	2705	933	52.65%
530	Gardnerville Ranchos	3,847	4,277	430	11.18%
540	Town of Genoa	25	28	3	12.00%
545	Town of Genoa/RD	82	89	7	8.54%
600	Topaz	303	403	100	33.00%
610	Topaz Ranch GID	731	779	48	6.57%
Totals		19,532	24,663	5,131	26.27%

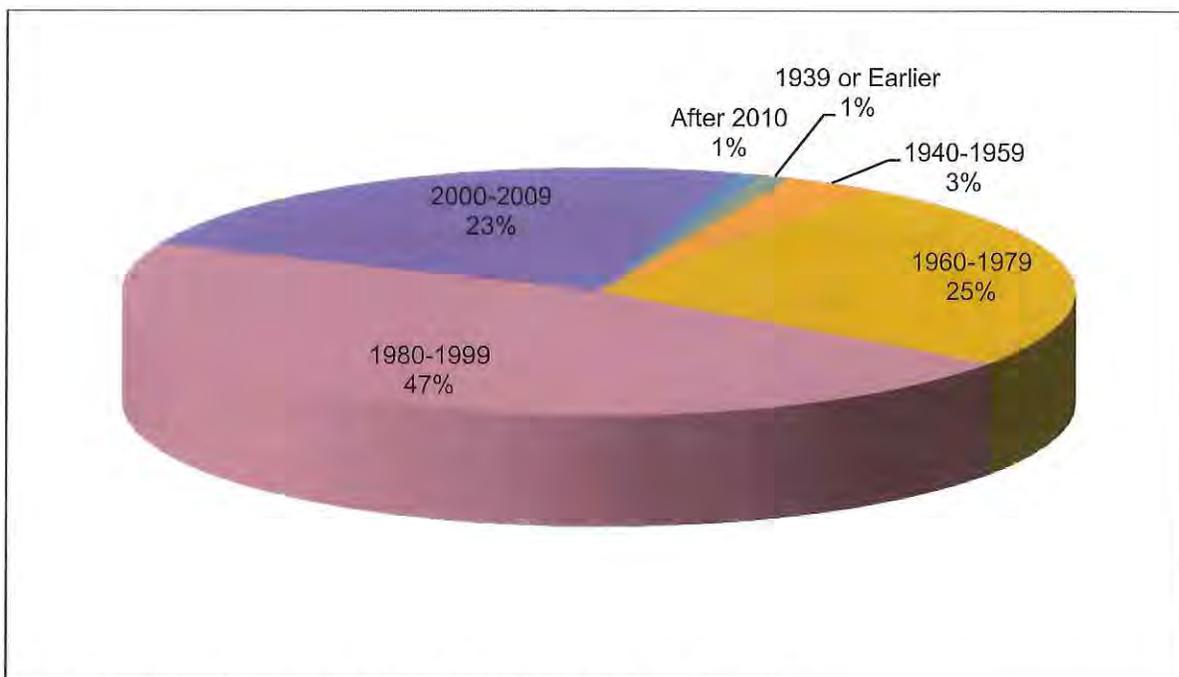
Sources: Douglas County Assessor, Nevada State Demographer.

*Tax Areas 235 and 356 did not exist in 2001

HOUSING CONDITIONS

Information on housing conditions in Douglas County comes from the American Community Survey (ACS) of the U.S. Census Bureau as well as HUD's Comprehensive Housing Affordability Strategy, also known as CHAS. The most recent five-year survey from the ACS provides information on the age of housing stock. As shown in Figure 4, ACS estimates that 47 percent of the housing units in Douglas County were constructed between 1980 and 1999. Between 1960 and 1979, another 25 percent of the units were constructed. Between 2000 and 2009, another 23 percent of the housing units were constructed.

Figure 4
Year Structures Built in Douglas County
(Total Units = 23,710)



Source: American Community Survey, 2011-2015 Five-Year Estimate

The most recent CHAS data (based on 2010-2014 American Community Survey) for Douglas County also reports on the number of owner and renter-occupied households with housing problems. Housing is considered substandard when it includes any of these four housing problems: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded (more than 1.0 person per room); and 4) household is cost burdened (paying more than 30% of income for housing costs).

Table 4 provides figures on households which lacked complete plumbing and complete kitchen facilities in Douglas County. There were 34 households in Douglas County that lacked complete plumbing and 273 households that lacked complete kitchen facilities. Complete plumbing includes: 1) hot and cold running water; 2) a flush toilet; and 3) a bathtub or shower. Complete kitchen facilities include: 1) a sink with a faucet; 2) a stove or range; and 3) a refrigerator.

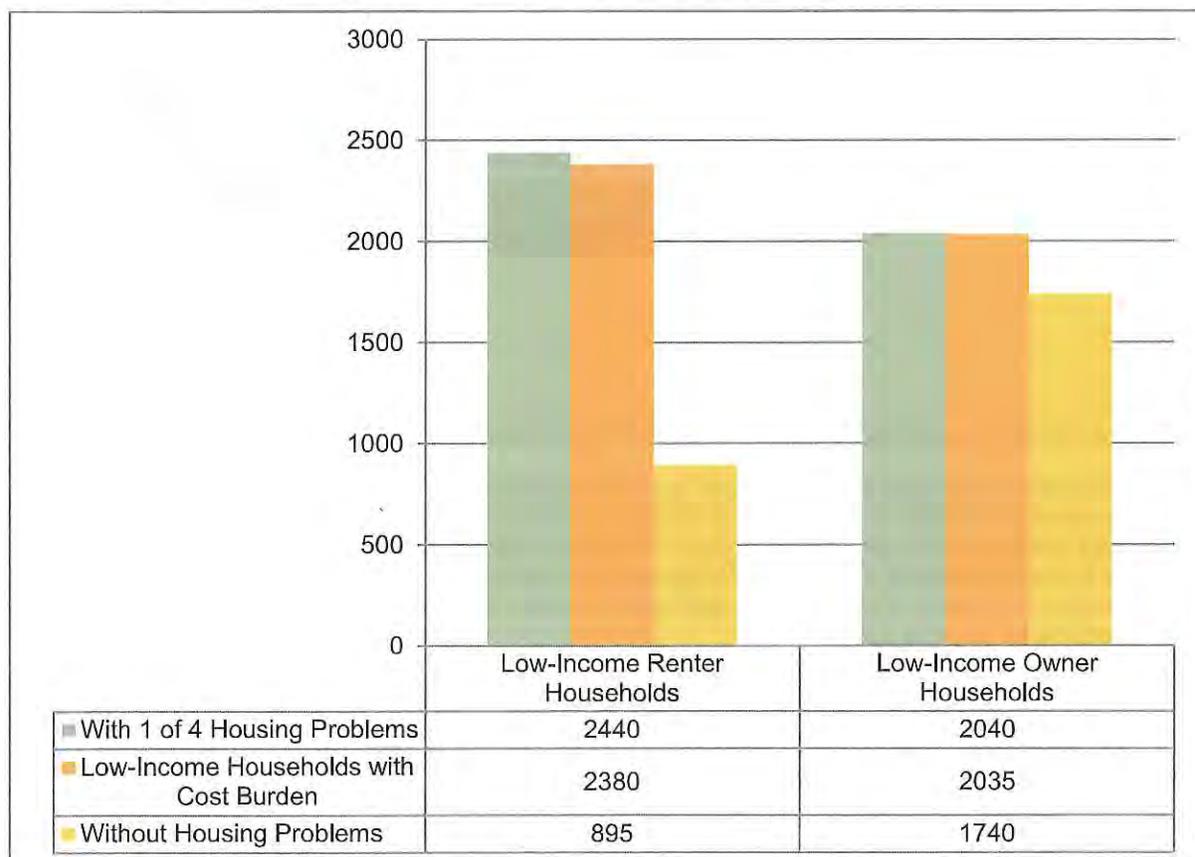
Table 4
Housing Conditions in Douglas County, 2015

Category	2015
Occupied Housing Units	19,779
Lacking Complete Plumbing	34
Lacking Complete Kitchen Facilities	273

Source: American Community Survey Five-Year Estimate, 2011-2015.

Figure 5 depicts the number of low-income renter and owner households who are experiencing at least one of four housing problems. When cost burden is identified separately, it can be seen that for most low-income households, cost burden is the housing problem faced by the majority. Of the low-income renter households, for example, 2,440 households experienced one of four housing problems. When cost burden is examined, 2,380 low-income renters experienced housing cost burden. In other words, for 97.5 percent of low-income renter households, the one housing problem identified is cost burden. For low-income owner households, cost burden affected 2,035 out of 2,040 households with a housing problem, or 99.8 percent of the households. Additional information on housing cost burden is presented in the Affordable Housing section of this Element (*see Table 10*).

Figure 5
Housing Problems for Low-Income Households, by Tenure



HOUSING REHABILITATION

For low-income homeowners, housing problems may include lack of sufficient income to carry out basic home maintenance tasks, including energy efficiency improvements. Particularly for older residents on a fixed income, home maintenance can become more challenging. There are several programs at the state level that can provide loans and grants for energy efficiency improvements. The Nevada Rural Housing Authority operates a Weatherization program, for example, which provides assistance to households with incomes up to 150 percent of poverty level. The assistance is intended to improve energy efficiency and reduce energy costs for low-income homeowner. The Governor's Office of Energy provide Direct Energy Assistance Loans (DEAL) to state employees up to \$6,000 to carry out energy improvements in their homes. At least six State of Nevada employees who live in Douglas County have participated in this program. The Governor's Office of Energy also offers assistance to senior homeowners through its Home Energy Retrofit Opportunities for Seniors (H.E.R.O.S.) program.

Maintaining the existing rental housing stock in Douglas County is also critically important. The federal 20 percent rehabilitation tax credit can be used along with the 10 percent Low Income Housing Tax Credit (which has provided funding for several affordable housing developments in Douglas County) to provide basically a 30 percent credit for the cost to rehabilitate a renter-occupied multifamily development.

HOUSING MARKET

The Douglas County housing market includes two submarkets: East Fork Township and Tahoe Township. The Tahoe Township housing market continues to reflect the higher housing prices associated with real estate in the Tahoe Basin. The housing market in the Tahoe Township is also influenced by the vacation home rental industry. The housing market in the East Fork Township remains dominated by single-family detached dwellings with few multi-family units constructed during the last ten years. Map 1 displays the location of the East Fork and Tahoe Townships.

The housing markets in both East Fork and Tahoe Township are experiencing rebounds after the Great Recession. Improved housing markets will result in improved employment numbers for construction and related industries but will also affect housing affordability. The National Low Income Housing Coalition identified Douglas County as the most expensive housing market in Nevada after Clark County (2016 Out of Reach Report).

HOUSING TENURE

As shown in Table 5, the percentage of owner-occupied units in the County has remained fairly constant. The 2010 Census reported that 71.8 percent of the occupied housing units were owner-occupied as compared to 28.2 percent for renter-occupied households. By comparison, the national homeownership rate continues to decline. The State of the Nation's Housing reports that the national homeownership rate was 63.7 percent in 2015 and 63.4 percent in 2016, based on the Housing Vacancy Survey.

While the number of renter households has been increasing since 2010, the multi-family housing stock has remained almost unchanged since 2010. The 6,044 renter households in Douglas County must rely on duplexes, triplexes, and single-family attached and detached dwellings (including manufactured homes) since there are only 1,497 multi-family dwelling units in Douglas County (See Table 1). Moreover, between 2010 and 2016, only 1 duplex has been permitted and only 55 multi-family units have been constructed (including 30 units for Parkway Vista Senior Apartments in Gardnerville), which has not kept up with the demand for these types of housing units.

Table 5

Household Tenure in Douglas County, 2010 Census and 2015 ACS

Year	Total Units	Occupied Units	Percent of Occupied Units	Owner-Occupied Units	Percent of Total Occupied Units	Renter-Occupied Units	Percent of Total Occupied Units
2010	23,671	19,638	83.0%	14,105	71.8%	5,533	28.2%
2014	23,677	19,765	83.5%	14,050	71.1%	5,715	28.9%
2015	23,710	19,779	83.4%	13,735	69.4%	6,044	30.6%

Source: 2010 Census and American Community Survey Five-Year Estimate 2014 and 2015

Map 1
East Fork and Tahoe Township Boundaries

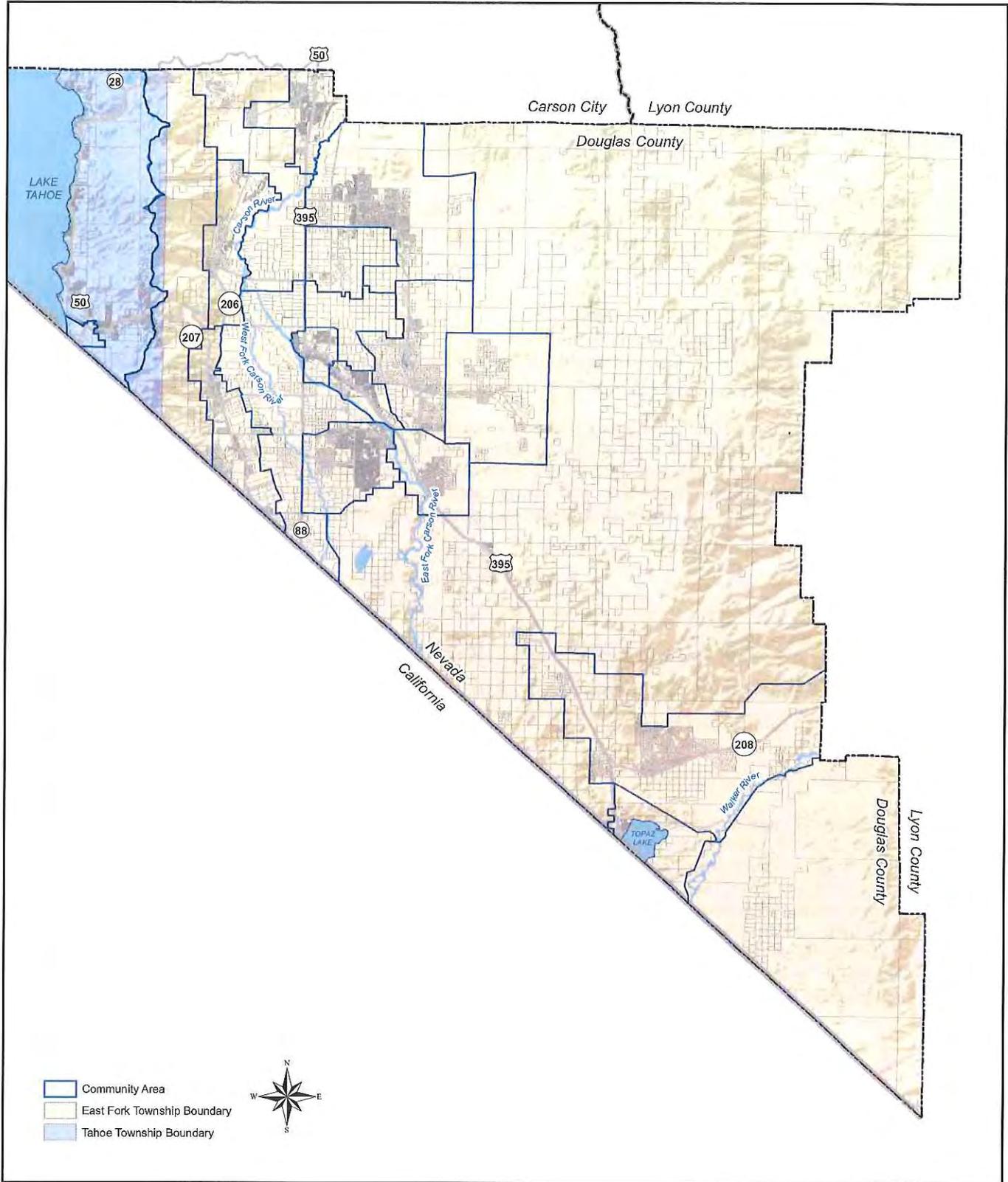


Table 6 provides information on the number of vacant units in Douglas County based on the 2010 Census and more recent five-year estimates from the ACS. According to the ACS Surveys, the number of dwellings for sale decreased from 403 to 220 in 2015. The number of dwellings available for rent have decreased from 790 in the 2010 Census to 216 units in 2015.

Table 6
Vacant Units in Douglas County, 2010 to 2015

Total Vacant	2010 Census	2013 ACS	2014 ACS	2015 ACS
Available for Sale	403	239	228	220
Available for Rent	790	409	198	216
Other Vacant*	2,840	3,544	3,486	3,495

Source: 2010 Census, ACS Five-Year Surveys

*Other Vacant includes seasonal, recreational, or occasional units as well as units that are rented or sold, but not occupied. In the 2010 Census, 2,303 units (9.7 percent), were seasonal.

Table 7 compares the average household size for renter and owner households in Douglas County. The overall average household size for all occupied housing units in 2010 was 2.38 but the average size for owner-occupied households was 2.35 compared to 2.47 for renter-occupied households. The 2011-2015 ACS reported that the average household size for owner-occupied households had decreased slightly to 2.33 while the average household size for renter-occupied households had increased slightly to 2.48

Table 7
Average Household Size

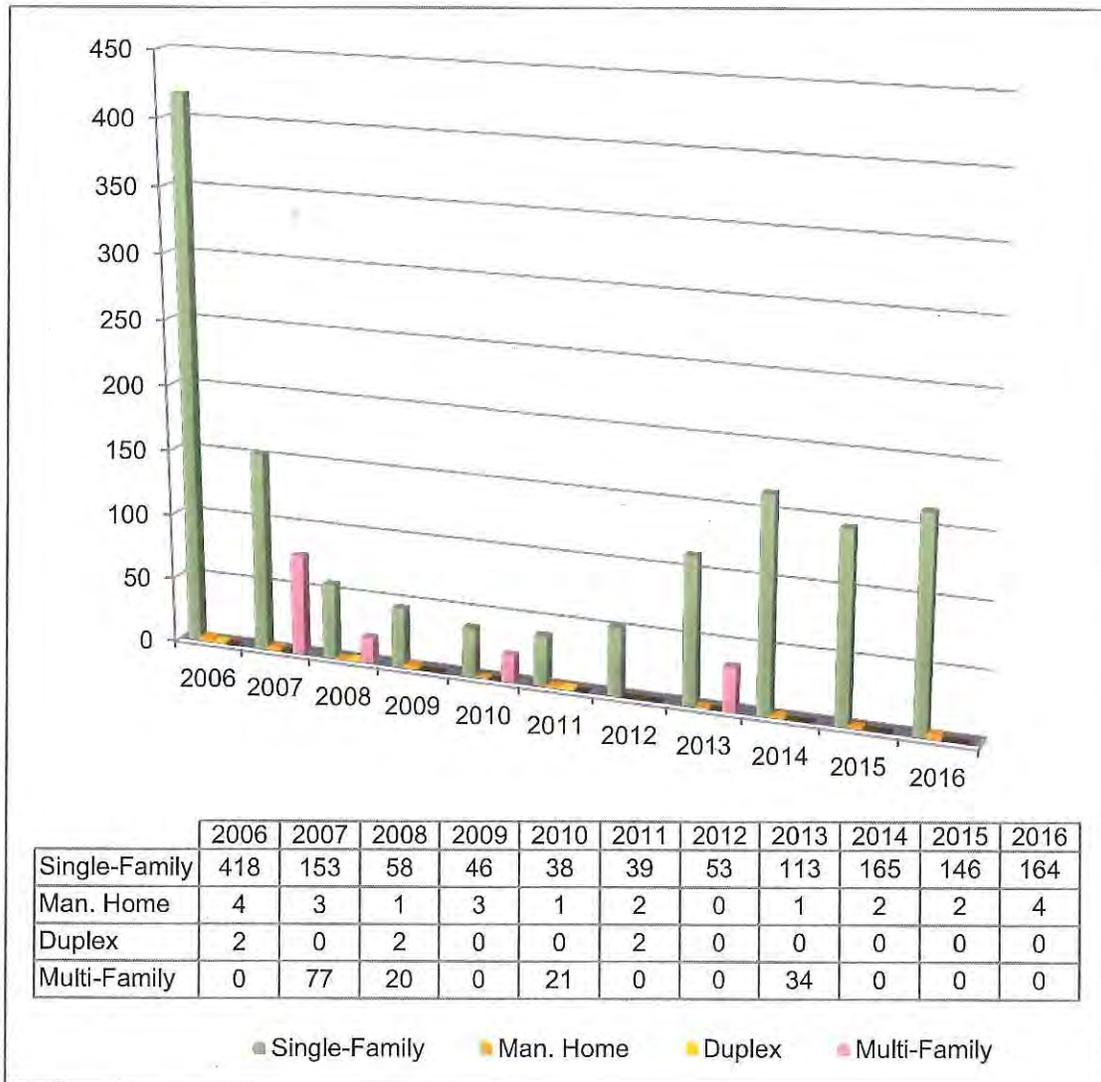
	2010 Census	2011-2015 ACS
Average Household Size of Owner-Occupied Unit	2.35	2.33
Average Household Size of Renter-Occupied Unit	2.47	2.48

Source: 2010 Census and 2011-2015 ACS

RESIDENTIAL BUILDING PERMITS

As shown in Figure 6, building permit activity in Douglas County has increased since the Great Recession period. In 2006, permits for new single-family homes totaled 418 but dropped to 38 permits in 2011. Permits for new single-family homes now exceed 100 per year with 146 and 164 permits in calendar years 2015 and 2016, respectively. Although the single-family market is improving, the multi-family market has remained lackluster. Since 2006, only 6 duplex units and 152 units of multi-family housing have been constructed in Douglas County. The 21 units of multi-family in 2010 was for the Mahogany Court affordable apartments in Minden while the 34 units in 2013 included 30 units for the Parkway Vista Affordable Senior development in Gardnerville. Building permits for new manufactured single-family homes have been less than 5 per year.

**Figure 6
Residential Building Permits, 2006-2016**



SALES TRENDS

The single-family housing market has improved since the Great Recession. As shown in Figure 7, housing sales in the East Fork Township increased from 595 in 2010 to 941 in 2016. For the Tahoe Township, single-family sales totaled 92 in 2010 but increased to 121 in 2016. Average sales prices for homes sold in both Townships are depicted in Figure 8. Tahoe Township home prices dropped to under \$750,000 in 2012 but have normally stayed above \$900,000. Housing prices in the rest of Douglas County have been steadily increasing since 2011

Figure 7
Single-Family Sales in Douglas County, 2010- 2016, by Township

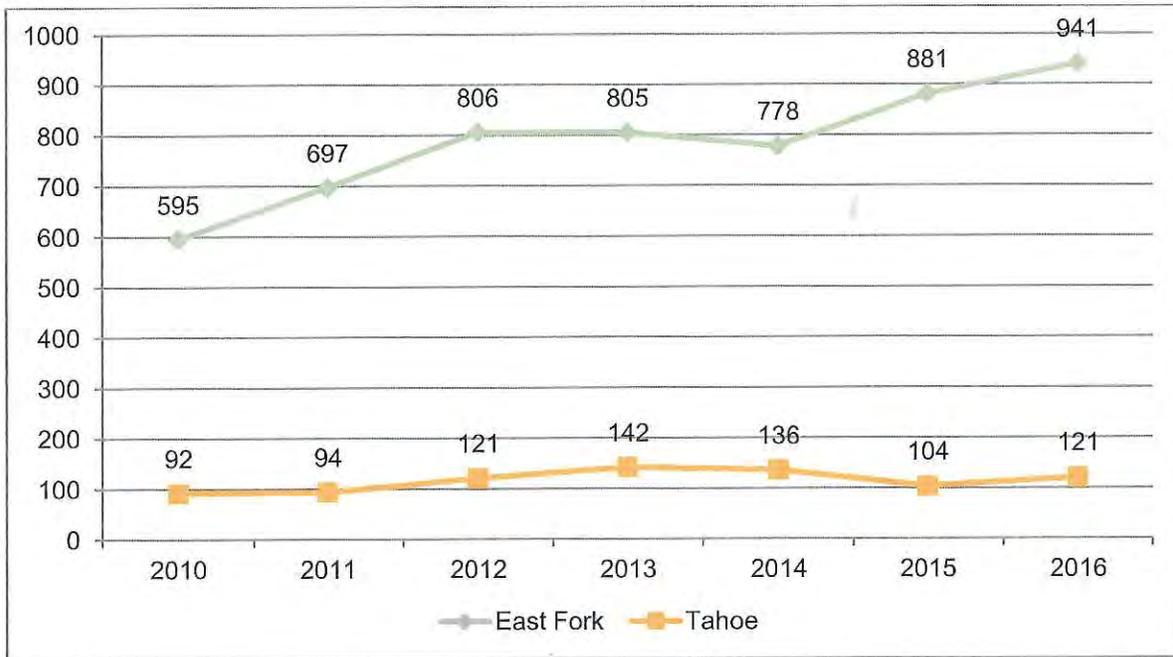


Figure 8
Average Single-Family Sales Prices, 2010-2016, by Township

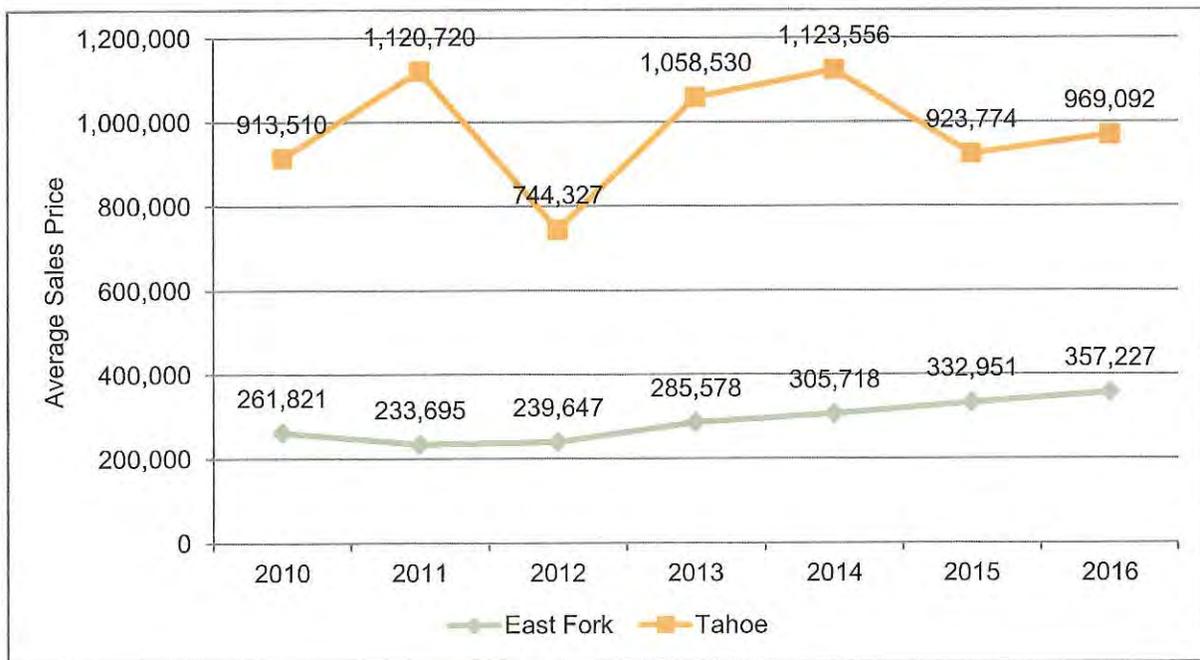


Figure 9 provides a snapshot of the 2016 housing market for single-family homes in Douglas County. Sales Prices in the Tahoe Township are approximately 200 to 300 percent higher than those in the East Fork Township. The median sales price for a single-family home in the East Fork Township was \$319,000 compared to \$745,000 in the Tahoe Township. The average sales price for the Tahoe Township was \$969,092, however, compared to \$357,227 for East Fork. The average residential square feet for single-family homes is 2,383 in the Tahoe Township compared to 1,957 square feet for homes in the East Fork Township. The national average was 2,392 square feet (2010 Census).

Figure 9
Single-Family Market in Douglas County, 2016



EVICTIONS AND FORECLOSURES

In Nevada, landlords can evict tenants based on the Five-Day Late Payment regulation (NRS 40.2512) or the 30-day "No Cause" regulation. As shown in Table 8, the East Fork Justice Court served 861 renters with eviction notices during 2015 and 2016. Of this total, only 6 notices were successfully contested by the tenants.

Table 8
Evictions in East Fork Township, 2015 and 2016

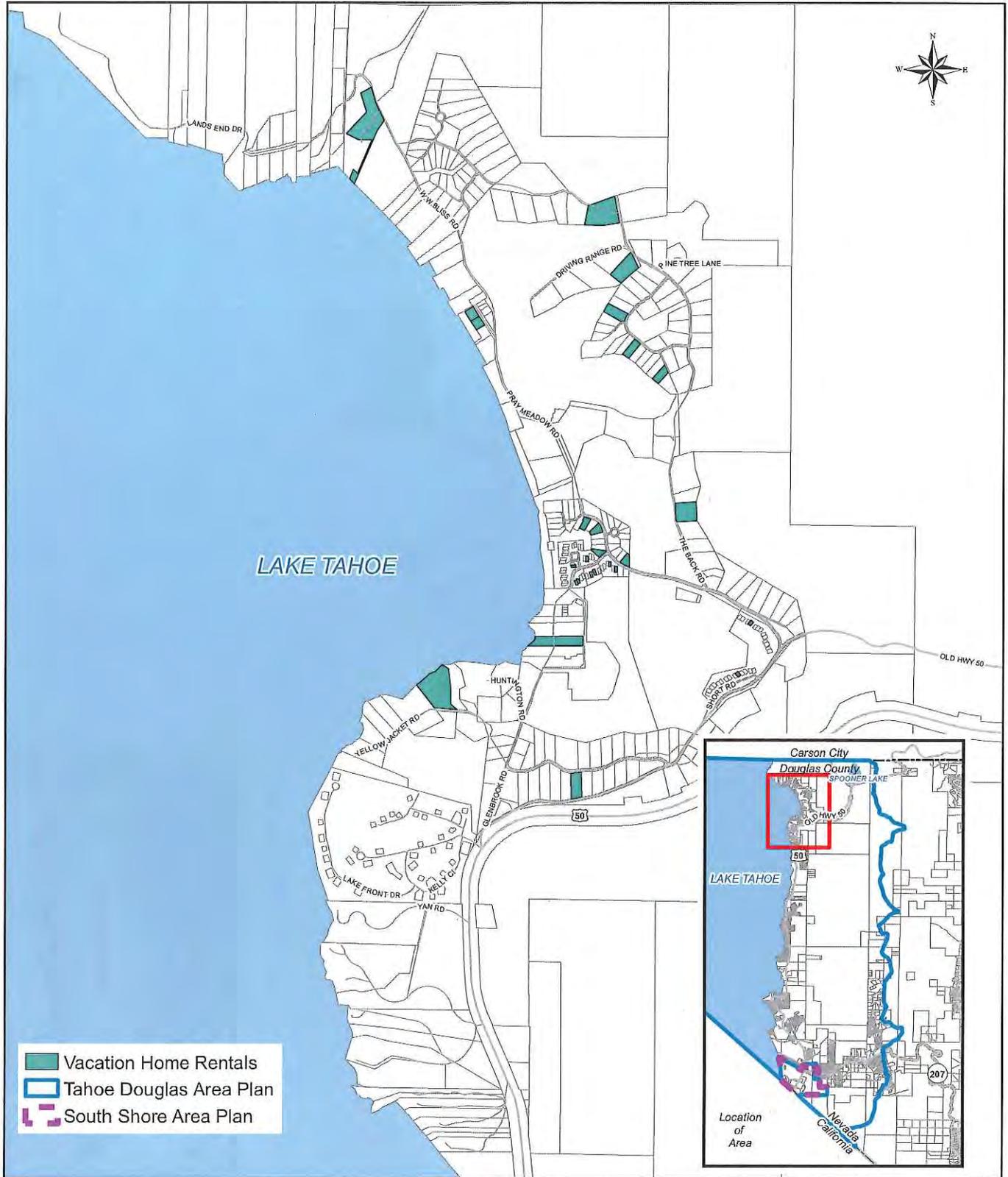
Year	Evictions Served
2015	473
2016	388
Total	861

There were 62 homes in the foreclosure process in Douglas County as of November 2017 (Zillow). The homes are located in all areas of the County. By comparison, there were 58 home foreclosures in Carson City, 38 foreclosures in Churchill County, and 98 foreclosures in Lyon County.

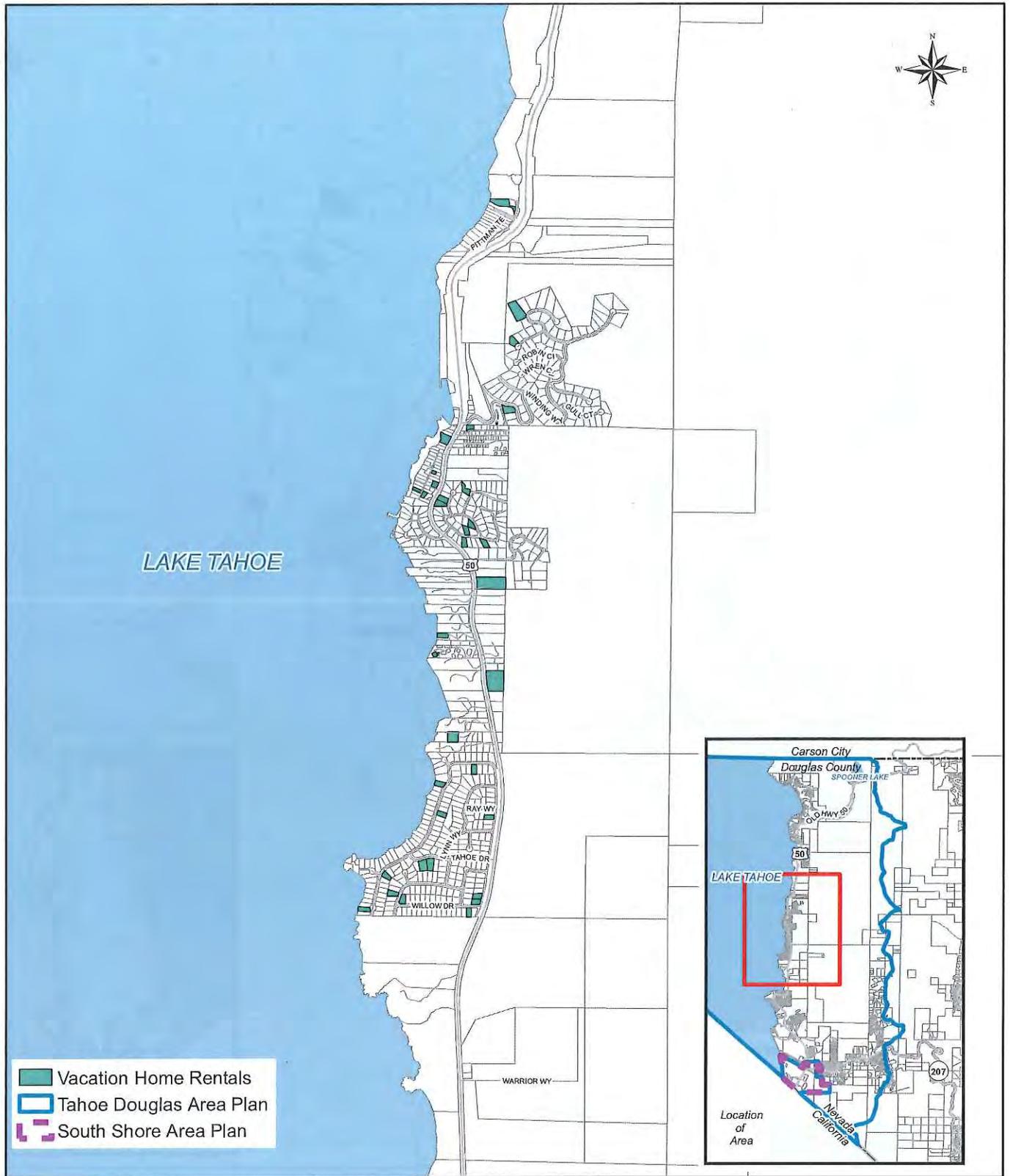
VACATION HOME RENTALS

Douglas County adopted a Vacation Home Rental (VHR) Ordinance in 2005 (Chapter 5.40). The ordinance only applies to properties located in the Tahoe Township (See Map 1). As of October 2016, there are 407 registered VHRs in the Tahoe Township. Although VHRs are prohibited in the Carson Valley (East Fork Township), review of VHR web sites indicates there are several VHR's operating in the Carson Valley. Douglas County is now considering amendments to the existing ordinance which may include stricter regulations as well as expansion of the VHR ordinance to the East Fork Township. Maps 2-4 depict the location of VHRs in the north, central, and southern portions of the Tahoe Basin in Douglas County.

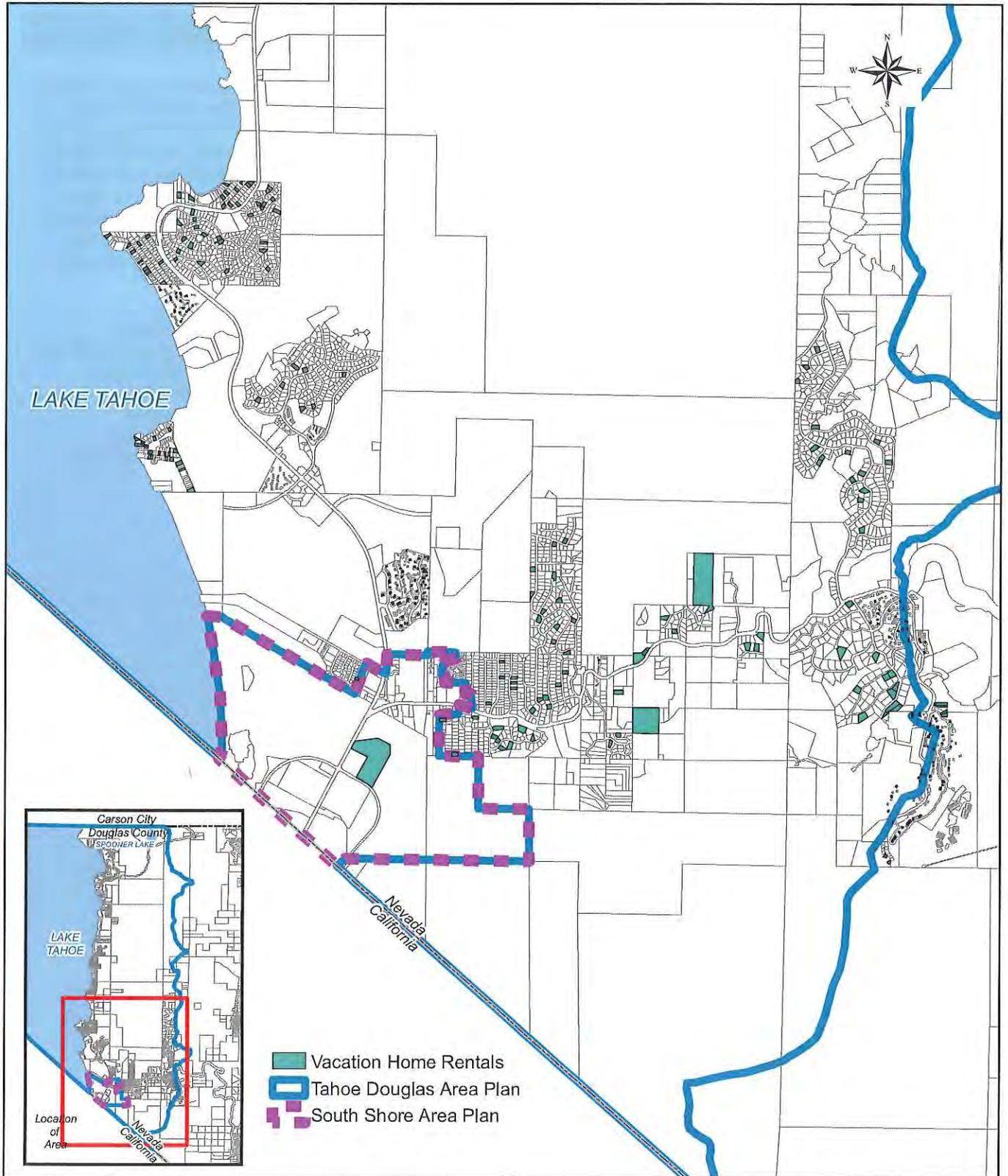
Map 2 Vacation Home Rentals in Glenbrook



Map 3
Vacation Home Rentals in Cave Rock Estates, Lincoln Park, and Skyland



Map 4
Vacation Home Rentals in Zephyr Cove, Round Hill, Lake Village, Kingsbury, and Stateline

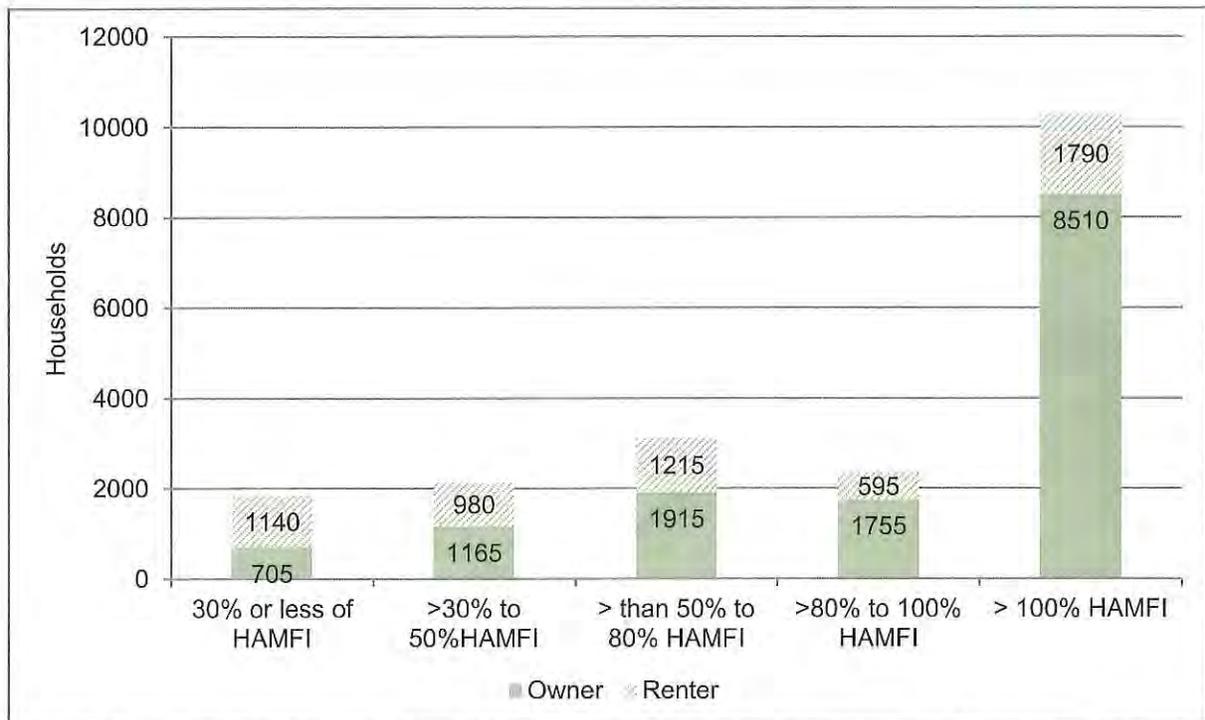


AFFORDABLE HOUSING

Affordable housing includes, market rate housing as well as subsidized housing. In other words, housing is affordable if it does not require a significant percentage of household income. The standard rule of thumb is that housing costs, including utilities, should not exceed 30 percent of household income. Cost burden is defined as housing costs that exceed 30 percent of income while severe cost burden is defined as housing costs that exceed 50 percent of household income. Further, the focus is on housing costs for low-income households, or those below 80 percent of median income. Some communities may expand the income eligibility above 80 percent but usually affordable housing programs target households below 80 percent of median income. Housing can be affordable to low-income households without subsidies, but in tight housing markets, it becomes very difficult to find rental or owner-occupied housing affordable to low-income households without some form of subsidy.

Figure 10 provides a breakdown of household income distribution in Douglas County by tenure. Households below 30 percent of median income include 705 owners and 1,140 renters. Households with incomes below 30 percent of median income are defined as extremely low-income and would have incomes ranging from \$14,750 to \$24,300 depending on household size. For households with incomes between 30 and 50 percent median income, there are 980 renter households and 1,165 owner households. As household income increases, the proportion of owner-occupied households also increases. The tenure breakdown for households above 100 percent of median income, for example, includes 8,510 owner households and 1,790 renter households.

Figure 10
Household Income Distribution, by Tenure



Source: Comprehensive Housing Affordability Strategy (CHAS) based on 2010-2014 American Community Survey. HAMFI is the HUD Adjusted Median Family Income.

As shown in Table 9, the FY 2016 Median Family Income for Douglas County is \$69,400. This is based on a family of four. To qualify for subsidized affordable housing that serves low-income households (up to 80 percent of median income), a household of four could not have income above \$56,150 per year. The income restrictions for affordable housing vary depending on the type of housing (e.g., permanent vs. transitional, owner or renter-occupied). Some affordable housing programs, such as the Low-Income Housing Tax Credit, target populations below 60 percent of median income.

**Table 9
Douglas County Income Limits, FY 2016**

Douglas County FY 2016 Median Family Income= \$69,400 Income Range	Household Size			
	1	2	3	4
Extremely Low-Income (Less than 30%)	\$14,750	\$16,850	\$20,160	\$24,300
Very Low-Income (31 to 50%)	\$24,600	\$28,100	\$31,600	\$35,100
Low-Income (51 to 80%)	\$39,350	\$44,950	\$50,550	\$56,150

Source: HUD Income Limits, FY 2016(4/13/2016)

Table 10 breaks out the number of low-income owners and renters (below 80 percent of median income) that are experiencing severe cost burden (paying more than 50 percent of household income for housing costs, including utilities). For renter households with incomes below 30 percent of HAMFI, 76.3 percent of the households are paying more than 50 percent of their income for housing. Cost burden for owner households with incomes below 30 percent of HAMFI is also significant with 60.3 percent of these households paying more than 50 percent of their income for housing.

**Table 10
Cost Burden for Low-Income Households in Douglas County**

Household Income	Housing Cost Burden (Housing Cost > 30%)	Severe Housing Cost Burden (Housing Cost > 50%)	Total Households	% with Housing Cost Burden	% with Severe Housing Cost Burden
Renters					
< or = to 30% HAMFI	900	870	1,140	78.9%	76.3%
30% to 50% HAMFI	785	430	980	80.1%	43.9%
>50% to 80% HAMFI	695	135	1,215	57.2%	11.1%
Owners					
< or = to 30% HAMFI	525	425	705	74.5%	60.3%
30% to 50% HAMFI	715	430	1,165	61.4%	36.9%
>50% to 80% HAMFI	795	375	1,915	41.5%	19.6%

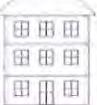
Source: 2017 Comprehensive Housing Affordability Strategy (CHAS), based on 2010-2014 American Community Survey. HAMFI is the HUD Area Median Family Income.

Cost burden remains the most significant housing problem for low-income renter and owner households in Douglas County. Figure 11 provides information on the Fair Market Rents (FMRs) for the County and the wage required to support the FMRs based on housing costs not exceeding 30 percent of household

income. The fair market rent for a one bedroom unit is \$705 per month, for example. To afford this unit, a household would need an hourly wage of \$13.15 per hour, or an annual salary of \$37,120.

The minimum hourly wage for an employee without health insurance is \$8.25 (or \$7.25 with health insurance). As shown in Figure 11, minimum wage workers could not afford more than \$429 per month based on the 30 percent standard for affordable housing. The Leisure and Hospitality sector, which has the highest number of employees in the County, has an average hourly wage of \$13.94 (DETER 2015). Affordable housing for leisure and hospitality workers could not exceed \$724 per month based on the 30 percent standard for affordable housing. For a Douglas County School District teacher making \$17.51 per hour, the affordable housing cost would be \$910 per month. Finally, for a Deputy Sheriff starting in the Douglas County Sherriff's Office, the starting salary is \$20.02 and affordable housing would be equal to \$1,041 per month. Housing costs include the actual monthly rent or mortgage as well as utilities.

Figure 11
FY 2017 Fair Market Rents in Douglas County and
Salaries Needed to Afford Housing

	Efficiency 	1 Bedroom 	2 Bedroom 	3 Bedroom 
Fair Market Rent Fiscal Year 2017	\$589/month	\$705/month	\$928/month	\$1,351/month
Housing Wage	\$11.33	\$13.56	\$17.85	\$25.98
Annual Salary Needed to Afford Housing	\$23,560	\$28,200	\$37,120	\$54,040
Work Hours/ Week at Minimum Wage	55	66	87	126

Employment	Minimum Wage	Leisure & Hospitality	School District	Deputy Sheriff
Hourly Wage	\$8.25	\$13.94	\$17.51	\$20.02
Annual Salary	\$17,160	\$28,988	\$36,431	\$41,641
Affordable Housing /month	\$429	\$724	\$910	\$1,041

AFFORDABLE HOUSING INVENTORY

Affordable housing in Douglas County is provided through subsidized housing units as well as Housing Choice Vouchers provided by the Nevada Rural Housing Authority.

Table 11 provides information on the affordable housing developments in Douglas County. At the current time, there are 442 affordable units, both renter and owner-occupied.

**Table 11
Renter and Owner-Occupied Affordable Housing in Douglas County, 2016**

Name of Development	Number of Units	Population	Income Target	Location
Renter-Occupied Units				
Aspen Grove	39	Families	N/A	Stateline
Crestmore Village-Phase I*	40	Families	45%, 50%	Gardnerville
Crestmore Village-Phase II	40	Families	30%, 45%	Gardnerville
Kingsbury Manor	36	Families	N/A	Minden
Lake Vista 1*	24	Families	60%	Kingsbury
Lake Vista II*	40	Families	60%	Kingsbury
Mahogany Court	21	Families	N/A	Minden
Meadow Brook	30	Families	N/A	Stateline
Parkway Vista	30	Seniors	40%, 50%	Gardnerville
Rancho Vista	36	Families	N/A	Gardnerville
Summit Crest*	28	Families	45%	Indian Hills
Owner-Occupied Units				
Arbor Gardens*	78	Families	110%	Gardnerville
Total	442			

Aspen Grove, Lake Vista, and Meadow Brook are TRPA Mitigation Projects

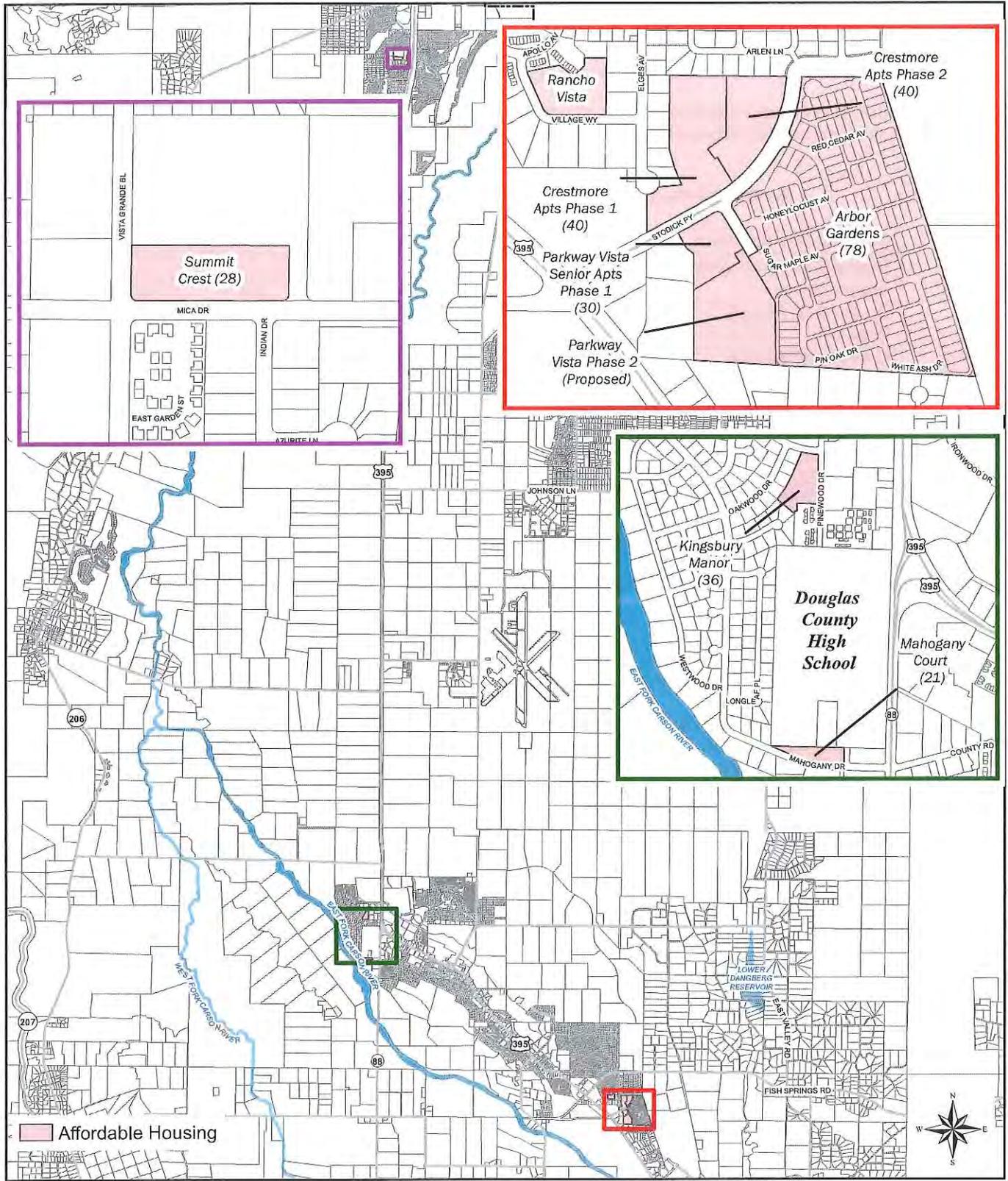
**Developments with Douglas County Affordable Housing Agreements*

The only deed-restricted owner-occupied affordable housing in Douglas County is located at Arbor Gardens in Gardnerville. The subdivision includes 160 single family detached dwellings and 78 of these units are deed restricted. Since the developer entered into a density bonus agreement with Douglas County, the units will remain deed restricted for 15 years (as compared to 30 years for affordable rental housing). The deed restrictions for the affordable units at Arbor Gardens will begin to expire in September 2017.

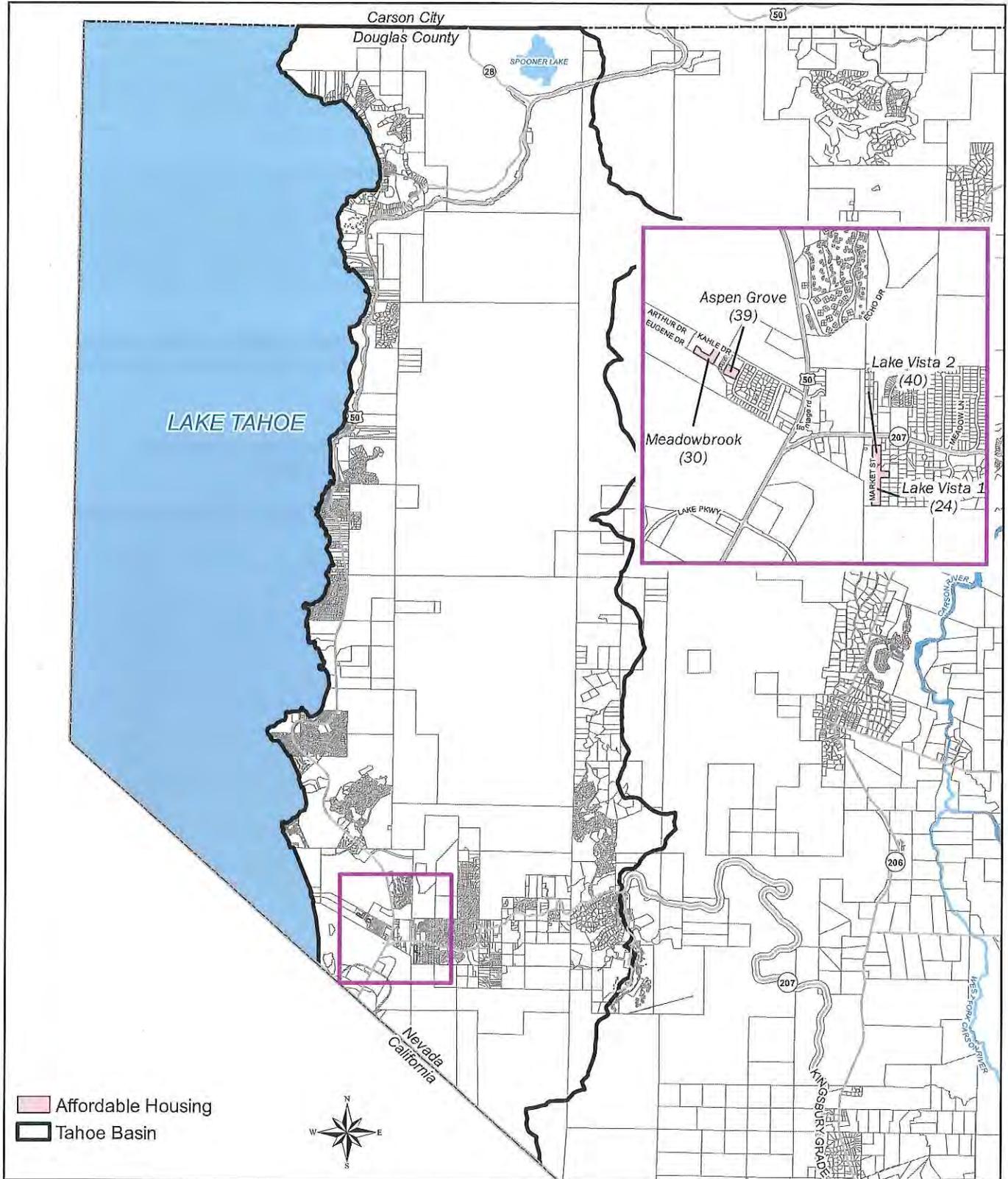
The Nevada Rural Housing Authority provides several programs to provide affordable home ownership to Nevada Residents. Under its Home At Last Programs, NRHA has provided down payment assistance to 179 families, for a total of \$35,470,477. The Mortgage Credit Certificate Program has assisted 141 families for a total of \$27,939,156.

Map 5-6 displays the location of subsidized affordable housing in Douglas County. Affordable rental housing in the Carson Valley includes units at Crestmore Village, Kingsbury Manor, Mahogany Court, Parkway Vista, Rancho Vista, and Summit Crest. Affordable rental housing in the Tahoe Region includes Lake Vista, Aspen Grove, and Meadow Brook.

Map 5 Affordable Housing in the Carson Valley



Map 6
Affordable Housing in the Tahoe Region



The only affordable rental units for seniors are in the 30-unit Parkway Vista development in Gardnerville. Although Phase II of Parkway Vista has not been started, the five acre parcel is already zoned for additional affordable multi-family housing. According to the developer, New Beginnings, Parkway Vista has maintained 100 percent occupancy. Units that become vacant are rented quickly and the developer believes there is still a need for senior housing in Douglas County, particularly affordable senior housing. The Parkway Vista development cost approximately \$116,000 per unit, including hook-up fees, etc.

The amount of vacant acreage available for multi-family development includes parcels that are zoned either MFR (Multi-Family Residential) or MUC (Mixed-Use Commercial). Both zoning districts allow up to 16 dwelling units per acre. As shown in Table 12, there are currently 42.40 acres of MFR zoning and 17.97 acres of MUC zoning. In other words, there are only 60.37 acres of vacant acreage available for Multi-Family Residential development in Douglas County (outside of the Tahoe Basin). It should be noted that approximately 64 acres of multi-family zoning was removed from the North County Specific Plan in 2001.

Rural communities such as East Valley and Fish Springs would not have any MFR or MUC zoning since they are not located within an Urban Service Area. However, the amount of acreage available within the urban service areas of the Towns is very low.

**Table 12
Vacant Acreage Zoned Multi-Family Residential or Mixed Use Commercial
in Douglas County, by Community/Regional Plan**

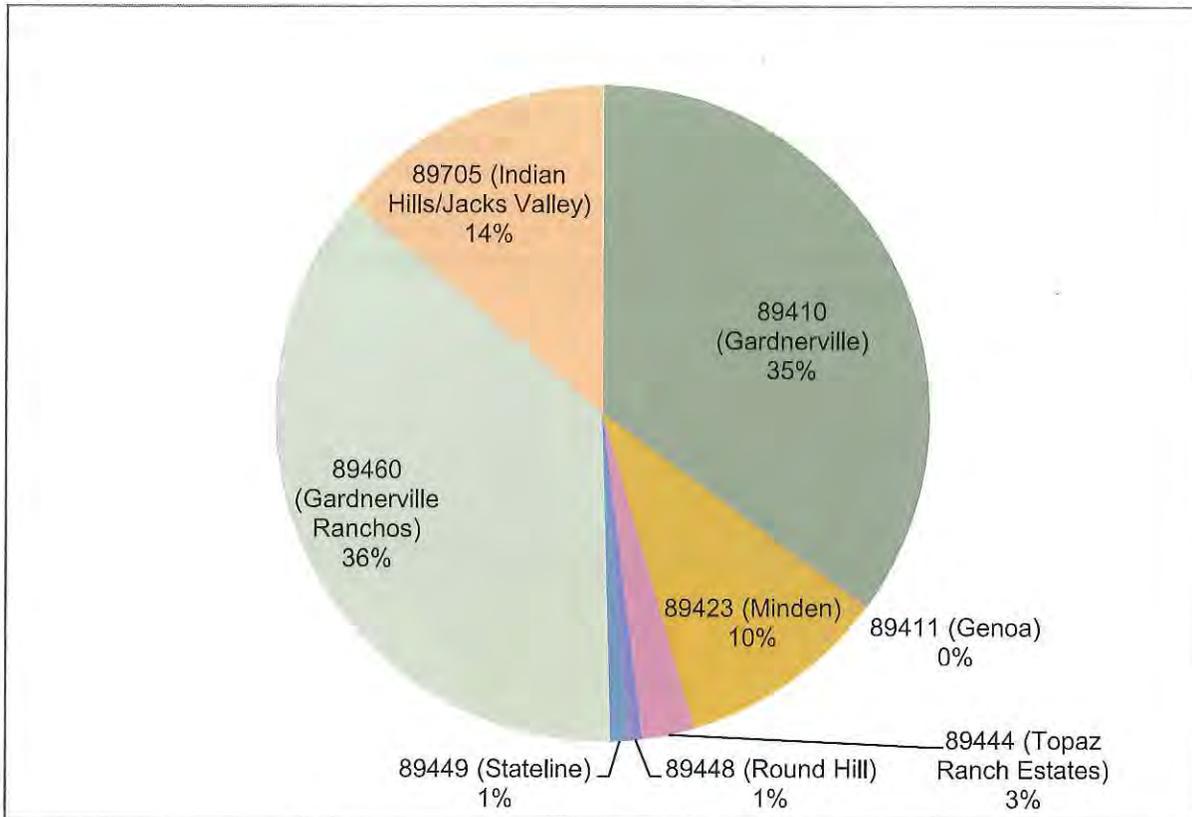
Community or Regional Plan	Multi-Family Residential (MFR)	Mixed-Use Commercial (MUC)
Airport	0.00	0.00
Agriculture	0.00	0.00
East Valley	0.00	0.00
Fish Springs	0.00	0.00
Foothills	0.00	0.00
Gardnerville*	19.75	1.66
Gardnerville Ranchos	3.65	0.00
Genoa	0.00	0.00
Johnson Lane	0.00	0.00
Indian Hills/Jacks Valley	2.18	0.00
Minden	12.65	16.31
Ruhenstroth	0.00	0.00
Pinenut	0.00	0.00
Sierra	4.17	0.00
Topaz Lake	0.00	0.00
Topaz Ranch Estates/Holbrook Junction	0.00	0.00
TOTAL	42.40	17.97

**Includes 5.08 acres for Phase II of Parkway Vista Development*

The Nevada Rural Housing Authority (NRHA) is providing Housing Choice Vouchers to 290 households, for a total of 1,202 individuals, in Douglas County. The Housing Choice Vouchers can be used for up to 110 percent of the fair market rents. Tenants are allowed to use up to 40 percent of their household income for the first year of the program. At the end of 2016, NRHA had closed its waiting list for Housing Vouchers. Of the 1,202 individuals served, 226 are disabled and 272 are 55 years or older. None of these vouchers are used at subsidized developments. The annual rental assistance amounts to \$1,802,940. According to NRHA, there were 1,393 housing choice vouchers for the entire state (outside of Clark and Washoe Counties) The voucher waiting list is closed and there are 800 people on the

current waiting list. In addition to Housing Choice Vouchers, NRHA also provides Tenant-Based Rental Assistance (TBRA) for Homeless Families and VASH-Rental Assistance for Veterans. Figure 12 depicts the location of NRHA vouchers in Douglas County based on zip codes. The highest percentage of vouchers are located in the Gardnerville Ranchos and Gardnerville at 36 percent and 35 percent respectively. The Indian Hills/Jacks Valley zip code contains 14 percent of the total vouchers while the Minden zip code accounts for 10 percent of the total vouchers in the County.

Figure 12
2016 Housing Choice Vouchers in Douglas County, by Zip Code



SUPPORTIVE HOUSING

Supportive housing provides permanent housing for the frail elderly as well as individuals with disabilities, such as severe and persistent mental illness, developmental disabilities, and physical disabilities (e.g., traumatic brain injury). Many disabled people rely on Supplemental Security Income (SSI), which currently provides \$771 a month to individuals. Affordable rent for someone on SSI could not exceed \$231 per month.

At the current time, there is no affordable supportive housing in Douglas County. The Family Support Council is pursuing the development of supportive housing for persons with development disabilities. The proposed housing, to be known as Jesse's Ranch, would be located on the Seaman Ranch property in Minden.

EMERGENCY AND TRANSITIONAL HOUSING

The supply of emergency and transitional housing in Douglas County is very limited. The Family Support Council operates Abbey Crossing, a domestic violence shelter. Austin's House provides emergency shelter for children up to age 18 and was funded in part with Community Development Block Grant (CDBG) funds.

Douglas County Social Services is able to provide temporary housing in motels using funding from the Nevada Low-Income Housing Trust Fund. Douglas County used to apply for approximately \$8,000 in Continuum of Care Emergency Solutions Grant (ESG) funds but no longer participates in the program.

Douglas County participated in the 2016 Point-in Time Count for the Rural Continuum of Care. A total of nine individuals were found on the streets. In addition, the 2016 Continuum of Care reported 122 homeless students in the Douglas County School District. This is a decrease from the comparable 2012 Continuum of Care count of 202 homeless students. It should be noted that the number of homeless children living in hotels and motel continues to increase. There were four children living in hotels and motels in 2011 but the 2016 Continuum of Care reported the number had increased to 22 children. Children are considered homeless if they are unsheltered, living doubled up, living in a hotel/motel, or else living in a shelter, transitional housing, or foster care.

HOUSING ISSUES AND OPPORTUNITIES

2016 MASTER PLAN SURVEY

According to persons who participated in the 2016 Master Plan Survey, the Housing Element was rated as one of the top three Master Plan Elements needing improvement, after Growth Management and Land Use. Several survey respondents expressed concern with the lack of diverse housing stock and the expensive housing market in Douglas County. Some of the comments included, "More affordable rental apartments for young adults," "55 Plus Senior Housing and Senior Section 8," Rental Housing and Jobs," and "More truly affordable rentals for small families with pets and imperfect credit." One survey respondent implored the County to "implement some protections for renters." Another survey respondent stated they were paying \$800 to \$900 per month for a 1 bedroom apartment after utilities and stated "There's no way anyone working for minimum wage could afford it and there's very few jobs around here that pay more than minimum wage." One parent provided the following comment, "I am concerned about housing options....My daughter has been trying to move back to Gardnerville for almost two years and there is just nothing available."

INCREASING COUNTY SUPPORT FOR AFFORDABLE HOUSING

At the current time, the County's housing responsibilities are located in Douglas County Social Services and the Douglas County Community Development Department. Douglas County Social Services receives federal and state funding to provide emergency housing vouchers and case management. Douglas County Community Development reviews all development proposals, applies for CDBG funding on behalf of the County, Towns, and non-profit organizations, and monitors the deed restricted units at Arbor Gardens.

It may be beneficial for the County to create a dedicated division or department to address housing issues in the County. To address the County's capacity to address housing issues, it may be helpful for the Board of Commissioners to establish a Housing Task Force in 2018. The Task Force would include major employers, the Carson Valley Chamber of Commerce, non-profits organizations, and other stakeholders.

The County has adopted a memorandum of understanding (MOU) with the Nevada Rural Housing Authority which supports the development of affordable housing, rehabilitation of existing structures, and various affordable housing initiatives. One of the first steps outlined in the MOU is to develop a task force to review impediments to affordable housing.

GROWTH MANAGEMENT ORDINANCE EXEMPTIONS FOR AFFORDABLE HOUSING

The County's Growth Management Ordinance has been amended over the years to provide exemptions for certain types of housing. At the current time, deed restricted affordable housing is exempted from the Growth Management Ordinance and developers do not need to secure allocations for the affordable units. All property owners who wish to construct an accessory dwelling unit (ADU) on their property, however, must currently apply for a Building Permit Allocation under the County's Growth Management Ordinance, including the payment of \$361. Since many of the ADUs provide affordable housing for relatives and/or tenants, it is recommended that the County amend the Growth Management Ordinance and exempt ADUs from the Growth Management Ordinance.

EMPLOYEE RECRUITMENT AND RETENTION

The lack of affordable housing in Douglas County makes it difficult to recruit new public and private sector employees. As a result, the lack of affordable housing impacts economic development strategies. During stakeholder interviews, a repeated comment was the difficulty of recruiting new employees due to the lack of affordable housing in Douglas County.

The survey at the September 2016 Critical Issues Conference Douglas Business Group also reinforced this problem. When the participants were asked if there was sufficient housing stock to serve their employees, the response was 87 percent "No" and 13 percent "Yes" (based on 76 responses). When asked what the County could do to help, the responses were:

- 1) More single family residential (8 responses, or 11 percent)
- 2) More Multifamily (apartments and condos) (17 responses, or 24 percent)
- 3) Create live/work environments (2 responses, or 3 percent)
- 4) All of the above (43 responses, or 61 percent)

The lack of affordable housing also means that many employees in Douglas County need to commute to Douglas County for work, thereby adding to traffic congestion on County, state, and federal roads.

IMPROVING COUNTY DENSITY BONUS AND AFFORDABLE HOUSING AGREEMENT ORDINANCE

Douglas County adopted the Density Bonus and Affordable Housing Agreement Ordinance in 1996 (Chapter 20.440). Prior to 2001, the ordinance allowed affordable housing developers to request a density bonus of up to 25 percent where either: a) up to 20 percent of the units are affordable to households earning between 51 and 80 percent of the County's median income (currently \$39,350 to \$56,150; or b) at least 15 percent of the units are affordable to households earning up to 50.9 percent of the median income (currently under \$39,350). In 2001, the County amended the density bonus ordinance to also allow a density bonus if at least 20 percent of the units are owner-occupied single-family residences for households with incomes up to 110 percent of median income. The density bonus ordinance requires developers to record a deed restriction maintaining affordability for 30 years for rental housing or 15 years for for-sale housing.

The only development containing affordable owner-occupied housing is Arbor Gardens. The 160 unit development includes 78 deed restricted units, most of which were purchased between 2003 and 2006. The Affordable Housing Agreement for Arbor Gardens requires the developer to restrict the sale of these homes to households with incomes at 110 percent or less of the County median income. The Fiscal Year 2016 Median Income in Douglas County for a family of four was \$69,400. Applying the 110 percent income qualification would mean that a family of four could have a household income as high as \$76,340.

The 15-year deed restrictions for the affordable units at Arbor Gardens will begin to expire in 2018. Although Douglas County Community Development communicates with realtors who represent potential buyers of deed restricted units (to ensure the potential buyer meets the income restrictions), it has been noted that some of the deed restricted units have either been rented or else sold to buyers who are not income qualified. In 2012, the Community Development Department identified at least 17 deed restricted units that were sold without approval of the buyer by the County. In other words, these sales may have violated the deed restrictions and provided a windfall to the previous owner.

The Density Bonus Program was last used in 2007 for the Summit Crest Apartments on Mica Drive in Indians Hills GID.

The County could increase the supply of affordable housing by requiring developers of large subdivisions to provide 20 or 15 percent of the units as affordable housing. Arbor Gardens provides a good example of how this can work. There are several recommended changes to the County's Density Bonus Ordinance:

- 1) Remove the 2001 Amendment which raised the income limit to 110 percent of median income for the deed restricted units in the Arbor Gardens subdivision.
- 2) Remove the reference to special needs populations in the current ordinance. None of the affordable housing agreements target special needs populations.
- 3) Remove the "adverse impact" language in the current ordinance. This is a broad term that raises possible fair housing concerns.
- 4) Make the Density Bonus Agreement mandatory for all residential developments (owner and renter-occupied units) with more than 50 dwelling units. For example, a proposed subdivision with 160 units would be given a density bonus in return for the provision of affordable housing units.

INCREASING HOUSING DIVERSITY IN DOUGLAS COUNTY

The housing stock in Douglas County continues to contain more than 70 percent single-family detached units. To encourage more housing diversity as well as more affordable owner and renter-occupied residential development, the County could pursue the following options:

- 1) Remove the requirement that multi-family residential development obtain Multi-Family Residential land use designation for MFR (Multi-Family Residential) zoning and permit MFR zoning as a permitted zoning district within the Commercial land use category.
- 2) Lower the percentage of commercial usage required in MUC zoning districts.

VISITABILITY FOR NEW SINGLE FAMILY DETACHED AND ATTACHED HOMES.

The only dwelling units which are required to be accessible under the American with Disabilities Act (ADA) are multi-family developments with more than 4 units. Otherwise, single-family and single-family attached dwellings are not required to be accessible to persons with physical disabilities. To create housing that is more sustainable for current and future residents, Douglas County could require all new single family detached and attached dwellings to meet visitability standards. This would include one at-grade entrance, wider hallways on the first floor, and one accessible bathroom on the first floor of the dwelling. Requiring visitability standards now will avoid the need for homeowners to install ramps and accessibility modifications in their homes, which are often expensive. Visitability presents an opportunity for residents to age in place.

NRHA VOUCHERS IN DOUGLAS COUNTY

At the current time, NRHA provides vouchers to 290 households in Douglas County. The vouchers are used throughout the County and are not currently used in any of the subsidized affordable housing developments. Many landlords and apartment complexes do not accept Housing Choice Vouchers, however, which can mean that the supply of housing available for voucher holders is restricted. The County may want to explore incentives for landlords to accept vouchers.

HOUSING ELEMENT GOALS, POLICIES, AND ACTIONS

The following goals, policies, and actions for the Douglas County Housing Element set forth priorities for the next five to ten years.

HOUSING GOAL 1

TO INCREASE HOUSING OPPORTUNITIES IN DOUGLAS COUNTY BY REMOVING REGULATORY BARRIERS.

- | | |
|---------------------------|---|
| Housing Policy 1.1 | Douglas County will support local efforts to increase affordable and supportive housing for families, elderly, and disabled populations. |
| Housing Action 1.1 | Amend the Douglas County Development Code to include a provision on reasonable accommodation, in conformance with the Fair Housing Act. |
| Housing Action 1.2 | Amend the Douglas County Development Code to remove limits on the number of unrelated persons that can live in a dwelling unit. |
| Housing Action 1.3 | Amend the Douglas County Development Code to include minimum density requirements in the multifamily residential and mixed use commercial zoning districts. |
| Housing Action 1.4 | Douglas County will review the single-family design standards in the Development Code to determine whether or not impediments exist for the development of moderately priced entry level homes including single-family attached units. |
| Housing Action 1.5 | Douglas County will revise the criteria in the Mixed-Use Zoning District to reduce the percentage of commercial usage required in MUC Zoning Districts. |
| Housing Action 1.6 | Douglas County will amend the Building Permit Allocation and Growth Management Ordinance to exempt accessory dwelling units from the allocation provisions of the Ordinance. |

HOUSING GOAL 2

TO INCREASE AWARENESS OF AFFORDABLE HOUSING NEEDS IN DOUGLAS COUNTY

- | | |
|---------------------------|---|
| Housing Action 2.1 | Douglas County shall convene a Housing Task Force during 2018 to examine housing issues in the County, including County organizational issues, and will prepare a report with housing recommendations to the Board of Commissioners by 2019. |
|---------------------------|---|

Housing Action 2.2 As part of the required annual report on the Master Plan, include a status report on affordable housing in Douglas County, including developments with density bonuses.

HOUSING GOAL 3

TO REDUCE PREDEVELOPMENT COSTS ASSOCIATED WITH AFFORDABLE HOUSING DEVELOPMENTS, INCLUDING LAND ACQUISITION, AND OTHER UP FRONT DEVELOPMENT COSTS.

Housing Policy 3.1 Support developments that include affordable housing with reduced development and building permits fees as well as reduced water and sewer fees.

Housing Action 3.1 Prepare recommendations on strategies to reduce predevelopment costs for affordable housing, including donation of County tax parcels.

HOUSING GOAL 4

TO INCREASE AFFORDABLE RENTAL HOUSING UNITS FOR ELDERLY AND DISABLED HOUSEHOLDS IN THE MINDEN/GARDNERVILLE AREA AND INDIAN HILLS.

Housing Policy 4.1 Housing units for qualified elderly and disabled households shall be eligible for project cost reductions by exceeding Fair Housing and ADA accessibility requirements.

Housing Action 4.2 Develop an additional 40 to 80 units of affordable rental units within ten years for elderly and disabled households.

HOUSING GOAL 5

TO INCREASE AVAILABILITY OF AFFORDABLE HOMEOWNERSHIP OPPORTUNITIES FOR HOUSEHOLDS WITH INCOMES UP TO 80 PERCENT OF AMI.

Housing Policy 5.1 Support community land trusts to develop and maintain entry-level housing stock for households with incomes below 80 percent of median income.

Housing Policy 5.2 Encourage property owners to re-zone parcels as MFR or MUC within urban services areas of Douglas County.

Housing Policy 5.3 Continue to support and retain Nevada Rural Housing Authority and USDA first time homebuyer programs in Douglas County.

Housing Action 5.1 Douglas County will amend the Density Bonus ordinance to require developers to include a percentage of affordable units in large subdivisions in return for a density bonus.

HOUSING GOAL 6

TO INCREASE HOUSING OPPORTUNITIES FOR SPECIAL NEEDS HOUSEHOLDS INCLUDING PERSONS WITH PHYSICAL AND MENTAL DISABILITIES, THE ELDERLY, AND AT-RISK CHILDREN.

Housing Policy 6.1 The County shall cooperate with developers in the production of dwelling units accessible to persons with disabilities and shall encourage developers to consider incorporating minimal changes in the percentage of new units, which would make them more usable for persons with disabilities while not otherwise affecting their marketability.

Housing Policy 6.2 Work with local housing groups to assist disabled persons with accessibility modifications. Encourage housing finance agencies such as, USDA, Nevada Housing Division and the Rural Nevada Housing Authority to make available housing rehabilitation funds for accessibility projects in Douglas County.

Housing Action 6.1 Douglas County will prepare recommendations concerning visitability requirements for new single family detached and attached dwelling units.

HOUSING GOAL 7

TO INCREASE RESOURCES TO MAINTAIN OWNER-OCCUPIED UNITS IN DOUGLAS COUNTY WITH PREFERENCE FOR ELDERLY HOUSEHOLDS.

Housing Policy 7.1 The County will continue to support existing local and home rehabilitation and weatherization programs in order to reduce ownership expenses and improve health and safety concerns.

Housing Policy 7.2 The County will continue to pursue state and local funding programs to address rehabilitation and weatherization needs in Douglas County.

CHAPTER 8 LAND USE ELEMENT

SECOND DRAFT

NOVEMBER 2017



LAND USE ELEMENT

PURPOSE

The purpose of the Land Use Element is to describe current development patterns in Douglas County and in each community plan, and to review land use issues and opportunities for the entire County as well as the Community Plans.

The Land Use Element includes future land use maps for each community plan and concludes with goals, policies, and actions to encourage development patterns that encourage revitalization and investment in the towns and GIDS while protecting agricultural and fragile lands in the rest of the County.

The Land Use Element does not include the Tahoe Basin portion of Douglas County since land use and other elements are now included in the South Shore and Tahoe Douglas Area Plans.

Land Use Element Goals, Policies, and Actions for the entire County are presented first and are then followed by a section for each Community Plan in the County.

LAND USES IN DOUGLAS COUNTY

There are 12 future land use designations in the Douglas County Master Plan. Each future land use, except for the Washoe Tribe land use, is equivalent to specific zoning districts.

Table 1 provides additional information on each Master Plan land use designation. Table 2 provides information on each future land use designation in the Douglas County Master Plan and the zoning districts which conform to each land use designation.

**Table 1
Future Land Use Categories in Master Plan**

Future Land Use	Description
Resource Land Uses	
Forest and Range	Designates public lands managed by the US Forest Service and Bureau of Land Management as well as private lands. Most parcels are located in the Pinenut, Sierra, and Topaz Community Plans
Irrigated Agriculture	Designates private parcels currently used for farming and ranching operations, many of which are located in floodplain areas of the Carson Valley
Residential Land Uses	
Rural Residential	Designates parcels intended for low-density residential development of 5 to 10 acres per dwelling. Provides for residential development outside of towns and GIDS that does not require urban services
Single-Family Estates	Designates parcels intended for low-density residential development of 1 to 2 acres per dwelling unit
Single-Family Residential	Designates parcels at urban and suburban densities ranging from 3,000 square feet to ½ acre per dwelling unit as well as townhomes, manufactured homes parks, and duplexes. Urban services are required and parcels are only located within urban service areas
Multi-Family Residential	Designates parcels within urban service areas suitable for multi-family development of up to 16 dwelling units per acre, or more with density bonuses.
Non-Residential Uses	
Commercial	Designates parcels appropriate for neighborhood and regional commercial development as well as mixed-use development
Industrial	Designates parcels intended for light or heavy industrial development, including offices, warehouses, and manufacturing
Community Facility	Designates parcels intended for public and quasi-public uses
Recreation	Designates parcels used or intended for public open space and recreation as well as parcels currently used or intended for private recreation, such as privately owned golf courses, tennis clubs and similar uses
Receiving Areas	Designates parcels within Community Plans intended for future urban development in urban service areas and which require, in most circumstances, development rights from sending areas (A-19 and FR-19 zoning districts)
Washoe Tribe	Designates existing parcels under control of the Washoe Tribe of Nevada and California. All Washoe parcels include land use designations, such as agricultural and commercial, based on the Washoe Tribe's 2008 Integrated Resource Management Plan, as amended.

Table 2
Future Land Uses and Zoning Equivalency Chart
*(For Land Uses and Zoning for Tahoe Basin,
see South Shore Area Plan and Tahoe Douglas Area Plan)*

Future Land Use Designation	Equivalent Base Zoning District (s) (Does not include Overlay Zoning Districts)
Forest and Range	FR-40 Forest and Range – 40 acre minimum FR-19 Forest and Range – 19 acre minimum
Irrigated Agriculture	A-19 Agriculture - 19 acre minimum
Rural Residential	RA-5 Rural Agriculture – 5 acre minimum RA-10 Rural Agriculture – 10 acre minimum
Singe Family Estates	SFR-1 Single Family Residential – 1 acre minimum SFR-2 Single Family Residential – 2 acre minimum
Single-Family Residential	SFR 1/2 Maximum density of one dwelling unit per 0.5 acre SFR 12,000 – Maximum density of 3.63 dwelling units/acre SFR 8,000 – Maximum density of 5.45 dwelling units/acre SFR-T 8,000 – Maximum density of 5.45 dwelling units/acre SFR-T 6,000 – Maximum density of 7.26 dwelling units/acre SFR-T 4,000 – Maximum density of 10.89 dwelling units/acre SFR-T 3,000 – Maximum density of 14.52 dwelling units/acre
Multi-Family Residential	MFR – Multi-Family Residential - Maximum Density of 16 dwelling units/acre
Recreation	OSR – Open Space & Recreation PR – Private Recreation
Commercial	MFR – Multi-Family Residential - Maximum density of 16 dwelling units/acre MUC – Mixed Use Commercial – Maximum density of 16 dwelling units/acre NC – Neighborhood Commercial OC – Office Commercial GC – General Commercial TC – Tourist Commercial
Industrial	LI – Light Industrial SI – Service Industrial GI – General Industrial
Community Facility	AP – Airport OSR – Open Space & Recreation PF – Public Facility*
Receiving Areas	All Base Zoning Districts
Washoe Tribe	Not Applicable

*Public Facility Zoning is permitted in all Land Uses

GENERAL LAND USE ISSUES AND OPPORTUNITIES

2016 MASTER PLAN SURVEY

The 2016 Master Plan Survey asked survey respondents to select the three Master Plan Elements which, in their opinion, needed the most improvement. The Growth Management Element received the most responses with 43.2 percent, but the Land Use Element was ranked second at 38.7 percent.

Question 8 on the Master Plan Survey asked respondents to grade the first goal in the Land Use Element which is to “maintain a land use plan that manages growth at a sustainable rate to maintain treasured qualities of the county.” This goal received an “A” from 7.8 percent of the respondents and a “B” from 38.7 percent of the respondents. The goal received a grade of “C” from 36.8 percent of the survey respondents. The goal received a “D” and an “F” from 11.4 percent and 5.2 percent of the survey respondents, respectively. There were 207 open-ended comments in response to this survey question. One comment stated “Need to make it measurable. How do you measure this goal?”

2016 COMMUNITY WORKSHOPS

During the summer of 2016, the County held four community workshops to obtain feedback from community residents. Comments from residents are included within each Community Plan section of the Land Use Element.

INCORPORATING FUTURE LAND USE DESIGNATIONS INTO TITLE 20

The Douglas County Development Code, or Title 20, does not provide any information on Master Plan future land use categories or the zoning districts permitted for each future land use. Section 20.610.050(A) of the Development Code references “underlying land use designation” but does not specify the land use categories. The land use and zoning equivalency table is only located in the Land Use Element of the Master Plan. It would be appropriate to include the Master Plan land use categories in Title 20.

RESIDENTIAL LAND USES AND ZONING

As shown in Table 2, there are currently three single-family residential land use designations (Rural Residential, Single-Family Estates, and Single-Family Residential) and one multi-family residential land use designation. It may be beneficial to consider using two or three different residential land use designations that focus on density and not the dwelling structure (e.g., low-density, medium density, and high density).

MULTI-FAMILY RESIDENTIAL ZONING IN DOUGLAS COUNTY

As shown in Table 2, a property owner must have a multi-family residential land use designation in order to propose multi-family residential zoning. To encourage more multi-family residential development, Douglas County could permit multi-family residential zoning in the Commercial Land Use Designation. The Mixed-Use Commercial Zoning District, which allows up to 16 dwelling units per acre, is already a permitted zoning district within the Commercial land use designation. Allowing developers to request Zoning Map Amendments for multi-family residential zoning in the Commercial land use category would facilitate additional housing, including affordable housing, within the County.

To encourage more residential density, it may also be appropriate to look at requiring a minimum density of 10 to 12 units per acre for proposed multi-family residential development.

LACK OF LAND USE AND ZONING DESIGNATIONS FOR PUBLIC OPEN SPACE AND RECREATION

The County does not have a future land use designation or zoning district for public open space and recreation. The existing Recreation land use designation permits Private Recreation Zoning only (e.g. golf clubs, private tennis courts). Currently, parks are included in the Community Facility Land Use and Public Facility Zoning District. It would be helpful to designate public parks and recreation with a new Open Space Land Use and Open Space Zoning District, which is very common in other jurisdictions. The Open Space Land Use and Open Space Zoning District could be used for all Federal, State, County, Town, and GID parks as well as conservation areas that are open to the public, such as the Nature Conservancy's River Fork Ranch.

SPLIT LAND USES AND SPLIT ZONING AND NEED FOR PARCEL BASED GIS LAND USES AND ZONING

It is estimated that more than 100 parcels in the County contain more than one land use designation or zoning district. This creates problems when development proposals are brought forward to the County. It would be helpful if the County could work with affected property owners to create uniform land uses and zoning on these parcels. A related issue is the lack of parcel based land uses and zoning in the County. Douglas County GIS uses shape files for its land use and zoning layers, which can cause errors in map displays and parcel analysis.

RECEIVING AREA STILL DESIGNATED EVEN WHEN COMMUNITIES ARE BUILT OUT

Many receiving areas are built out but the land use is still shown as Receiving Area. Once the area is developed, the land use should be changed to a category consistent with the development on the ground. In Gardnerville, for example, Arbor Gardens, Stodick Estates, and Crestmore Village Apartments are still designated with Receiving Area land uses. Instead, Arbor Gardens and Stodick Estates could be changed to Single-Family Residential Land Use and Crestmore Village Apartments should be changed to Multi-Family Residential Land Use.

COMMUNITY PLAN BOUNDARIES

The boundaries of the Community Plans often do not follow parcel boundaries. As a result, some parcels are located in two different Community Plan areas. It would be helpful if the Community Plan boundaries could be adjusted to match parcel boundaries. There are 3 parcels in the Gardnerville Community Plan, for example, which crossover into adjacent Community Plans. In the Minden Community Plan, there are six parcels which extend into adjacent Community Plans.

GENERAL LAND USE GOALS, POLICIES, AND ACTIONS

The Land Use Element's general land use goals, policies, and actions are organized into seven categories: 1) Community Balance; 2) Land Use Map; 3) Community Plans; 4) Urban Communities; 5) Rural Areas and Communities; 6) Commercial and Industrial Land Uses; and 7) Phasing.

COMMUNITY BALANCE

LAND USE GOAL 1

TO RETAIN THE BEAUTY, THE NATURAL SETTING AND RESOURCES, AND THE RURAL/AGRICULTURAL CHARACTER OF THE COUNTY WHILE PROVIDING OPPORTUNITIES FOR MANAGED GROWTH AND DEVELOPMENT.

- Land Use Policy 1.1 Douglas County shall establish and maintain its land use plans to provide areas for different types of future land use and intensity and shall plan public services and facilities appropriate to the planned land uses.
- Land Use Policy 1.2 Douglas County shall plan for areas identified as rural communities, urban and suburban communities, agricultural areas, and other non-urban areas. The policies in this Land Use Element and in the Community Plans shall pertain to these distinct areas of the county.
- Land Use Policy 1.3 In planning for growth of its communities, Douglas County shall give first priority to development of vacant or under- utilized land within the communities ("infill" and "redevelopment") and second priority to development that expands the community. The County's policies regarding public service provision shall support these priorities.
- Land Use Policy 1.4 Douglas County shall use its planning and development regulations to protect residential neighborhoods from encroachment of incompatible activities or land uses which may have a negative impact on the residential living environment.
- Land Use Policy 1.5 Proposed non-residential development adjacent to residential neighborhoods shall be designed and sited to protect the privacy of residences.
- Land Use Policy 1.6 In reviewing development proposals, Douglas County shall consider issues of community character, environmental impact, resident security and safety, aesthetics, and efficient service provision.
- Land Use Policy 1.7 The County should include provisions within the Development Code for acquisition, construction, and maintenance of trails and trailhead facilities during project review. Such provisions may include allowing developers to utilize a density transfer for land set aside for public access or waiver of Parks and Recreation fees in lieu of dedication of such lands to the County.

LAND USE GOAL 2

TO USE THE MASTER PLAN FUTURE LAND USE MAP TO GRAPHICALLY DEPICT THE COUNTY'S DESIRED COMMUNITY LAND USE PATTERN AND CHARACTER.

- Land Use Policy 2.1 Douglas County shall maintain current land use and zoning maps and make them available to the public.
- Land Use Policy 2.2 The Douglas County Master Plan Future Land Use Map shall be defined as the set of maps depicting future land use in each region or designated community and in other areas of the county. This set of maps shall establish the general pattern of land use and intensity appropriate to achieve the County's goals.
- Land Use Policy 2.3 Douglas County shall revise its zoning districts and other development regulations as appropriate and on a continuing basis to allow development compatible with the Master Plan land use designations.
- Land Use Policy 2.4 Douglas County shall allow higher densities than shown in the land use plan in Receiving Areas provided there are significant densities being transferred from the Sending Areas and the development character is consistent with the overall residential area where the project is proposed.
- Land Use Policy 2.5 Clustering of units at densities above the range shown on the Land Use Map may be approved on properties which include floodplains, steep slopes, or other environmentally sensitive areas, if the cluster results in the use of development potential outside these sensitive areas and includes easements (or other mechanisms) to permanently retain sensitive areas as open space. In no event shall clustering result in a higher density for the overall project than the density shown on the Land Use Map for the property, except as approved through density bonus provisions.
- Land Use Policy 2.6 The Master Plan's Future Land Use Map shall not be interpreted to affect the status of existing legal uses, densities, or intensities that are not consistent with the land use designation shown on the Land Use Map for the site. Such uses shall be considered legal non-conforming uses and the Development Code shall set forth specific provisions to implement this policy.
- Land Use Action 2.1 Douglas County will amend Title 20 to incorporate the Master Plan Land Use Designations and compatible Zoning Districts**
- Land Use Action 2.2 Douglas County Community Development shall work with Douglas County GIS and affected property owners to eliminate parcels with split land uses and split zoning before the next update of the Master Plan.**
- Land Use Action 2.3 Douglas County Community Development will amend the Master Plan future land use maps to change the land use designation for built out receiving areas.**

COMMUNITY PLANS

LAND USE GOAL 3

TO RECOGNIZE THE DISTINCT CHARACTER OF INDIVIDUAL COMMUNITIES AND ENCOURAGE LAND USES CONSISTENT WITH THIS CHARACTER.

- Land Use Policy 3.1 Douglas County shall adopt Community and Regional Plans to establish the special goals and policies necessary to reflect and enhance each community's desired character. These plans shall be part of the Douglas County Master Plan.
- Land Use Policy 3.2 The Future Land Use Map contained in each Regional and Community Plan shall be interpreted according to the policies set forth in this Land Use Element.

URBAN COMMUNITIES

LAND USE GOAL 4

TO IDENTIFY PARTICULAR AREAS WITHIN DOUGLAS COUNTY FOR DEVELOPMENT AS DISTINCT URBAN COMMUNITIES.

- Land Use Policy 4.1 In identified urban communities, the goals and policies of adopted Community Plans shall apply as well as the policies contained in other sections of the Master Plan.
- Land Use Policy 4.2 Douglas County shall designate "Urban Service Areas" within identified urban communities. Urban Service Areas are those areas where development of an urban character exists or is developing. New development in these areas may be approved by Douglas County if it is consistent with the land use designations shown on the Land Use Map, if services are available at the appropriate urban levels, if applicable policies of the Community Plan and Master Plan have been met, and developed in accordance with the provisions of the Development Code.
- Land Use Policy 4.3 Douglas County shall plan urban communities to provide a balance of land uses, including sufficient commercial area to meet the needs of community residents.
- Land Use Policy 4.4 Within Urban Service Areas, Douglas County shall plan locations for Multi-Family Residential uses along collector or arterial streets, adjacent to non-residential uses, and adjacent to other residential areas where the site configuration and project design can provide compatibility between residential uses. Designated areas shall be limited in size and location to not overly concentrate the multi-family use.
- Land Use Policy 4.5 Douglas County shall review the design of all multi-family residential projects to provide future residents with a safe and functional living environment, while maximizing project compatibility with surrounding uses, existing and planned. The design review process shall address issues including, but not limited to, site design, circulation and access (including access for people with disabilities), landscaping, recreational amenities, energy conservation, grading, drainage, and lighting.

- Land Use Policy 4.6 Douglas County shall provide for the use of flexible community design techniques within Urban Service Areas to establish or revitalize neighborhoods. Mixed-Use Commercial projects, high-density traditional design, and Planned Developments are examples of these techniques, which should be considered when site design or neighborhood compatibility concerns can best be addressed by a project with a mix of uses or densities.
- Land Use Policy 4.7 Douglas County and/or other entities shall plan and provide for services to urban communities at established urban service levels.
- Land Use Policy 4.8 Residential office uses shall be consistent with both the Single-Family Residential designation and Commercial designation provided by and established in accordance with the Douglas County Development Code.

RURAL AREAS AND COMMUNITIES

LAND USE GOAL 5

TO IDENTIFY PARTICULAR AREAS WITHIN DOUGLAS COUNTY WHERE THE RESIDENTS DESIRE TO PRESERVE OR DEVELOP DISTINCT RURAL COMMUNITIES.

- Land Use Policy 5.1 In identified rural communities, the goals and policies of adopted Community Plans shall apply in addition to the policies contained in other sections of the Master Plan.
- Land Use Policy 5.2 Rural areas and communities are those areas where development of rural character exists or is developing. New development in these areas may be approved by Douglas County if it is consistent with the land use designations shown on the Future Land Use Map, if services are available at the appropriate rural levels, if other policies of the Community Plan and Master Plan have been met, and developed in accordance with the provisions of the Development Code.
- Land Use Policy 5.3 Rural development, for the purposes of this Master Plan, shall include the residential land use designations of “Single-Family Estates” and “Rural Residential.” Rural development may include local-serving commercial, limited industrial, public, recreational, or agricultural uses as are appropriate to the particular rural community.
- Land Use Policy 5.4 Douglas County and/or other entities shall plan and provide for services to rural communities at established rural service levels.

COMMERCIAL AND INDUSTRIAL LAND USES

LAND USE GOAL 6

TO IDENTIFY PARTICULAR AREAS IN DOUGLAS COUNTY FOR COMMERCIAL AND INDUSTRIAL DEVELOPMENT, CONSISTENT WITH THE COUNTY'S ECONOMIC DEVELOPMENT ELEMENT.

- Land Use Policy 6.1 Douglas County shall encourage the design of new commercial developments as integrated centers, or compatible infill within developed communities, rather than as small individual strip development projects.
- Land Use Policy 6.2 Douglas County shall establish design standards and guidelines to ensure that commercial development in the historic centers of Minden, Gardnerville, and Genoa is compatible with the traditional development styles in these areas and creates or enhances distinct identities for these areas.
- Land Use Policy 6.3 Douglas County shall protect industrially-designated areas from encroachment by incompatible uses and from the effects of incompatible uses in adjacent areas.

PHASING

LAND USE GOAL 7

TO PROVIDE FLEXIBILITY IN PROJECT PHASING TO MEET CHANGING MARKET CONDITIONS WHILE ENSURING IMPROVEMENTS ARE PROVIDED CONCURRENT WITH THE DEMAND FOR INFRASTRUCTURE AND SERVICES.

- Land Use Policy 7.1 Phasing of development projects shall be designed to function effectively and independently for each phase.
- Land Use Policy 7.2 Phasing of large development projects may utilize the Specific Plan process. The Specific Plan shall include, but not be limited to, provisions for land use, circulation, parcelization, infrastructure, open space, and phasing or timeline for overall development. The timeframe for completion of improvements shall be established through the resolution adopting the Specific Plan or a Development Agreement.
- Land Use Policy 7.3 Upon approval of a specific plan, the development of tentative and final maps consistent with the specific plan may be submitted, reviewed, approved, and recorded in accordance with NRS and Douglas County Code.
- Land Use Policy 7.4 Development project approval shall contain terms that plan for potential abandonment or termination of the development prior to completion.

COMMUNITY & REGIONAL PLANS

There are five distinct regions in Douglas County: Carson Valley, Pinenut, Sierra, Topaz, and Tahoe Basin. Within each region, there is at least one adopted plan as further described below.

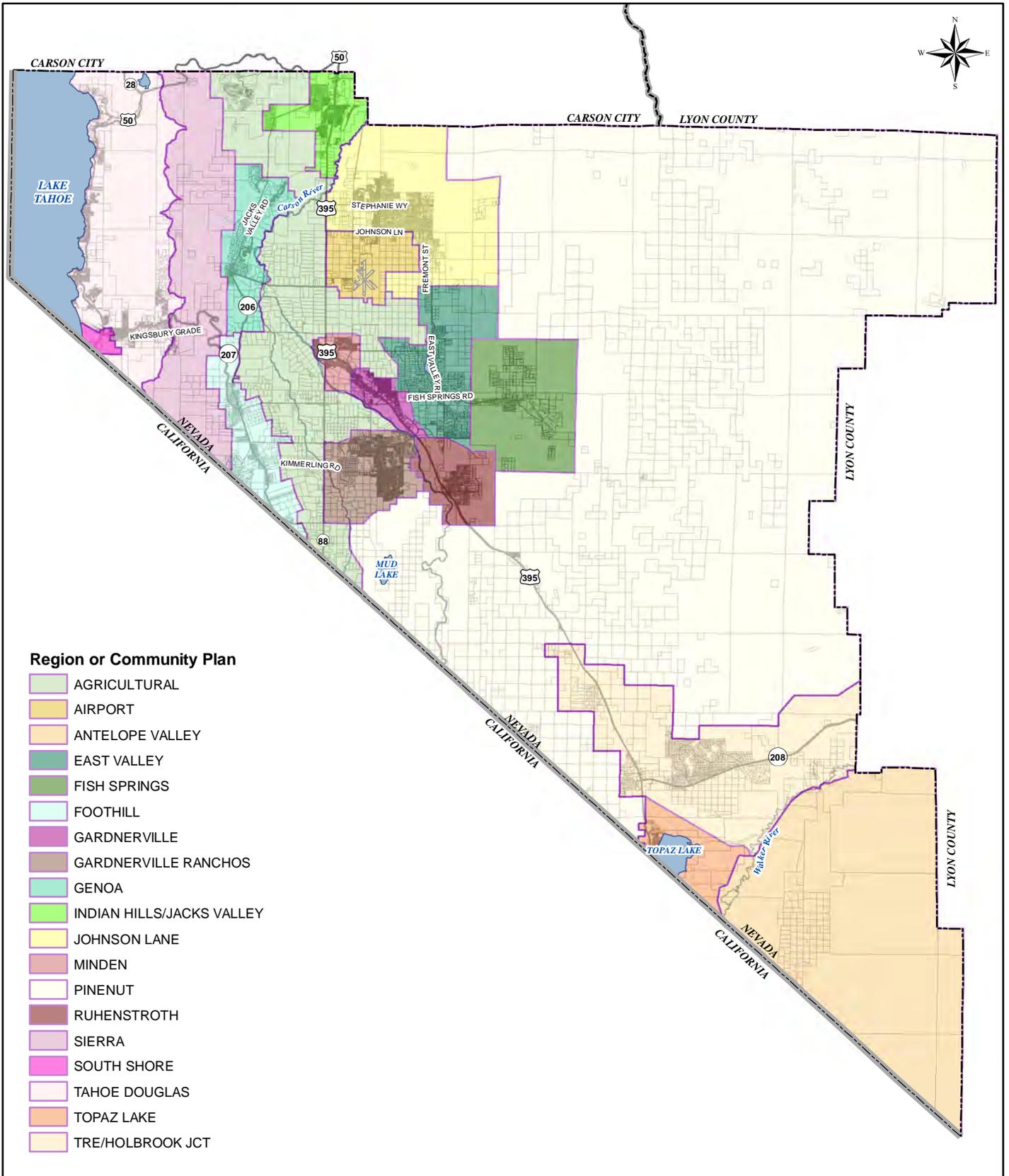
- 1) The Carson Valley Region includes the unincorporated towns of Gardnerville, Genoa, and Minden. For planning purposes, there are 12 different community plans for the Carson Valley. For the 2016 Master Plan Update, the Minden/Gardnerville Community Plan was split into separate community plans.
- 2) The Pinenut Region is the largest planning area in the County and there is one regional plan for this area.
- 3) The Sierra Region straddles the portion of Douglas County between the Carson Valley and the Tahoe Basin. There is one plan for the Sierra Region.
- 4) The Topaz Region includes the communities of Topaz Ranch Estates/Holbrook Junction and Topaz Lake with a community plan representing both areas. Although Antelope Valley and the Walker River Valley are distinct areas in southern Douglas County, there is no community plan for these areas at the current time. The Spring Valley area is included in the Topaz Ranch Estates/Holbrook Junction Community Plan.
- 5) The Tahoe Basin Region is under the authority of the Tahoe Regional Planning Agency (TRPA). There are two community plans in the Tahoe Basin, which are called "Area Plans" under the 2012 TRPA Regional Plan: the South Shore Area Plan and the Tahoe Douglas Area Plan (See Volume II of the Master Plan).

The Community Plan areas extend beyond the boundaries of existing Towns or General Improvement Districts (GIDs) in order to provide opportunities for growth potential or annexations. The Genoa Community Plan, for example extends north and south of the actual Town of Genoa but reflects existing and proposed developments that are within proximity to the Town.

Each Community and Regional Plan in the Land Use Element includes information about the existing development patterns, a discussion of issues and opportunities, as well as a future land use map. Each future land use map includes broad land use categories that are deemed most appropriate based on historical development patterns, the interests of residents, and available public services. Finally, each Community and Regional Plan contains goals, policies, and actions to further public health and safety and to protect and enhance the quality of life for existing and future residents.

Map 1 displays the community and regional plan areas in Douglas County.

Map 1 Community and Regional Plans in Douglas County



AGRICULTURE COMMUNITY PLAN

LOCATION AND GENERAL DESCRIPTION

The Agriculture Community Plan contains the majority of the farms and ranch lands in Douglas County. The total acreage in the Community Plan is 33,272 acres. With the exception of the foothills in the northwest portion, there are no slopes that exceed 15 percent slope. The majority of the community slopes gently to the northwest.

AGRICULTURE COMMUNITY PLAN ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

SOUTHERN NEVADA PUBLIC LANDS MANAGEMENT ACT

As discussed in the Conservation Element, the Ascuaga Ranch, which is located in the northern portion of the Community Plan, has been approved for acquisition under the BLM Southern Nevada Public Lands Management Act (SNPLMA). The acquisition involves 1,233 acres and represents a significant conservation easement. Since Douglas County does not have an open space acquisition program, the SNPLMA program has been a critical program to preserve agricultural lands and open space in the County.

Additional issues and opportunities are presented in the Agriculture Element.

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

LEVELS OF SERVICE

Rural service standards should be used to provide sufficient service to the community while respecting the community's character.

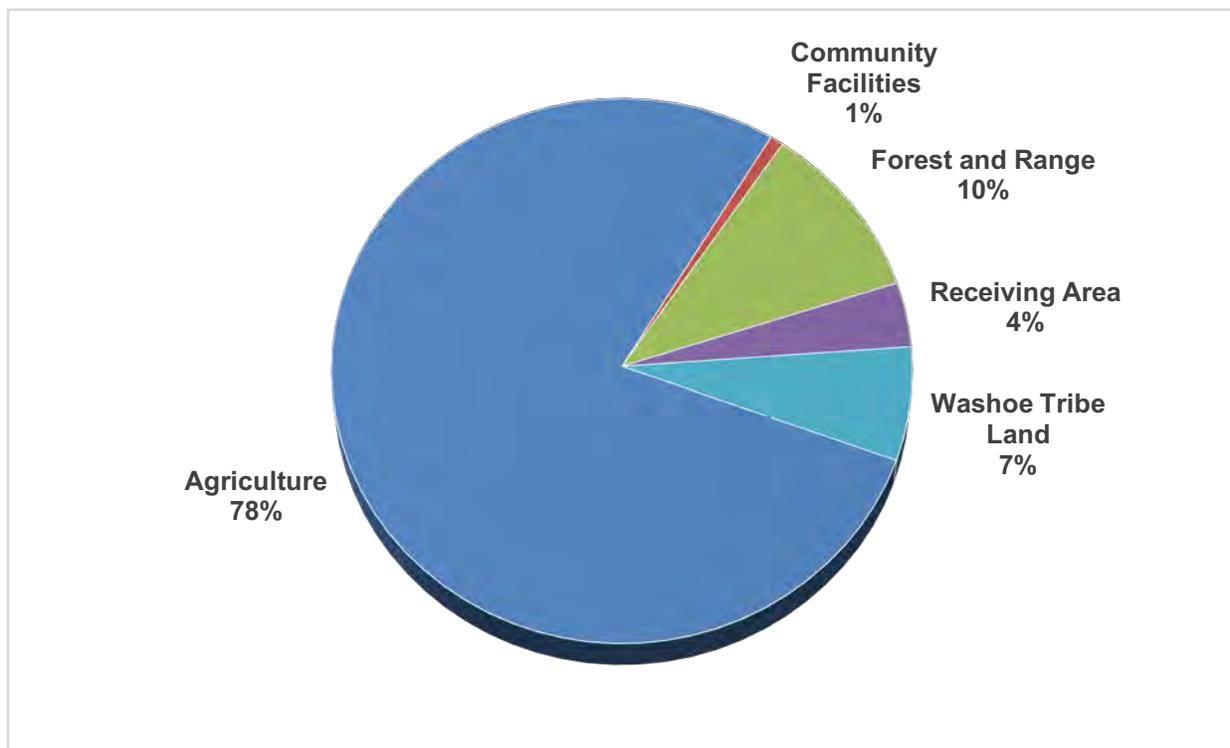
EXISTING AND FUTURE LAND USES

The community is comprised of agricultural open spaces with large distances between residences. The housing pattern consists of larger single-family residential lots as well as many ranches, including housing and outbuildings scattered throughout the community. These ranch houses are placed among irrigated and non-irrigated fields.

The northern portion of the community was identified in the Douglas County Open Space and Agricultural Lands Preservation Implementation Plan adopted in September 2000, and updated in 2007, as being under significant development pressure and having a high priority for preservation. Future development in this area should consider ways to set aside large tracts of open space and vistas through the clustering or planned development provisions identified in County Code. The northern portion of the community contains Receiving Area, the future Clear Creek Planned Development.

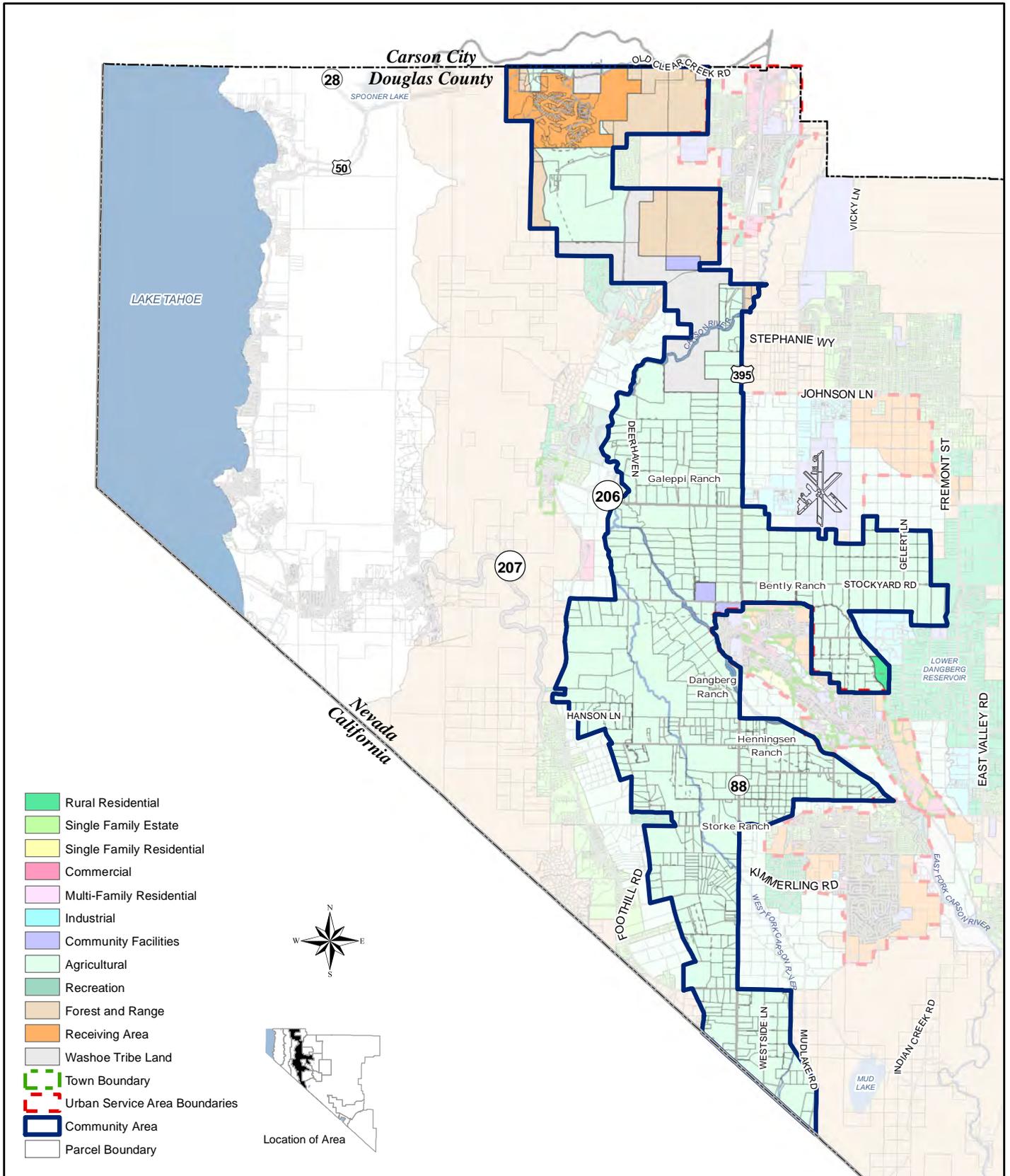
Figure 1 displays land uses within the Agriculture Community Plan. Of the 33,784.31 parcel acreage in the Agriculture Community, 78 percent of the acreage is designated for agriculture land uses and 10 percent is designated for forest and range land uses. The Washoe Tribe parcels account for 7 percent of the total parcel acreage. The receiving area land use comprises 4 percent of the total area.

Figure 1
Agriculture Community Plan Future Land Uses, by Percentage



Map 2 depicts the future land uses in the Agriculture Community Plan. Washoe Tribe parcels are located to the north along with Forest and Range land uses. There are no urban service areas in the Agriculture Community Plan.

Map 2 Agriculture Community Plan Future Land Use Map



AGRICULTURE COMMUNITY PLAN GOALS, POLICIES, AND ACTIONS

The purpose of the Agriculture Community Plan goals, policies, and actions is to help protect the agricultural land uses and the associated open space and scenic attributes of Douglas County.

AGRICULTURE COMMUNITY PLAN GOAL 1

TO PRESERVE AND ENHANCE THE EXISTING SCENIC AND RESOURCE CHARACTER OF THE NORTH, CENTRAL AND SOUTH AGRICULTURAL COMMUNITIES.

- | | |
|---------------------------|--|
| Agriculture CP Policy 1.1 | The County shall use its Master Plan and development regulations to maintain or enhance the existing rural and scenic character of the community. |
| Agriculture CP Policy 1.2 | When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners. |
| Agriculture CP Policy 1.3 | The County shall work with the agriculture community as a whole to implement the goals, policies, and actions contained in the Agriculture Element of the Master Plan. |

AIRPORT COMMUNITY PLAN

LOCATION AND GENERAL DESCRIPTION

The Airport Community Plan is centrally located within the Carson Valley and includes the area surrounding the Minden-Tahoe Airport and the identified Carson Valley Ranch Receiving Area, Carson Valley Business Park, Meridian Business Park, and Agriculture lands.

While the Airport Community Plan has primarily focused on development and airport related issues, the designation of a substantial amount of receiving area provides additional opportunity for use of Transfer of Development Rights (TDRs), flood protection, and airport buffering. The Minden-Tahoe Airport serves the county as an air transportation center and includes access for personal business and corporate aircraft.

Agricultural and vacant lands comprise more than 50 percent of the community. The wetland/floodplain in the southeast portion of the community provides an area for groundwater recharge and area set aside for aviation safety within the Airport property. The other half of the acreage is dedicated to community facilities, office, industrial uses, and residential use. Agricultural lands exist along U.S. 395 providing a rural atmosphere along the highway corridor.

There are 4,678 total acres of land, 3,766 of which are privately owned and 911 acres are in public ownership. With the exception of about an acre of U.S. Forest Service lands, all of the public land is owned by Douglas County.

AIRPORT COMMUNITY PLAN ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

RECEIVING AREA

The existing receiving area has not been developed and there are no development plans approved to date. To avoid the possibility of new residential development within the Airport Community Plan, it would be appropriate to re-locate the receiving area to a new location in the County under the same ownership of the current landowner.

AIRPORT ZONING OVERLAY DISTRICT

There will be continued proposals for residential development and other noise sensitive land uses in or near the Airport, either within or just outside the Airport Community Plan. The lack of an Airport Zoning Overlay District makes it difficult for Douglas County to protect airport operations from land use hazards and makes it difficult for the County to restrict land uses. The [Airport Use Ordinance](#), adopted in 2010 by County voters, encourages the County to pursue a Part 150 Noise Study. A Part 77 Hazard Study would be another component of any proposed Airport Zoning Overlay District and would prevent unsafe structures from being located within flight approach zones. The 2016 Airport Master Plan provides additional information on the Part 150 and Part 77 Studies. The existing AP (Airport) Zoning District only applies to parcels owned by the Minden-Tahoe Airport and Douglas County. As a result, references to Part 77 in the AP zoning district do not impact non-AP parcels. Although there is a one-mile buffer around the Minden-Tahoe Airport, this buffer area is not formalized in the Douglas County Development Code.

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

APPROPRIATE INDUSTRIAL DEVELOPMENT

With growing industrial development, access, aesthetics, and compatibility with airport operations are primary concerns.

RECEIVING AREA ISSUES

The Receiving Area designation on approximately 1,400 acres is designated to allow for development at a more rural density with lot sizes generally in the one-acre range utilizing Single-Family Estates land use provisions. Services will include urban services for water and sewer service from existing community systems and the balance of the services will be rural in nature to be compatible with the surrounding community.

Levels of Service

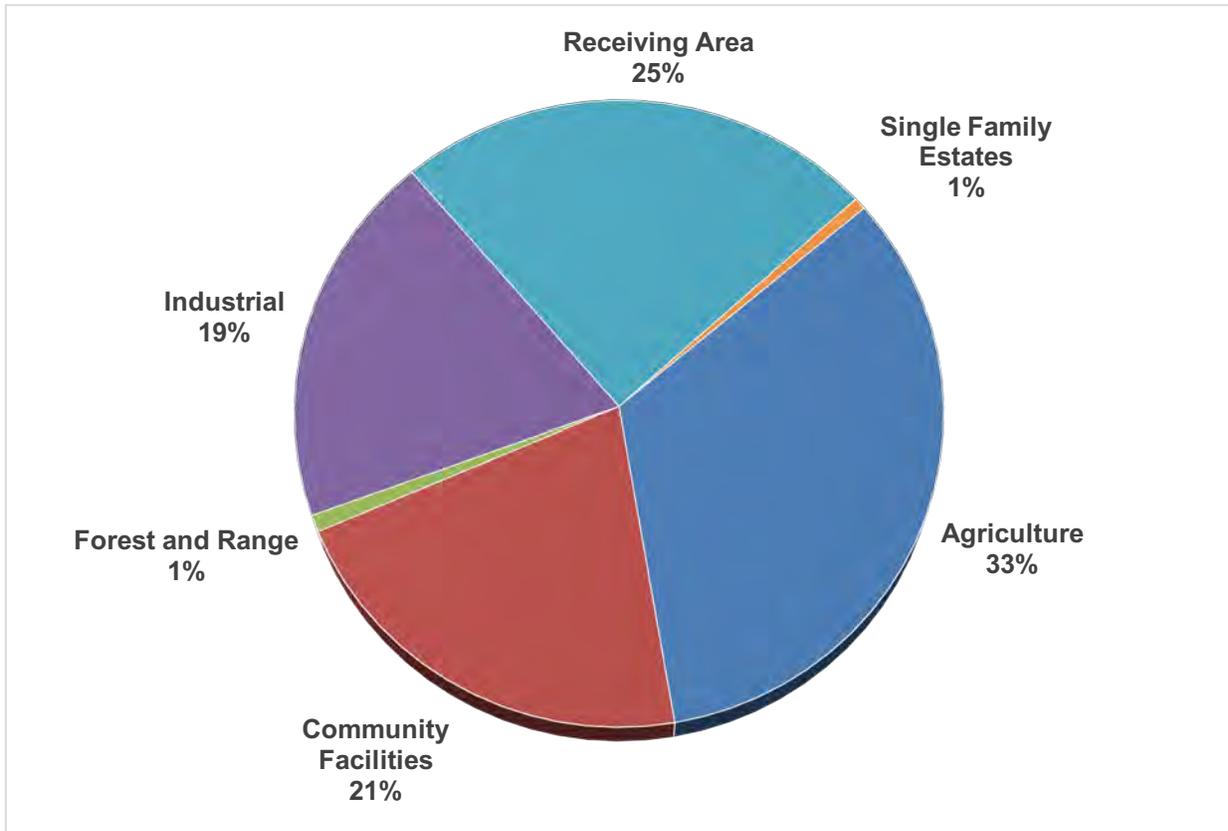
Urban service standards should be utilized within the industrial, receiving area, and public facility areas of this community. Rural service standards should be utilized in the agricultural areas.

EXISTING AND FUTURE LAND USE

The community facilities, located on the western portion of the airport property, include aviation businesses, private aircraft hangars, and the Douglas County Public Works Department. The Meridian Business Park and Carson Valley Business Park are located in the community. There are approximately 1,000 acres of industrial land use planned for future development in the community. Office industrial uses are encouraged along Johnson Lane to buffer the residential uses to the north.

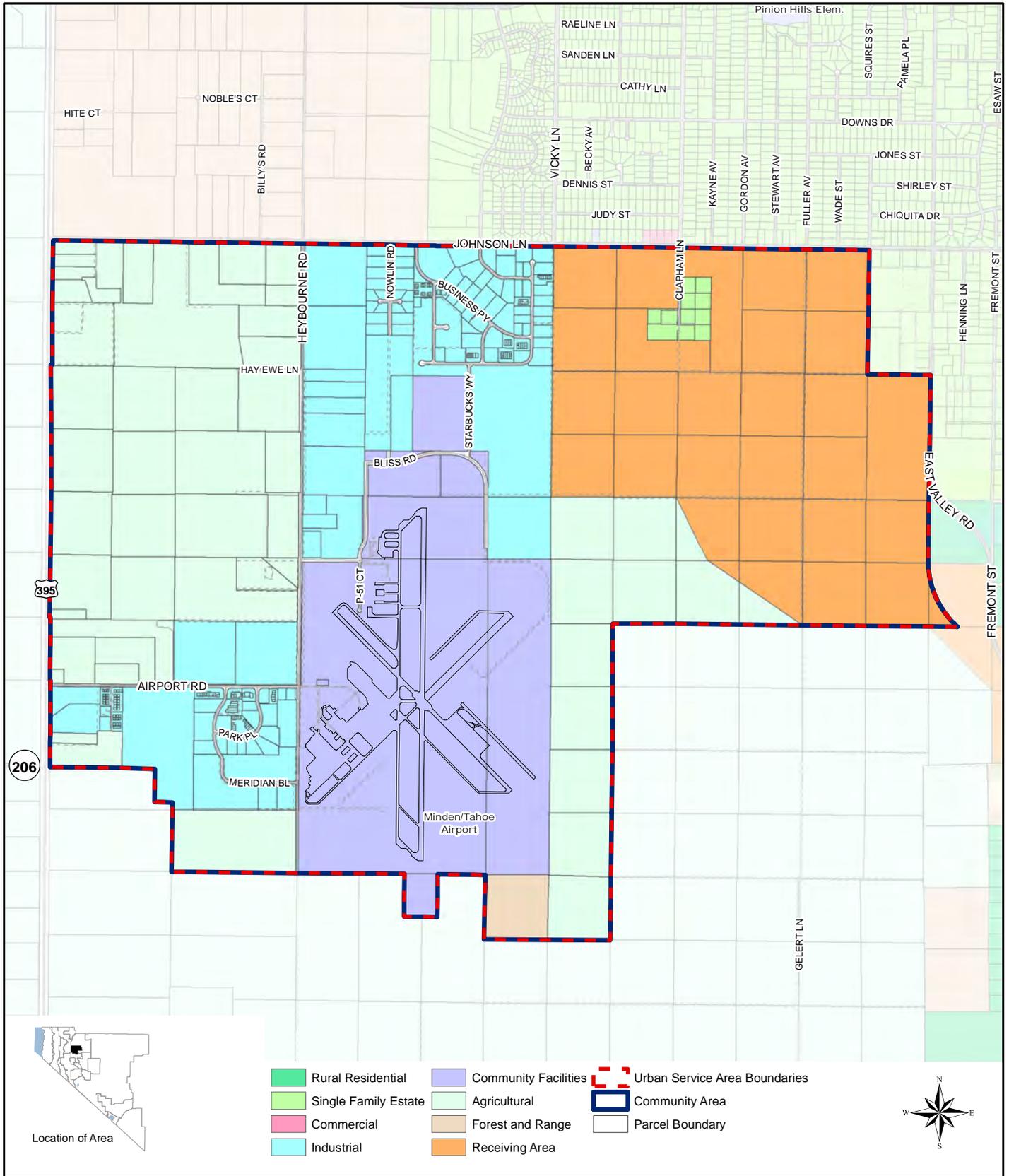
Figure 2 depicts the different land uses within the Airport Community Plan. Agricultural land uses are designated for 33 percent of the area while receiving areas are designated for 25 percent of the area. The community facility land use designation includes all of the parcels belonging to the Minden-Tahoe Airport. Industrial land uses account for 19 percent of the Airport Community Plan.

Figure 2
Airport Community Plan Future Land Uses, by Percentage



Map 3 displays the future land use designations for the Airport Community Plan. Industrial land uses are designated along Airport Road and north of the Airport. The rest of the Airport Community Plan is designated as Agriculture except for the receiving area in the northeast portion of the planning area. The only residential land use in the Airport Community Plan is the Single-Family Estates area located inside the Receiving Area. The entire Airport Community Plan is located within an Urban Service Area.

Map 3 Airport Community Plan Future Land Map



- | | | |
|--|--|---|
| Rural Residential | Community Facilities | Urban Service Area Boundaries |
| Single Family Estate | Agricultural | Community Area |
| Commercial | Forest and Range | Parcel Boundary |
| Industrial | Receiving Area | |

AIRPORT COMMUNITY PLAN

GOALS, POLICIES, AND ACTIONS

The purpose of the Airport Community Plan goals, policies, and actions is to protect operations at the Minden-Tahoe Airport by insuring that new development is not noise-sensitive or poses a hazard to flight operations at the airport. The other intent is to continue to utilize the area for industrial development.

AIRPORT COMMUNITY PLAN GOAL 1

TO PROMOTE THE GROWTH OF THE AIRPORT COMMUNITY AS AN EMPLOYMENT CENTER AND TRANSPORTATION HUB FOR COUNTY WIDE ECONOMIC DEVELOPMENT THAT IS COMPATIBLE WITH THE BUILT AND NATURAL ENVIRONMENTS IN THE VICINITY AND CONSISTENT WITH THE AIRPORT MASTER PLAN.

- Airport CP Policy 1.1 Douglas County shall use its zoning, project review process, and design guidelines to promote development that will enhance property values and the aesthetics of the Airport community while still maintaining a buffer around the Airport perimeter for safety and noise abatement.
- Airport CP Policy 1.2 Office industrial uses are encouraged to be developed along the south side of Johnson Lane and shall be designed to be compatible with planned residential development in the vicinity, minimizing aesthetic and other impacts.
- Airport CP Policy 1.3 Douglas County shall regulate direct access on Airport Road, Heybourne Road, and East Valley Road to maintain the function and safety of these collector streets.
- Airport CP Policy 1.4 Douglas County shall require the paving of all public roads in the Airport community. Driveways, parking areas, loading areas, and other high activity areas in non-residential developments shall be paved.
- Airport CP Policy 1.5 A specific plan for the receiving area shall be prepared by the property owner for review by Douglas County. Issues to be addressed, but not limited to, include on- and off-site flooding and drainage controls, infrastructure, including connection to community sewer and water systems, traffic and roadways, land use compatibility, and overall community design.

AIRPORT COMMUNITY PLAN GOAL 2

TO PROMOTE PLANNED DEVELOPMENT IN THE AIRPORT COMMUNITY THAT REDUCES RISKS RELATED TO AIRPORT ACTIVITIES.

- Airport CP Policy 2.1 The County shall limit the development of high occupancy structures and noise sensitive land uses in areas within the flight path of the Minden-Tahoe Airport.
- Airport CP Policy 2.2 The County shall preclude land uses in the flight path that pose unacceptable hazards to airport operations or development near the Airport. These can include, but should not be limited to, uses that attract flocks of birds, uses

that attract wildlife, uses storing significant quantities of toxic or explosive substances, and uses that result in reduced visibility and/or electronic disturbances.

Airport CP Policy 2.3 The specific plan developed for the Receiving Area shall ensure compatibility with the airport and be consistent with the Airport Master Plan.

Airport CP Action 2.1 The County will pursue funding for an FAA Part 150 Noise Study and Part 77 Hazard Study so as to prepare an Airport Overlay Zoning District for the Minden-Tahoe Airport.

AIRPORT COMMUNITY PLAN GOAL 3

TO ENSURE THE TIMELY PROVISION OF COMMUNITY FACILITIES, SERVICES, AND INFRASTRUCTURE AT LEVELS ADEQUATE FOR THE AIRPORT COMMUNITY.

Airport CP Policy 3.1 Douglas County shall plan and provide public facilities and services to the Airport community at established urban levels of service, except for agricultural and rural residential properties.

Airport CP Policy 3.2 Douglas County shall promote the timely and orderly provision of water and wastewater systems to serve urban development in the Airport community. Priority shall be given to expansion of services required to meet the needs of proposed industrial uses and the receiving area.

Airport CP Policy 3.3 The water system for the Airport community shall be designed to provide adequate fire flow for non-residential developments.

EAST VALLEY COMMUNITY PLAN

LOCATION AND GENERAL DESCRIPTION

The East Valley Community Plan is located on the east side of the Carson Valley south of the Johnson Lane community. The community enjoys views across the Carson Valley agricultural lands and open spaces with the scenic vistas of the Sierra Nevada Mountains and Pinenut Mountains.

The community of East Valley consists of approximately 9,922 acres and is primarily composed of low density residential lots, agricultural lands, and public lands. There are two significant non-residential areas generating an employment base within the community. The majority of this employment is attributed to the Bently Science Park and the Aervoe-Pacific Corporation. Future industrial development expansion would be most appropriately located in the Bently Science Park and the Aervoe Industrial Park areas. Each of these industrial areas are planned to have the full array of urban services.

The primary design feature of the existing community of East Valley is the large lot residential development often on scattered irregular-shaped parcels.

There are some areas of moderate (between 10 percent and 30 percent) to steep (greater than 30 percent) slopes at the higher elevations in the eastern portions of the community. Agricultural lands adjacent to Orchard Road south of Buckeye Road to the southern limits of the community plan are considered prime farmland.

EAST VALLEY COMMUNITY PLAN ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

COMMUNITY WORKSHOPS AND MASTER PLAN SURVEY

During the 2016 Master Plan Community Workshops, there were several comments from residents of East Valley opposing new industrial development. More specifically, residents stated there should be no new industrial development north of Toler Lane/Fish Springs Road. In addition, residents stated that uses such as the proposed Douglas County Sewer Improvement District (DCSID) gravel pit and the proposed solar facility were incompatible with the rural character of community.

There were also comments about noise impacts from the Minden-Tahoe Airport and the belief that noise has increased for East Valley residents.

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

MAINTAIN RURAL ATMOSPHERE

Community residents supported quality growth which maintains the low density residential development pattern that currently exists with minimum lot sizes of generally 2 to 5 acres.

OPEN SPACE PRESERVATIONS

Clustering development and separating land uses with areas of large lot residential development can help preserve the rural atmosphere.

AIRPORT COMPATIBILITY

Land use and future development of the community should be compatible with airport operations and land use.

PROVISION OF APPROPRIATE LEVELS OF SERVICE

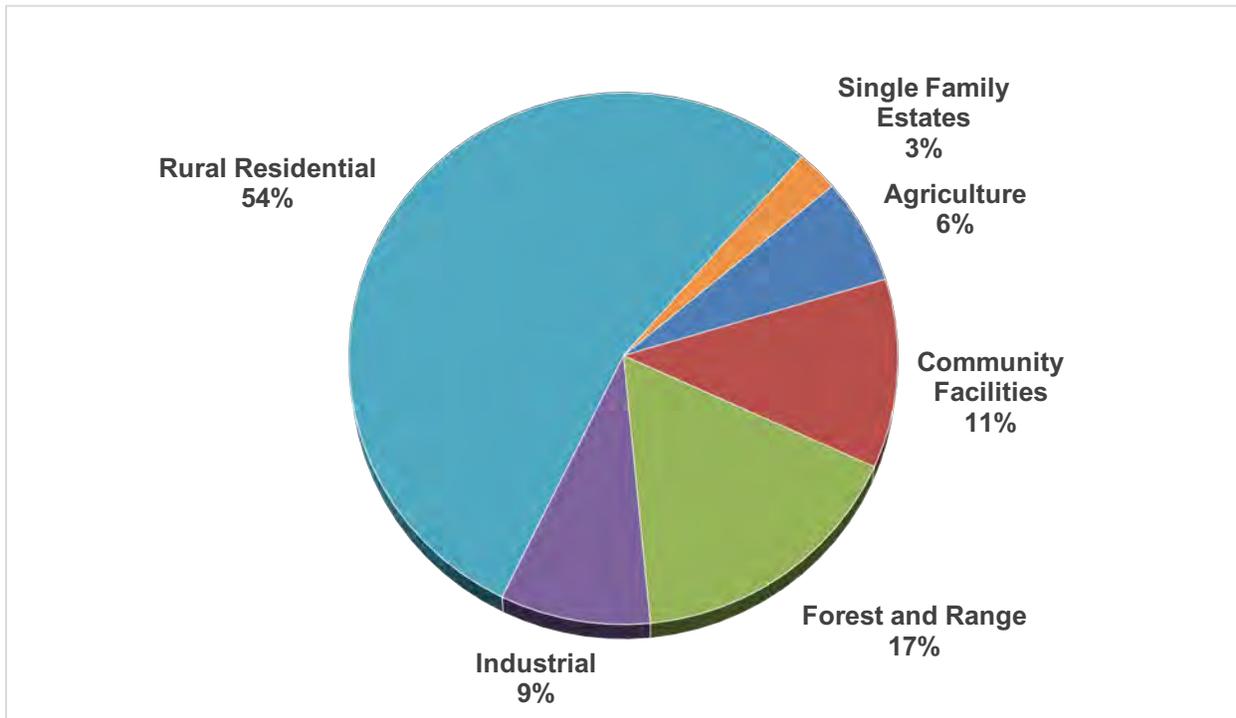
Rural service standards should be provided in the rural communities while respecting the character of the community. Adequate urban services need to be provided in advance of any urban development.

EXISTING AND FUTURE LAND USES

Land Uses in the East Valley Community include irrigated agriculture, private range land, and rural residential. There are 5,015 acres of existing residential developments. Of the 5,015 acres of residential development, 4,779 acres or 95 percent are developed with lots greater than one acre.

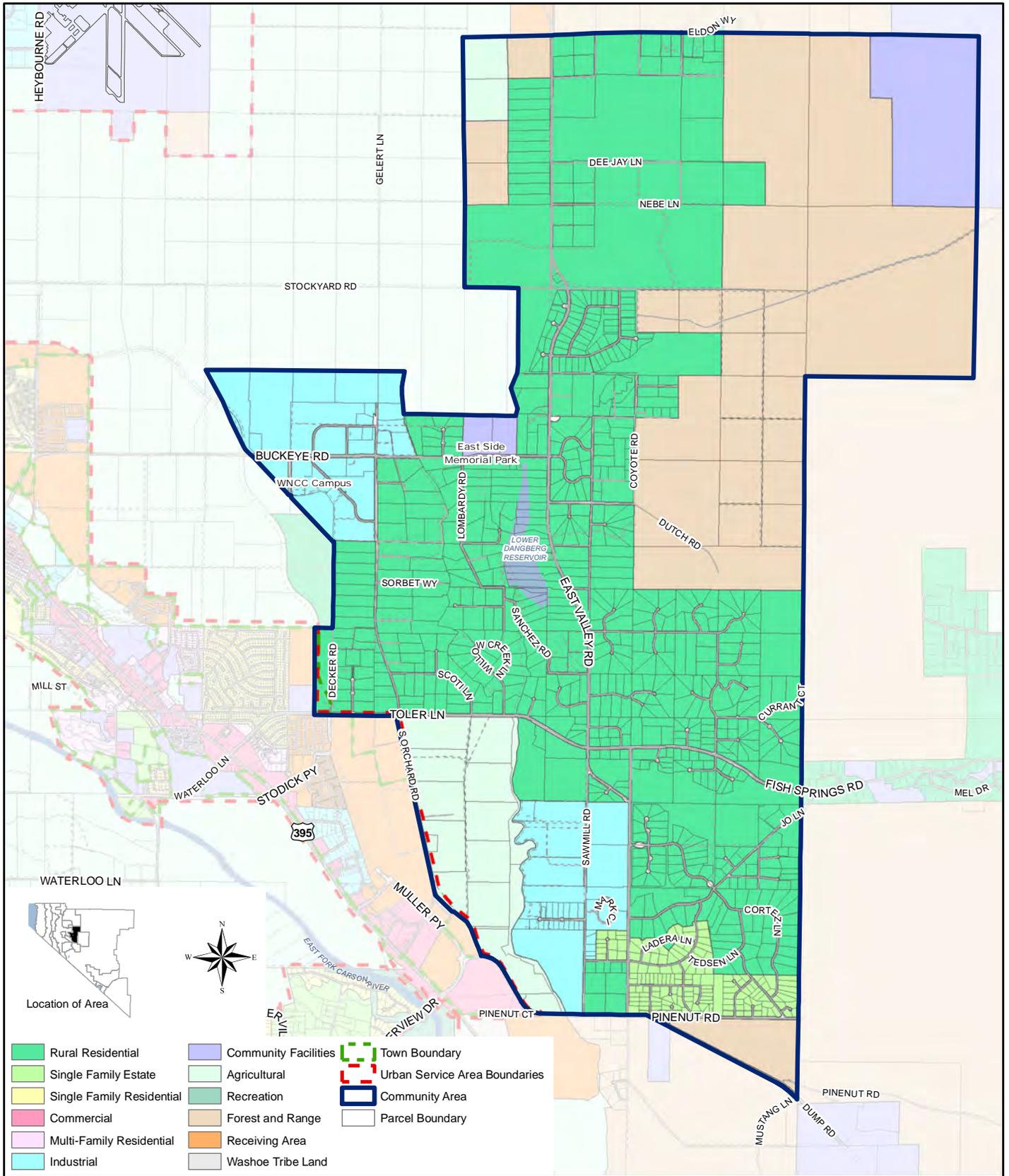
There are approximately 5,172 acres of non-residential land in East Valley. The non-residential uses include 871 acres of industrial; 20 acres are designated for utility uses and 64 acres for the Eastside Memorial Cemetery. The majority of undeveloped, non-residential land is private, undeveloped land, consisting of 2,038 acres. As shown in Figure 3, 54 percent of the parcel acreage is designated for rural residential land uses (5 and 10 acres lots) while 3 percent is for single-family estates (1 and 2 acre lots). Forest and Range land uses account for 17 percent while agricultural land uses are 6 percent. Community facilities account for 11 percent of the total parcel acreage in the Community Plan.

**Figure 3
East Valley Community Plan Future Land Uses, by Percentage**



Map 4 depicts the future land uses for the East Valley Community Plan. The large community facility land use located in the northeastern portion of the Community Plan belongs to the Douglas County Sewer Improvement District and contains the DCSID Effluent ponds for wastewater exported out of the Tahoe Basin. There is no urban service area located in the East Valley Community Plan at the current time.

Map 4 East Valley Community Plan Future Land Use Map



EAST VALLEY COMMUNITY PLAN GOALS, POLICIES, AND ACTIONS

The East Valley Community Plan Goals, Policies, and Actions are intended to recognize the rural, low-density nature of the East Valley, while also recognizing the community facilities and industrial development located within the East Valley.

EAST VALLEY CP GOAL 1

TO PRESERVE AND ENHANCE THE CHARACTER OF THE EXISTING RURAL DEVELOPMENT IN THE EAST VALLEY COMMUNITY WHILE ESTABLISHING URBAN DEVELOPMENT THAT IS COMPATIBLE WITH THE BUILT AND NATURAL ENVIRONMENTS.

- | | |
|---------------------------|--|
| East Valley CP Policy 1.1 | Douglas County shall designate East Valley as a community with rural and potential urban service areas. The two industrial areas, Bently Science Park and Sawmill Road, shall be developed with urban services as they become available. |
| East Valley CP Policy 1.2 | Douglas County should plan for a buffer or transition area separating urban land uses from existing rural residential use. |
| East Valley CP Policy 1.3 | Douglas County shall prohibit new commercial/industrial land use designations in the East Valley and encourage development of infill in the existing business parks. |
| East Valley CP Policy 1.4 | Douglas County shall limit expansion of public facility uses within the East Valley, unless the use is found to be compatible with the existing rural character of the community plan area. |
| East Valley CP Policy 1.5 | Douglas County shall work with the BLM to identify areas to be included as permanent publicly accessible open space along the eastern side of the East Valley community. |
| East Valley CP Policy 1.6 | The Orchard Road corridor will be maintained at a ten (10) acre minimum lot size. |
| East Valley CP Policy 1.7 | All single-family estate designations within the community shall be maintained at a two (2) acre minimum parcel size. |

EAST VALLEY CP GOAL 2

TO ENSURE THE TIMELY PROVISION OF COMMUNITY FACILITIES AND INFRASTRUCTURE AT LEVELS ADEQUATE FOR THE RURAL AND URBAN AREAS OF THE EAST VALLEY COMMUNITY.

- | | |
|---------------------------|---|
| East Valley CP Policy 2.1 | Douglas County shall cooperate with other providers to plan and provide public facilities and services to the urban development area of the East Valley community at established urban levels of service. |
| East Valley CP Policy 2.2 | Douglas County shall cooperate with other providers to plan and provide public facilities and services to the rural development areas of |

the East Valley community at established rural levels of service. The County shall work to upgrade facilities in existing rural areas over time and with available resources.

- East Valley CP Policy 2.3 Douglas County shall allow the use of individual sewage disposal systems and domestic wells for service in rural residential areas of East Valley, unless community water and sewer systems are available or continuing water quality studies identify the need for community systems.
- East Valley CP Policy 2.4 Douglas County shall require community water and sewer systems for new development in urban areas of East Valley.
- East Valley CP Policy 2.5 Douglas County shall require the provision of urban services to all industrial and commercial development in the East Valley area in accordance with service areas consistent with this plan.
- East Valley CP Policy 2.6 Douglas County shall plan, construct, and operate parks in the East Valley community consistent with the County's park standards established in the Parks and Recreation Element.

EAST VALLEY CP GOAL 3

TO PROVIDE APPROPRIATE PUBLIC SAFETY SERVICE TO THE EAST VALLEY COMMUNITY.

- East Valley CP Policy 3.1 Douglas County shall cooperate with the East Fork Fire Protection District to provide adequate fire response times and fire suppression facilities for the East Valley community. The establishment of a volunteer fire department in the East Valley community may be necessary to implement this policy.
- East Valley CP Policy 3.2 Douglas County shall work with the East Fork Fire Protection District and water providers to make available sufficient fire flow to meet the needs of the East Valley community. The development of fire fill stations or other water storage may be necessary to implement this policy.

EAST VALLEY CP GOAL 4

TO PRESERVE AND PROVIDE RECREATIONAL OPPORTUNITIES AND OPEN SPACE AREAS APPROPRIATE TO THIS RURAL COMMUNITY.

- East Valley CP Policy 4.1 Douglas County should cooperate and strongly encourage the BLM to plan, design, and maintain trails and public access points to the Federal lands. Hiking, bicycling, and equestrian trails should be planned with appropriately designed trailheads.
- East Valley CP Policy 4.2 When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.

FISH SPRINGS COMMUNITY PLAN

LOCATION AND GENERAL DESCRIPTION

The Fish Springs community is located in the Carson Valley Regional Plan and is separated from the Carson Valley by the first range of hills of the Pinenut Range. The community is mostly surrounded by hills. Fish Springs received its name from Fritz Elges who constructed a covered dug-out reservoir in which carp (goldfish) were grown. Thus, an early effort of aquaculture gave the area its name.

The community of Fish Springs enjoys the scenic sage-covered hills to the west, which overlook this small valley. The piñon pine-covered Pinenut Mountains to the east, contrasting with the open public lands and irrigated agricultural lands of the valley, provide an amenity of special value to local residents.

The primary feature of Fish Springs is the large lot, generally scattered development reflective of a rural settlement. Residences are single family, detached dwellings on lots generally greater than one acre in size, located through the central portion of the community along the gentle topography adjacent to Pinenut Creek. Steep slopes of over 30 percent are primarily concentrated in the extreme southeast and eastern areas of the community. To the north, east, and south are the foothills, which nearly surround the community.

This community is currently an area of individually built homes, and it is assumed this pattern of development will continue. Fish Springs includes 12,197 acres of land area.

FISH SPRINGS COMMUNITY PLAN ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

COMMUNITY WORKSHOPS AND 2016 MASTER PLAN SURVEY

Fish Springs residents expressed concern about maintaining the rural atmosphere. One resident stated they did not want a General Improvement District. There were also concerns about the dropping aquifer in Fish Springs. A new goal was suggested to “Limit future residential development to protect dropping aquifer in Fish Springs.”

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

PROTECTION OF THE COMMUNITY’S RURAL CHARACTER

Fish Springs’ residents oppose high-density development, commercial development, and any uses that would alter the rural, residential character of the community.

OPEN SPACE BUFFER

Community residents wish to retain BLM lands as a permanent open space buffer around the community.

LEVELS OF SERVICE

Residents favor rural service standards.

EXISTING AND FUTURE LAND USES

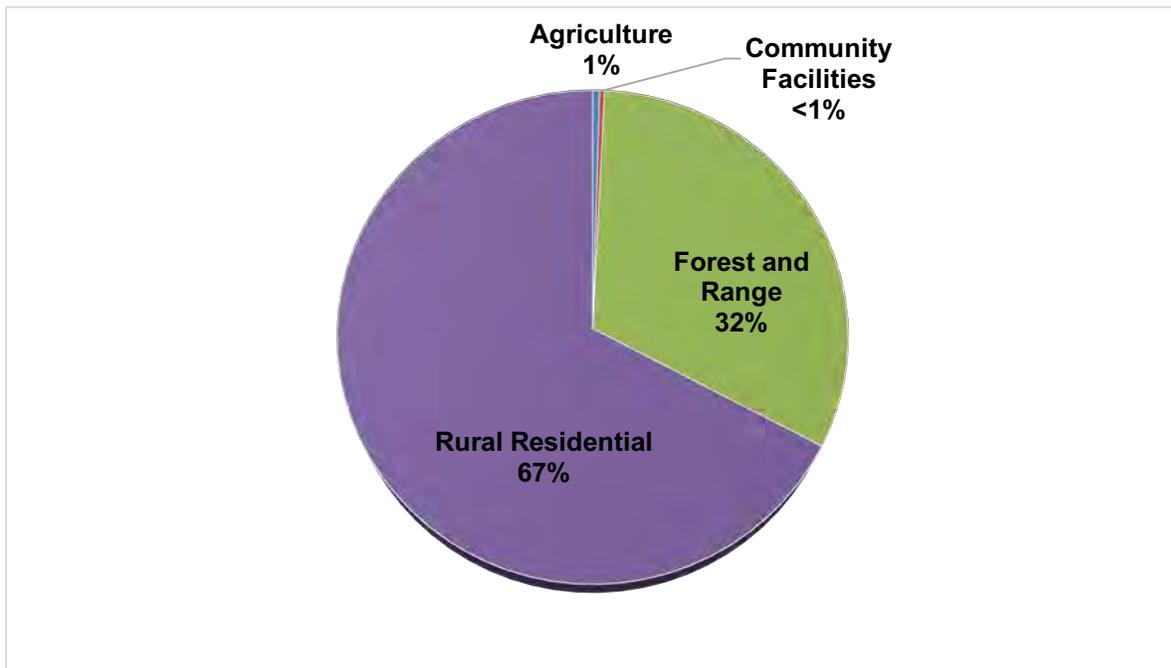
The predominant land uses in the Fish Springs community are rural residential uses and public open space. There are approximately 518 acres of land currently developed with residential uses. Of the land developed as residential, about 20 percent is developed with lots between ten and twenty acres in size; 80 percent of the residential development is characterized by lots between one and ten acres. In general, the lot sizes north of Fish Springs Road tend to be approximately five acres, while lots south of Fish Springs Road are smaller, approximately two acres in size.

There is no commercial or industrial development in the Fish Springs community today. There is only one public/institutional use, the Fish Springs Volunteer Fire Department.

Approximately 8,146 acres are currently undeveloped or in open space use. Almost 72 percent of this land is in public ownership. Slightly less than 17 percent is in private ownership and used for rangeland.

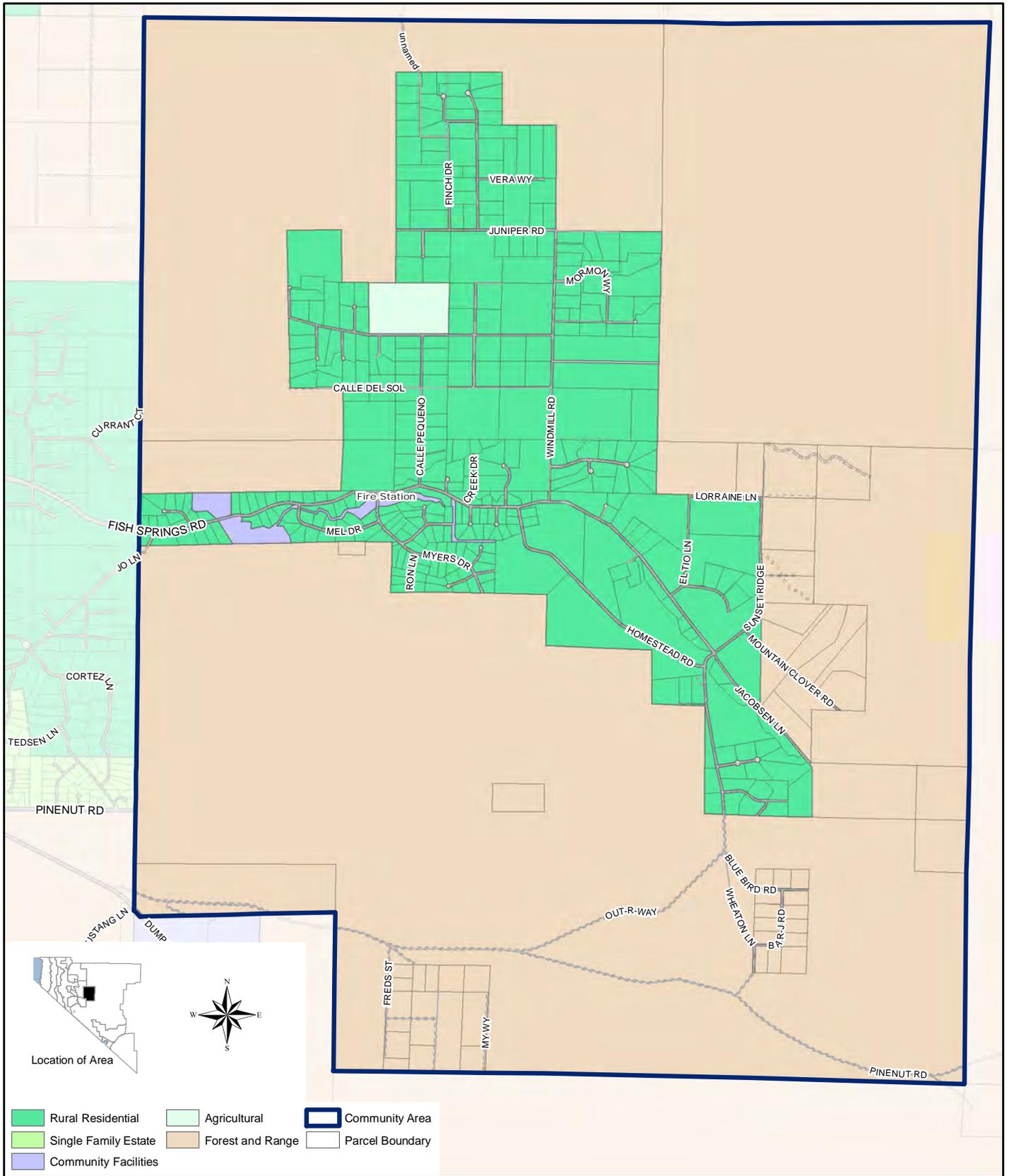
Figure 4 depicts the future land uses within the Fish Springs Community Plan. The Rural Residential land use, which allows 5 and 10 acre residential lots, accounts for 67% of the parcel acreage. The Forest and Range land use, which permits 19 and 40 acre lots, accounts for 32% of the parcel acreage. The majority of the forest and range land is public land managed by the Bureau of Land Management. Only 1 percent of the parcel acreage is designated for Agriculture. The only Community Facility land use is the Fish Springs Volunteer Fire Station.

Figure 4
Fish Springs Community Plan Land Uses, by Percentage



Map 5 depicts the future land uses for the Fish Springs Community Plan. There is no urban service area in the Fish Springs Community Plan.

Map 5 Fish Springs Community Plan Future Land Use Map



FISH SPRINGS COMMUNITY PLAN

GOALS, POLICIES, AND ACTIONS

The goals, policies, and actions for the Fish Springs Community Plan are intended to keep the area as a low-density rural development area with no commercial services and few community facilities.

FISH SPRINGS CP GOAL 1

TO PRESERVE THE EXISTING RURAL RESIDENTIAL CHARACTER OF THE FISH SPRINGS COMMUNITY.

- Fish Springs CP Policy 1.1 Douglas County shall designate Fish Springs as a rural community. Urban land uses shall not be included in this community.
- Fish Springs CP Policy 1.2 The Fish Springs Future Land Use Map does not include land planned for future commercial use. Commercial development to serve a neighborhood market shall not be considered consistent with the desired character of the Fish Springs community.
- Fish Springs CP Policy 1.3 Douglas County shall not plan to expand the Rural Residential areas in Fish Springs until areas presently planned for this use are largely developed.
- Fish Springs CP Policy 1.4 Douglas County shall work with the Bureau of Land Management (BLM) to establish a buffer of permanent, publicly accessible open space around the Fish Springs community.

FISH SPRINGS CP GOAL 2

TO ENSURE THE TIMELY PROVISION OF COMMUNITY FACILITIES AND INFRASTRUCTURE AT LEVELS ADEQUATE FOR THE RURAL FISH SPRINGS COMMUNITY.

- Fish Springs CP Policy 2.1 Douglas County shall plan and provide public facilities and services to the Fish Springs community at established rural levels of service.
- Fish Springs CP Policy 2.2 Douglas County shall require paving of collector roads within the Fish Springs community. For roads within this rural community with lower traffic volumes, Douglas County shall require road surfacing and maintenance standards that retain the rural community character while controlling dust and reducing maintenance costs.
- Fish Springs CP Policy 2.3 Douglas County shall allow the use of individual sewage disposal systems and domestic wells for service in this rural community, unless continuing water quality or water quantity studies identify the need for community systems.
- Fish Springs CP Policy 2.4 Douglas County shall not support the installation of street lights within the Fish Springs community.

FISH SPRINGS CP GOAL 3

TO PROVIDE APPROPRIATE PUBLIC SAFETY SERVICE TO THIS RURAL COMMUNITY.

- Fish Springs CP Policy 3.1 Douglas County shall cooperate with the Fish Springs Volunteer Fire Department and the East Fork Fire Protection District and BLM to provide adequate rural fire response times and fire suppression facilities for this community.
- Fish Springs CP Policy 3.2 Douglas County shall work with the Fish Springs Volunteer Fire Department, the East Fork Fire Protection District, and water providers to make available sufficient fire flow, at rural standards, to meet the needs of the Fish Springs community. The development of fire fill stations or other water storage may be necessary to implement this policy.
- Fish Springs CP Policy 3.3 Douglas County should determine the appropriate route and plan for a secondary emergency access for the Fish Springs community.

FISH SPRINGS CP GOAL 4

TO PRESERVE AND PROVIDE RECREATIONAL OPPORTUNITIES AND OPEN SPACE AREAS APPROPRIATE TO THIS RURAL COMMUNITY.

- Fish Springs CP Policy 4.1 Douglas County should cooperate with private organizations such as CVTA and others to plan, design, and maintain trails and public access points to Federal lands. Hiking, bicycling, and equestrian trails should be planned with appropriately designed trailheads in cooperation with BLM. Public access points should be established by Douglas County through the planning and permitting process,
- Fish Springs CP Policy 4.2 When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.

FOOTHILL COMMUNITY PLAN

LOCATION AND GENERAL DESCRIPTION

In the mid 1800's, the two settlements established within the Foothill community were Mottsville and Sheridan. Both of these names are used today to identify these settlement areas. The scenic quality of the Foothill community is the picturesque setting overlooking agricultural fields nestled at the foot of the pine-covered Carson Range of the Sierra Nevada Mountains. This community is comprised of approximately 6,679 acres. The community enjoys a rural environment with a low population.

The northwestern edge of the Foothill community has steep slopes in excess of 30 percent. Otherwise, the community gently slopes to the east. Surrounding the community are agricultural fields to the north, east, and south. This community contains a clustering of homes along Foothill Road which serves as a central access spine for the community. The majority of the streets in this community are two-lane paved roads with open drainage ditches.

FOOTHILL COMMUNITY PLAN ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

COMMUNITY WORKSHOPS AND 2016 MASTER PLAN SURVEY

During the community workshops, one resident stated that Master Plan Amendments, particularly for new residential development, should be harder to obtain and every finding should be strictly adhered to.

NON-CONFORMING LOTS IN SHERIDAN ACRES

The Sheridan Acres development near Centerville Lane and Foothill Road contains non-conforming residential lots, similar to the situation in the Town of Genoa. The residential lots located along Bollen Ct, Barber Way, and Sheridan Lane, for example, are zoned SFR-1 when the zoning should be SFR 0.5 acre with Single Family Residential land use designation.

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

RETAIN RURAL RESIDENTIAL CHARACTER

Foothill residents expressed a desire to maintain the low density rural character and prohibit any commercial development within the community.

NATURAL HAZARDS

The natural features of the Foothill slopes create potential hazards for development. These slopes have a high wildland fire hazard. There are also hazards due to steep slopes, seismic activity along the Genoa Fault, natural drainage course and floodplain areas.

PROTECT PUBLIC OPEN SPACE

County cooperation with the U.S. Forest Service in planning and management for open space will help achieve this objective. Public access to these lands should be established for use by hikers and equestrian enthusiasts.

DEVELOP A LOCAL PARK

Foothill residents indicated an interest in the creation of a local park located next to the Volunteer Fire Department Station.

LEVELS OF SERVICE

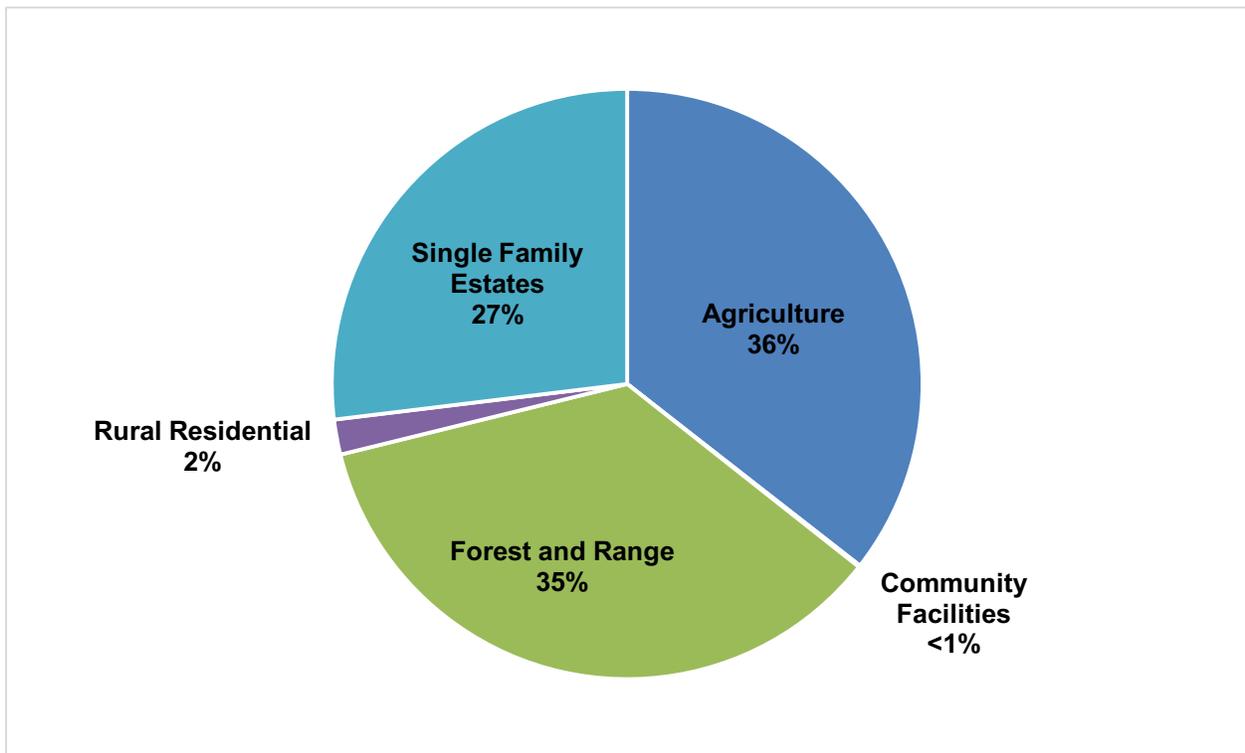
Rural levels of service are proposed for this community with the addition of water system supply for areas of higher concentration of development. Limitations on use of septic systems may impact development in the community.

EXISTING AND FUTURE LAND USES

Land uses in the Foothill community include irrigated agriculture, private range, and rural residences. Approximately 1,857 acres have been developed for rural residential uses with lot sizes between 1 and 10 acres. There is some residential development on smaller lots (Sheridan Acres) with lot sizes of approximately one-half acre. This community is currently an area of exclusive custom-built homes; and it is assumed this pattern of development will continue.

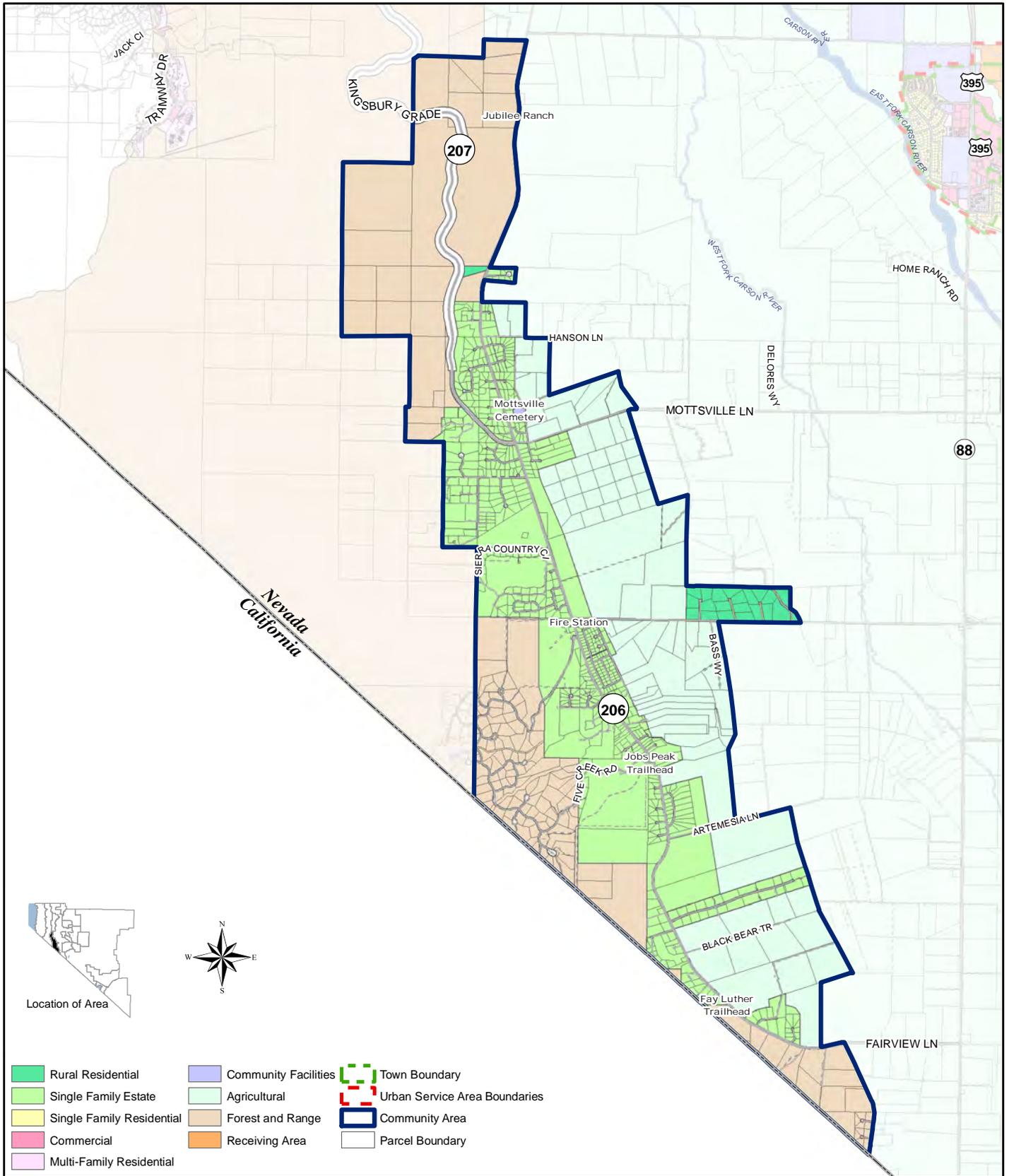
Foothill has no commercial or industrial uses. The Sheridan Volunteer Fire Department and the Mottsville Cemetery are the only public facilities located in the Foothill community. Most land in the Foothill community area has been developed at rural levels and 2,216 acres of the land is in agricultural use, located primarily on the eastern half of the community. As shown in Figure 5, the Foothill Community Plan includes agriculture, forest and range, and single-family estates (1 and 2 acre lots) land uses. The percentage of agriculture and forest and range land uses are almost identical at 36 percent and 35 percent, respectively. There are no commercial or industrial land use designations within the Foothill Community Plan.

Figure 5
Foothill Community Plan Land Uses, by Percentage



Map 6 depicts the future land use designations for the Foothill Community Plan. There are no urban service areas.

Map 6 Foothill Community Plan Future Land Use Map



FOOTHILL COMMUNITY PLAN

GOALS, POLICIES, AND ACTIONS

The purpose of the Foothill Community Plan Goals, Policies, and Actions is to enhance and protect the character of the area while also protecting the public health and safety of this community.

FOOTHILL CP GOAL 1

TO PRESERVE THE EXISTING RURAL RESIDENTIAL CHARACTER OF THE FOOTHILL COMMUNITY.

- Foothill CP Policy 1.1 Douglas County shall designate Foothill as a rural community area.
- Foothill CP Policy 1.2 Commercial development shall not be considered consistent with the desired character of the Foothill community.

FOOTHILL CP GOAL 2

TO ENSURE THE TIMELY PROVISION OF COMMUNITY FACILITIES AND INFRASTRUCTURE AT LEVELS ADEQUATE FOR THE RURAL FOOTHILL COMMUNITY.

- Foothill CP Policy 2.1 Douglas County shall plan and provide public facilities and services to the Foothill community at established rural levels of service.
- Foothill CP Policy 2.2 Douglas County shall require paved roads within the Foothill community in light of the planned residential densities and the proximity to paved major roadways.
- Foothill CP Policy 2.3 Douglas County shall allow the use of individual sewage disposal systems in this rural community, unless continuing water quality studies identify the need for a community system.
- Foothill CP Policy 2.4 Douglas County shall plan for a consolidated water system for the central area of the Foothill community.
- Foothill CP Policy 2.5 Douglas County shall allow the use of domestic wells for service in other parts of this rural community, unless continuing water studies identify the need for a community system.
- Foothill CP Policy 2.6 Douglas County shall not support the installation of street lights, curbs, gutters, or sidewalks within the Foothill community.

FOOTHILL CP GOAL 3

TO PROVIDE APPROPRIATE PUBLIC SAFETY SERVICE TO THIS RURAL COMMUNITY.

- Foothill CP Policy 3.1 Douglas County shall cooperate with the Nevada Division of Forestry, Sheridan Volunteer Fire Department, and the East Fork Fire Protection District to

provide adequate rural fire response times and fire suppression facilities for this community.

- Foothill CP Policy 3.2 Douglas County shall work with the Nevada Division of Forestry, Sheridan Volunteer Fire Department, and the East Fork Fire Protection District and water providers to make available sufficient fire flow, at rural standards, to meet the needs of the Foothill community. The development of fire fill stations or other water storage may be necessary to implement this policy.
- Foothill CP Policy 3.3 Douglas County shall require development in designated high fire hazard areas to provide appropriate emergency access.
- Foothill CP Policy 3.4 Douglas County shall require development of lands within areas of identified active fault zones to conform to seismic development policies.

FOOTHILL CP GOAL 4

TO PRESERVE AND PROVIDE RECREATIONAL OPPORTUNITIES AND OPEN SPACE AREAS APPROPRIATE TO THIS RURAL COMMUNITY.

- Foothill CP Policy 4.1 Douglas County shall work with the USFS to establish areas of permanent, public accessible open space along the western boundary of the Foothill community.
- Foothill CP Policy 4.2 Douglas County should cooperate and strongly encourage the USFS to plan, design, and maintain trails and public access points to the adjoining Federal lands. Hiking, bicycling, and equestrian trails should be planned with appropriately designed trailheads.
- Foothill CP Policy 4.3 Douglas County should plan parks in the Foothill Community Plan consistent with the County's park standards established in the Parks and Recreation Element.
- Foothill CP Policy 4.4 When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.

GARDNERVILLE COMMUNITY PLAN

LOCATION AND GENERAL DESCRIPTION

The Gardnerville Community Plan (previously included in the Minden/Gardnerville Community Plan) includes the Town of Gardnerville as well as areas adjacent to the Town suited for future development or conservation. The Gardnerville Community Plan includes goals, policies, and action for the entire area as well as specific strategies for the Town of Gardnerville. The total acreage within the Gardnerville Community Plan is 2,169.83 acres.

The Town of Gardnerville was established in 1879 when Lawrence Gilman moved the Kent House from Genoa to a seven-acre tract in the Carson Valley owned by Lawrence Gardner. The Kent House then became the Gardnerville Hotel.

GARDNERVILLE COMMUNITY PLAN ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

COMMUNITY WORKSHOPS AND 2016 MASTER PLAN SURVEY

During the Master Plan Community Workshops, there was agreement on the current goals for the Gardnerville Community Plan, but the following comments were submitted:

- 1) Increase greenbelts or parks, to include river parks. Enhance, repair and upgrade existing parks so as to increase the recreation factor for residents and visitors alike
- 2) Increase mixed residential/commercial use in downtown areas. Provide more incentives for development where services already exist. Retain/increase incentives for permanent protection of floodplains, open space, agriculture lands. All of the above = well-balanced, well-planned community.
- 3) Provide for transfer of Receiving Areas to location that makes better sense today, without taking the Receiving Area from the current landowner (s). More multi-family zoning near downtowns. Strong support [for] the TDR program.

GARDNERVILLE MAIN STREET PROGRAM

The Gardnerville Main Street District (see Map 2 in the Historic Preservation Element) includes over 200 businesses within its boundaries. The program has relied on support from the Town of Gardnerville and has managed to bring new businesses and new visitors into the downtown area due to the work of one paid staff member, the dedication of many volunteers, and the continued support of the Gardnerville Town Board members and Town Manager. Assembly Bill 417, which would create the State of Nevada Main Street coordinator for Nevada Main Street programs, would provide technical support as well as grants to Main Street programs in Nevada.

TRANSPORTATION

Improvement of the US 395 “S Curve” continues to be a priority. This section of US 395 in the Town of Gardnerville is poorly designed for through traffic and has been the site of numerous car, pedestrian, and bicycle accidents over the last few years. The “S Curve” has been identified as a priority for revitalization opportunities, including pedestrian improvements, both in the Town of Gardnerville Plan for Prosperity (2007) and the Douglas County Valley Vision Plan (2013).

HOUSING

There are several potential multi-family residential developments that could be underway in the next few years. New Beginnings is interested in moving forward on Phase II of the Parkway Vista Senior Affordable Housing development. Some property owners are beginning to propose Mixed-Use Commercial developments at or near the “S Curve” and within the Commercial Quad south of the Waterloo and US 395 intersection. One vacant 1.66 parcel at the “S Curve” was rezoned from Neighborhood Commercial to Mixed Use Commercial in 2016 and will provide 21 multifamily units along with an office building on the same parcel.

PARKING

There is a need to increase pedestrian access to downtown or provide for alternative modes of transportation and to reduce parking requirements for existing or new businesses in the downtown area of Gardnerville through a parking district strategy for the downtowns.

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

MINDEN-GARDNERVILLE AS FOCAL POINT OF DOUGLAS COUNTY

Care should be given to preserve the distinctive historic and architectural characteristics of the towns as well as their “small town atmosphere.” Strict adherence to design review standards will be important for any new development or redevelopment, especially in the downtown areas. Downtown areas should adopt design guidelines and look into becoming a certified local government.

MAJOR COMMERCIAL DEVELOPMENT IN THE DOWNTOWNS

Compact commercial development and revitalization of downtown areas can be aided by intensifying commercial development in the downtown areas and limiting strip development in the expanding areas. Mixed commercial and residential uses, incorporating higher residential densities, are encouraged in the downtowns to add vitality to the areas and reduce automobile congestion and emissions.

GARDNERVILLE MAIN STREET PROGRAM

Douglas County and the Town should support the Gardnerville Main Street Program, which has been established to revitalize downtown Gardnerville utilizing design, organization, promotion and economic restructuring to develop the unique identity and preserve the historic nature of the community.

OPEN SPACE

Because the Gardnerville area is predominately urban and built out, open space is particularly important for this community. The Martin Slough and the Cottonwood Slough should be considered key areas that could provide open space or a greenbelt for the urbanized community. New developments should be encouraged to provide open pedestrian paths through the development linking developments to the Martin Slough trail system.

TRANSPORTATION NETWORK AND ROADWAYS

The combination of intense land uses and the fact that U.S. Highway 395 bisects the community contribute to traffic congestion. Residents have expressed an interest in an alternative road that could relieve traffic problems in the heart of the community. The Muller Parkway is planned to provide alternative service for U.S. Highway 395 as well as the extension of Waterloo Lane connecting to the Stodick Parkway at US 395.

HOUSING

Residents have expressed a desire for a variety of housing types in their community, including without limitation smaller lot sizes, including single-family traditional development, and mixed-use commercial, both of which promote density and vitality in the historic district. These smaller types of housing inventory will be the key to bringing back the younger generation to the Valley so they can afford to start a family.

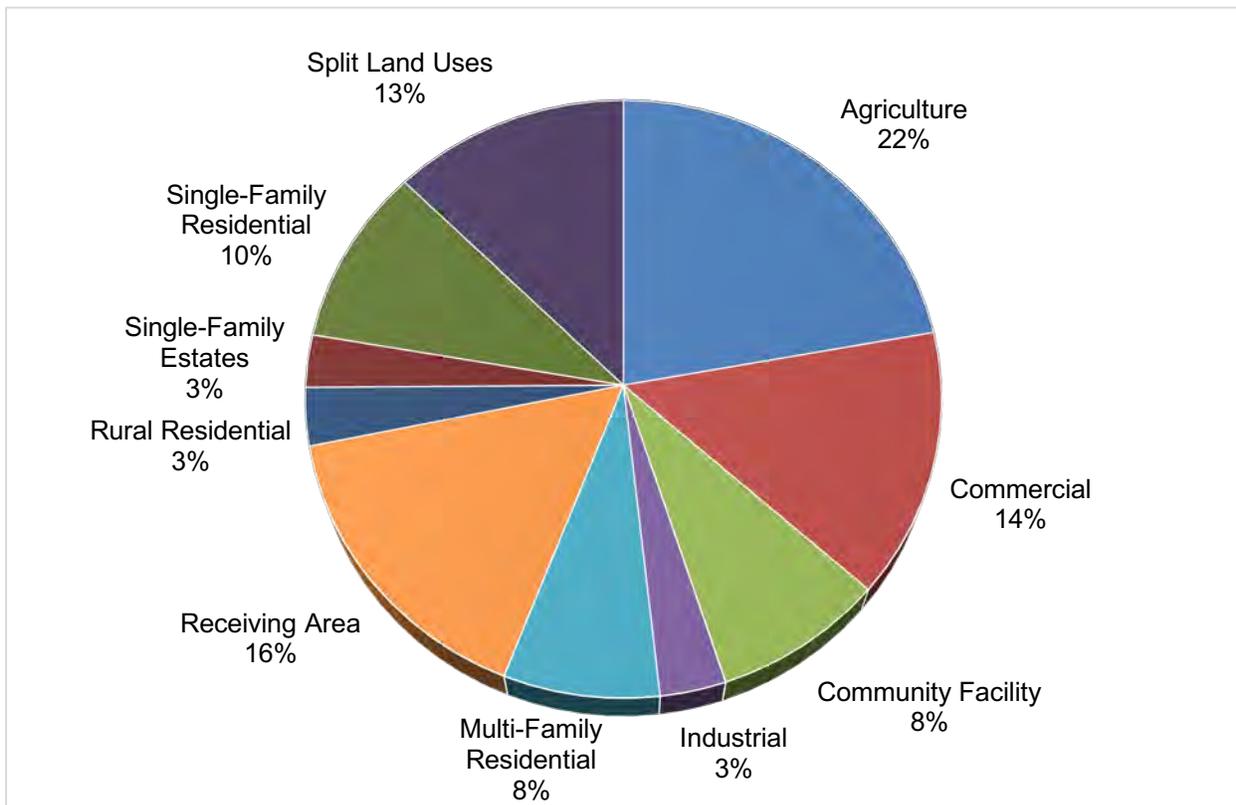
URBAN LEVEL OF SERVICE

Urban service levels are appropriate and urban standards should be maintained throughout the community. Streets should be constructed and maintained to urban standards. Community water and wastewater systems are required.

EXISTING AND FUTURE LAND USES

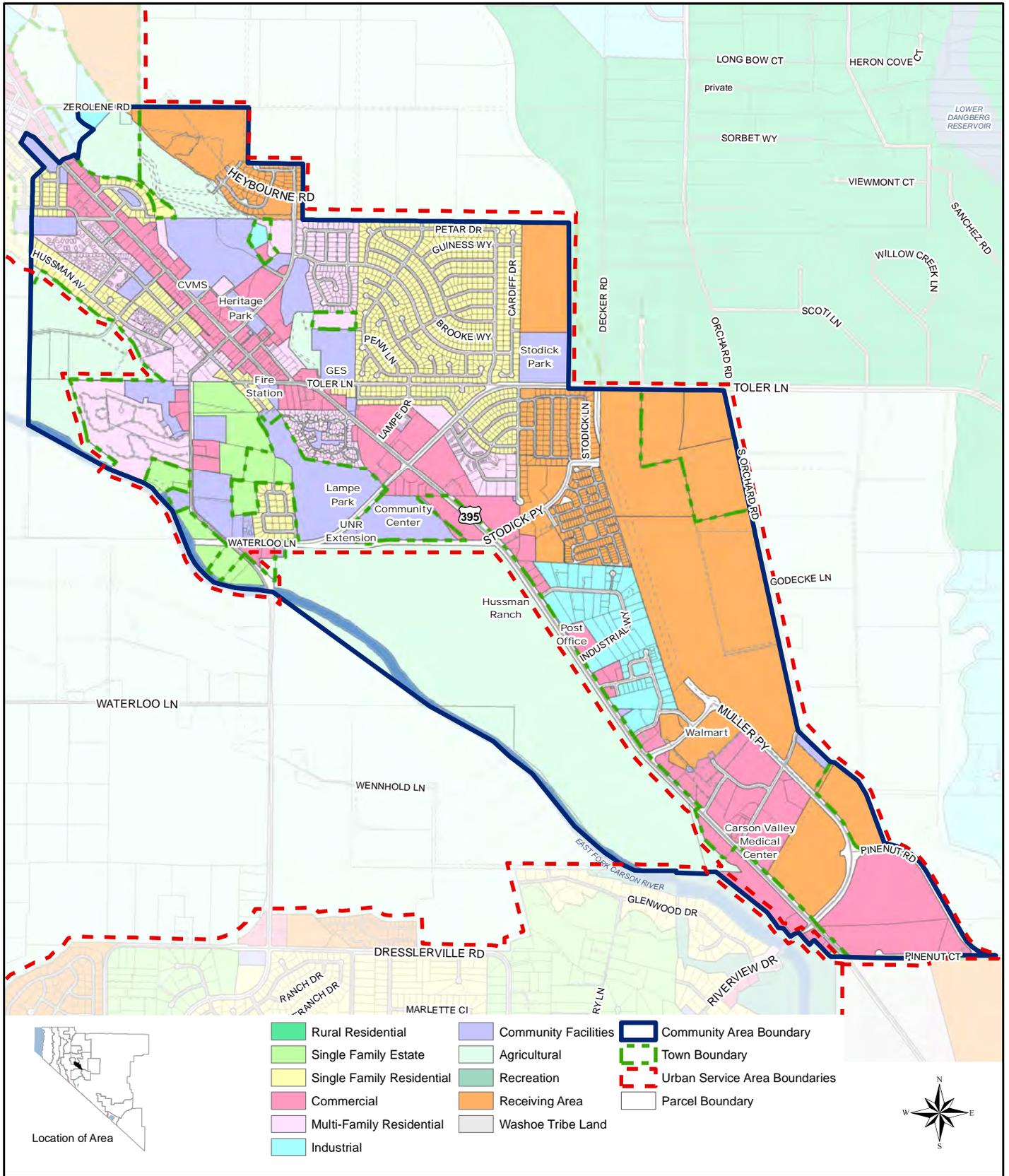
The Gardnerville Community Plan contains many different future land uses. As shown in Figure 6, Agriculture land uses account for 22 percent of the area followed by Receiving area at 16 percent. The Community Plan designates 8 percent of the area for commercial land uses and for multi-family uses.

**Figure 6
Gardnerville Community Plan Future Land Uses, by Percentage**



Map 7 depicts the future land use designations for the Gardnerville Community Plan. The majority of the Gardnerville Community Plan area is located within an urban service area.

Map 7 Gardnerville Community Plan Future Land Use Map



GARDNERVILLE COMMUNITY PLAN (CP) GOALS, POLICIES, AND ACTIONS

GARDNERVILLE CP GOAL 1

TO PRESERVE AND ENHANCE LAND USES THAT SUPPORT THE CHARACTER OF TRADITIONAL GARDNERVILLE AND THE COMMUNITY'S QUALITY OF LIFE OBJECTIVES, WHILE PRESERVING THE EXISTING HISTORIC SMALL TOWN CHARACTER OF GARDNERVILLE COMMUNITY

- | | |
|----------------------------|---|
| Gardnerville CP Policy 1.1 | The County shall use its Master Plan, Valley Vision, Gardnerville Plan for Prosperity, and development regulations to maintain and enhance the existing character of the Gardnerville community preserving historic resources, and enhance cultural and economic value to this community with traditional scale and rural setting as a reference and context for new development. |
| Gardnerville CP Policy 1.2 | The County shall support the expansion of commercial development, and plan for a wide variety of housing types and densities, including single-family traditional, multi-family residential, senior living arrangements, and mixed-use commercial, in a manner that is compatible with the Towns' existing character, and keeping the main commercial corridor centered around Main Street (Hwy 395). |
| Gardnerville CP Policy 1.3 | The County shall work with the Town of Gardnerville to review and refine architectural and urban design standards for new development and revitalization projects, that will protect the commercial core and prepare for the growing need for a parking district. |
| Gardnerville CP Policy 1.4 | The County shall encourage all new development within the town to complement and enhance the distinctive historic character while promoting the revitalization of the downtown. |
| Gardnerville CP Policy 1.5 | Douglas County shall work with the Town to prepare an updated Plan for Prosperity and Design Guidelines for the Town, to ensure that all new development is compatible with the traditional development style and existing "small town" atmosphere of the Gardnerville community. |
| Gardnerville CP Policy 1.6 | The Town and County shall encourage the preservation of open space, wetland areas, and connecting to regional drainage facilities which assist in providing buffers from development while preserving the views of the Sierra Mountains to the west and Pinenut mountains to the east. |
| Gardnerville CP Policy 1.7 | Douglas County shall, in conjunction with the Town, evaluate the possibility of designating area(s) in the Town as historic districts and following such evaluation; by ordinance designate such districts, where appropriate. |

Gardnerville CP Policy 1.8	Growth areas shall be planned with distinct neighborhoods in mind and connecting pedestrians to organically expanding neighborhoods rather than building walled and isolated residential subdivision enclaves. Neighborhoods shall contain a mix of residential units and, where appropriate Mixed-use and Commercial zoning, taking caution to not detract from the downtown core.
Gardnerville CP Policy 1.9	Douglas County shall, in cooperation with the Town, encourage the expansion of the existing Gardnerville Urban Service Boundary to accommodate their future needs.
Gardnerville CP Policy 1.10	Multi-family residential projects proposed within or adjacent to existing single-family residential neighborhoods shall be designed in a manner which creates a compatible living environment in terms of building height, bulk, and site design. An over-concentration of multi-family projects within existing neighborhoods shall be discouraged. The projects sites shall be sited and designed to act as a buffer between commercial and single-family residential land uses.
Gardnerville CP Policy 1.11	Multi-family residential projects shall be located within the urban service and receiving areas of Gardnerville and within a reasonable proximity to major roadways, commercial centers, emergency services, schools, pedestrian trails, and other urban services, and should not be located directly on Highway 395 or Main Street.
Gardnerville CP Policy 1.12	Douglas County should work with the Town to develop code provisions that addresses the appropriate location, size, and design of “big box” retail stores.

GARDNERVILLE CP GOAL 2
TO FOCUS AND PROMOTE COMPATIBLE, HIGH QUALITY COMMERCIAL AND INDUSTRIAL DEVELOPMENT WITHIN THE TOWN GARDNERVILLE.

Gardnerville CP Policy 2.1	Douglas County shall support the location of commercial uses in the Town of Gardnerville, in areas planned for commercial use, while protecting the commercial Downtown core which should become and remain the principal specialty-shopping destination in the Carson Valley.
Gardnerville CP Policy 2.2	The Town and Douglas County shall incubate and attract service industrial, medical research and tech employers, and artisans, working diligently with fiber utilities to connect to high speed internet and expand that network as proposed development is presented.
Gardnerville CP Policy 2.3	Douglas County shall use its zoning, project review process, and design guidelines for the County, Valley Vision and the Town’s Plan for Prosperity to promote development, including Mixed-use Commercial zoning, where appropriate, that will enhance property values and the aesthetics of the Town and community. Ensure plans for mixed-use developments are realistic. Initial projects would benefit from a horizontal mix of uses that are connected through carefully coordinated site planning, where uses come together around streets and open spaces.
Gardnerville CP Policy 2.4	Except where Mixed-use Commercial zoning is otherwise encouraged by this Master Plan, the County shall limit, subject to the

recommendation of the Town, the conversion of residences to commercial uses outside areas planned for commercial development in order to preserve the integrity of the neighborhoods and focus commercial development in downtown Gardnerville.

GARDNERVILLE CP GOAL 3

TO ENSURE THE TIMELY PROVISION OF COMMUNITY FACILITIES, SERVICES, AND INFRASTRUCTURE AT APPROPRIATE LEVELS FOR THE GARDNERVILLE COMMUNITY.

- Gardnerville CP Policy 3.1 Douglas County shall plan and provide public facilities and services to the urban areas of the Gardnerville community at established urban levels of service as stated in code, and plan for improvements or modification to those substandard service levels to accommodate future development.
- Gardnerville CP Policy 3.2 The County, Town, School District, and East Fork Fire Protection District shall develop community facilities that enhance the quality of life and support existing and future residential needs.
- Gardnerville CP Policy 3.3 Douglas County shall require that all streets in new development be constructed to urban standards. New investment should reduce the number of pedestrian and auto conflicts.
- Gardnerville CP Policy 3.4 The County shall work with the Town to ensure adequate provision of park sites to meet the needs of the growing urban community ensuring they are consistent with the County's park standards established in the Parks and Recreation Element.
- Gardnerville CP Policy 3.5 Douglas County shall require the timely and orderly provision of water and wastewater systems to serve new urban development in Gardnerville.
- Gardnerville CP Policy 3.6 Douglas County shall pursue the development of Muller Parkway with buffer zone planned for single family homes allowing Muller to be designated as the truck route bypass alternative to US Highway 395 based on the traffic model.
- Gardnerville CP Policy 3.7 Douglas County shall coordinate with the State to ensure that any modifications to U.S. Highway 395 through Gardnerville are compatible with the existing character of the towns and to not decrease the safety or desirability of walking in the towns' commercial centers. The Nevada Department of Transportation's U.S. Hwy 395 Landscape and Aesthetics Master Plan shall be used as an implementation tool.
- Gardnerville CP Policy 3.8 Douglas County shall work with the Town to plan and develop off-street parking and parking districts.
- Gardnerville CP Policy 3.9 Douglas County shall work with the towns and their service provider to create and operate a recycling facility or at least provide the ability to offer a recycling program to the residents of the county.
- Gardnerville CP Policy 3.10 Douglas County shall require the paving of all driveways, parking areas, loading areas, and other high activity areas in new or remodeled non-residential developments in this Community.

GARDNERVILLE CP GOAL 4

MINIMIZE THE RISKS TO THE RESIDENTS OF THE GARDNERVILLE COMMUNITY FROM NATURAL FLOOD AND OTHER HAZARDS.

- Gardnerville CP Policy 4.1 The County shall continue to work with the Town of Gardnerville Water Company to monitor the quality and quantity of groundwater in the Gardnerville community and to identify and mitigate negative impacts of human activities on groundwater quality and quantity.
- Gardnerville CP Policy 4.2 Douglas County will work with the Gardnerville Water Company to expand water systems to serve the needs of the community and the entire Carson Valley region.
- Gardnerville CP Policy 4.3 Douglas County shall evaluate the need for additional policies regarding flood plain and floodway management and perpetuating the flood waters through proposed developments and partnering with the town and developers on mitigating flooding conveyance ensuring the emergency services have access to existing and proposed development during a hazard event.
- Gardnerville CP Policy 4.4 Douglas County shall evaluate the design standards for emergency access to collector and arterial roads that could be closed during a flood event.

TOWN OF GARDNERVILLE STRATEGIES, POLICIES AND IMPLEMENTATION

TOWN OF GARDNERVILLE (TOG) STRATEGY 1

REVITALIZE OLD TOWN GARDNERVILLE AS A MIXED-USE COMMUNITY CENTER CONNECTING AND SERVING RESIDENTS AND VISITORS

- TOG Policy 1.1 Douglas County should support the Gardnerville Main Street Program, which has revitalized historic downtown Gardnerville utilizing design, organization, promotion and economic restructuring committees ran by passionate volunteers to develop the unique identity of the downtown core, while striving to preserve the historic nature of the downtown, providing opportunity for business to be successful and promoting local businesses by providing opportunities for residents and visitors to explore downtown.
- TOG Policy 1.2 Old Town should include a variety of civic, commercial, and residential uses that support the creation of a lively Carson Valley destination and a central place for Gardnerville.
- TOG Policy 1.3 Public and private investment in Old Town should enhance pedestrian access, calm and slow traffic, and provide convenient parking.
- TOG Policy 1.4 New development should reflect the pedestrian scale, orientation and character of Gardnerville's traditional commercial, residential, and mixed-use buildings

TOWN OF GARDNERVILLE (TOG) STRATEGY 2

CREATE A NEW 'S' CURVE

- TOG Policy 2.1 Redevelop the 'S' Curve as a mixed-use extension and entry for Old Town with visitor, commercial, and residential uses.
- TOG Policy 2.2 New investment should resolve the roadway safety of the curve and enhance pedestrian connections to adjacent neighborhoods and Old Town.
- TOG Policy 2.3 New development should incorporate historic buildings, hide parking, and make an esthetic thematic connection to Old Town.

TOWN OF GARDNERVILLE (TOG) STRATEGY 3

ENHANCE COMMUNITY-SERVING COMMERCIAL CENTER- 'COMMERCIAL QUAD'

- TOG Policy 3.1 New commercial uses located in the Commercial Quad area should enhance its role as a sub-regional and community-serving address.
- TOG Policy 3.2 The development of projects in the Commercial Quad area should have easy access for automobiles and have a safe pedestrian connection between parcels and adjacent areas.
- TOG Policy 3.3 New development in the Commercial Quad area should contribute to the overall character of the district as a convenient and comfortable shopping experience.

TOWN OF GARDNERVILLE STRATEGY 4

PROVIDE COMMERCIAL / SERVICE INDUSTRIAL SERVICE USES IN 'SOUTH-CENTRAL GARDNERVILLE' ON A SCALE THAT WILL SERVE THE GROWING RESIDENTIAL POPULATION.

- TOG Policy 4.1 New development on U.S. Highway 395 frontage should include commercial with residential uses behind that complement and serve adjacent subdivisions providing safe and comfortable pedestrian connections to adjacent neighborhoods.
- TOG Policy 4.3 New development should be designed to orient towards the street, hide parking, provide connected walking edges and respond to limited visibility created by the bend in U.S. Highway 395.

TOWN OF GARDNERVILLE STRATEGY 5

CREATE SOUTHERN GATEWAY TO GARDNERVILLE

- TOG Policy 5.1 The development of the South Entry area should be master planned as a mixed address of commercial, healthcare, institutional, industrial and residential uses.
- TOG Policy 5.2 Access to uses in the South Entry area should happen from side roads and provide a pedestrian-scaled internal street and pedestrian walkway system.
- TOG Policy 5.3 New investment should create a gateway cluster of buildings and open spaces along US 395 and have an internal system of open spaces framed by commercial and residential buildings.
- TOG Policy 5.4 The Town of Gardnerville and the County shall follow the Administrative Actions, Regulatory Actions, and Financing Actions identified in the Gardnerville Plan for Prosperity Action Plan.

GARDNERVILLE RANCHOS COMMUNITY PLAN

LOCATION AND GENERAL DESCRIPTION

The Gardnerville Ranchos Community Plan lies in the south central portion of the Carson Valley. The community, which was historically used as ranching land, now maintains both urban and rural areas. The residents of the Gardnerville Ranchos community enjoy the picturesque agricultural fields and the panoramic views of the pine-covered Carson Range of the Sierra Nevada Mountains to the west.

The Gardnerville Ranchos Community Plan includes the Gardnerville Ranchos General Improvement District (GRID) as well as adjacent areas that are appropriate for future development within the Urban Service area. GRID was created by Douglas County in 1965 as a NRS 318 GID and is one of the oldest GIDs in Douglas County.

Gardnerville Ranchos is primarily a residential community supplying over one-third of the housing for the Carson Valley. The area has one of the most diverse housing markets, ranging from apartment complexes, to one-third acre single-family lots, to 5-acre single-family lots with custom built homes. The East Fork of the Carson River traverses the northeast area of the community.

The Gardnerville Ranchos consists of 6,680 acres, or about 10 square miles, of which agricultural lands make up 2,856 acres; and current and future residential, commercial, and industrial lands make up a large majority of the balance of the area. Urban uses total about 1,525 acres, or 26 percent of the Ranchos area.

The Gardnerville Ranchos is the largest community in the county and will remain one of the largest in the future.

GARDNERVILLE RANCHOS COMMUNITY PLAN ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

COMMUNITY WORKSHOPS AND 2016 MASTER PLAN SURVEY

For Gardnerville Ranchos residents who attended the workshops, there was general agreement about the existing Master Plan Goals for the Gardnerville Ranchos Community Plan. The following comments were submitted as part of the workshops:

- 1) Infrastructure – Roads, connecting water/sewer lines for more cohesive functional systems.
- 2) The existing MP is a very good document. If any changes, should make it more difficult to amend
- 3) Improve roadway from ranchos to Gardnerville. Add pedestrian/bike trail Ranchos to Gardnerville. Underground transmission lines when possible. Prohibit light pollution (nighttime lighting).
- 4) Quality of life to be preserved in our community. Safety most important.

Several comments were submitted as part of the 2016 Master Plan Survey regarding livestock. There is an existing livestock overlay district along Long Valley Road but there is interest in loosening the residential zoning regulations to allow small livestock.

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

RETENTION OF THE COMMUNITY'S RURAL CHARACTER

With areas of the community planned and already developed for more urban uses, it will be important to use techniques that separate the rural and urban uses effectively.

ADEQUATE AND TIMELY PROVISION OF COMMUNITY SERVICES

Establishing distinct guidelines for the urban areas and the rural areas will aid the community in enhancing its image and defining the boundaries.

ROADS, ACCESS, AND CIRCULATION PATTERNS

Collector roads should be identified and improved. Additional capacity, as well as more efficient circulation patterns, are needed on several roads to serve the growing transportation needs of the community.

EDNA-WILSEF DITCH

Identify ways of protecting the Edna-Wilsef Ditch from the impacts of urban development that borders the Ditch.

EXISTING AND FUTURE LAND USES

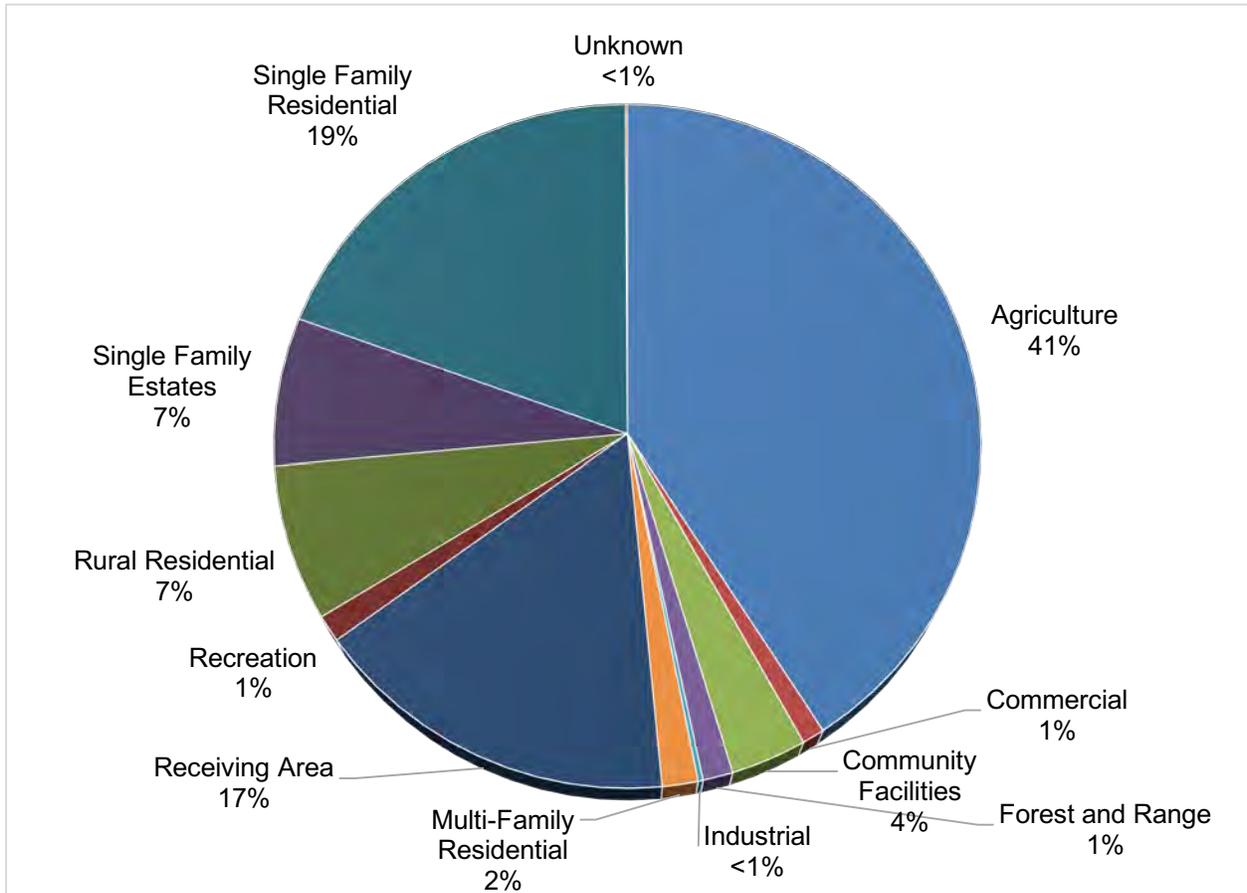
Land uses in the Gardnerville Ranchos Community Plan are primarily residential in the northern and eastern portions and agricultural in the southwestern and extreme west and north portions. There is a range of residential densities in the Gardnerville Ranchos. About 550 acres are developed with lot sizes between 1 and 10 acres. About 460 acres of land have densities of 1 to 3.5 dwelling units per acre, approximately 219 acres of residential development with 3.5 to 8 dwelling units per acre presently exist in this community, and 38 acres have been developed at densities over 8 units per acre.

Commercial and office land use in the Gardnerville Ranchos is currently about 14 acres but planned commercial allows for 81 acres. A neighborhood commercial area is centered at the intersection of Kimmerling Road and Tillman Lane with smaller commercial uses provided at entries to the community at Riverview and Dresslerville Road. The major industrial use in this community is the Bing Materials facility. Smaller industrial uses include a mini-storage facility. A number of public facilities are located in the Gardnerville Ranchos to serve area residents.

Three areas are designated for future development and Receiving Areas. The area surrounding the Bing Pit is designated as a Receiving Area, and it is anticipated that as the pit operation nears the end of its current use, urban uses would be compatible with the area. A comprehensive specific plan which specifies densities and uses and mitigates planning and environmental issues must be prepared and adopted prior to establishing this area for actual development and rights must be required to support the planned densities. The second area, which is commonly referred to as Ranchos 8 and 9 or the undeveloped areas adjacent to the existing residential development on the east and south of the community, is anticipated to be developed with a variety of densities compatible with the existing neighborhoods and Washoe Tribe lands. Finally, the Receiving Area east of Rubio is designated to allow for development at a more rural density with lot sizes generally in the one-acre range utilizing Single-Family Estates land use provisions.

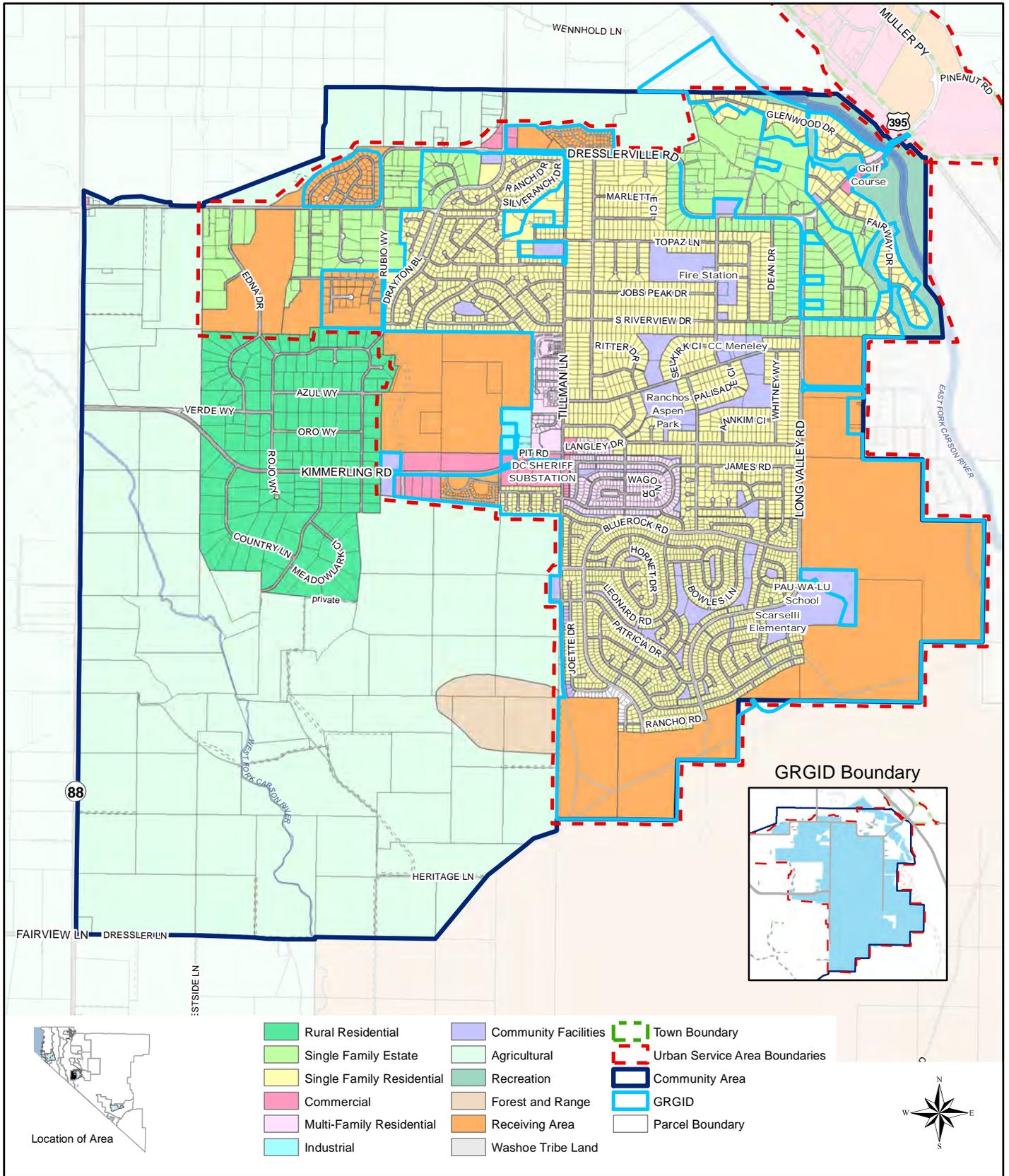
Figure 7 depicts the future land uses within the Gardnerville Ranchos Community Plan. The largest land use categories are Agriculture at 41 percent and Single Family Residential at 19 percent.

Figure 7
Gardnerville Ranchos Community Plan Future Land Uses, by Percentage

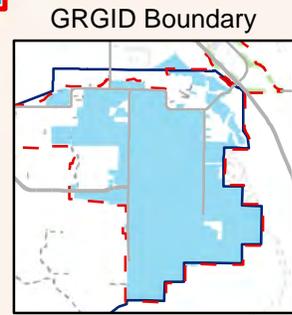


Map 8 depicts the future land uses in the Gardnerville Ranchos Community Plan. The Future Land Use Map shows the boundaries of the Gardnerville Ranchos Improvement District (GRID) as well as the Urban Service Area. The Receiving Area located in the center of the Gardnerville Ranchos Community Plan is the Bing Gravel Pit.

Map 8 Gardnerville Ranchos Community Plan Future Land Use Map



- | | | |
|--|---|--|
| Rural Residential | Community Facilities | Town Boundary |
| Single Family Estate | Agricultural | Urban Service Area Boundaries |
| Single Family Residential | Recreation | Community Area |
| Commercial | Forest and Range | GRGID |
| Multi-Family Residential | Receiving Area | Parcel Boundary |
| Industrial | Washoe Tribe Land | |



GARDNERVILLE RANCHOS COMMUNITY PLAN GOALS, POLICIES, AND ACTIONS

The purpose of the Gardnerville Ranchos Community Plan Goals, Policies, and Actions is to recognize the urban character of the development served by GRGID as well as rural development located outside of GRGID.

GARDNERVILLE RANCHOS CP GOAL 1

TO PRESERVE AND ENHANCE THE EXISTING CHARACTER OF THE GARDNERVILLE RANCHOS COMMUNITY.

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|------------------------------------|---|
| Gardnerville Ranchos CP Policy 1.1 | Douglas County shall designate Gardnerville Ranchos as a community with defined urban and rural areas. These areas shall be distinct and different standards shall be applied to each area. Urban land uses shall be located within the urban boundary and rural shall be outside the urban boundary. |
| Gardnerville Ranchos CP Policy 1.2 | The County shall encourage development of neighborhood commercial uses to adequately serve the Gardnerville Ranchos community. |

GARDNERVILLE RANCHOS CP GOAL 2

TO PROVIDE ADEQUATE COMMUNITY FACILITIES AND SERVICES FOR GARDNERVILLE RANCHOS.

- | | |
|------------------------------------|---|
| Gardnerville Ranchos CP Policy 2.1 | Douglas County shall plan and provide public facilities and services to the rural areas of Gardnerville Ranchos community at established rural levels of service. |
| Gardnerville Ranchos CP Policy 2.2 | Douglas County shall cooperate with other providers to plan and provide public facilities and services to the urban areas of the Gardnerville Ranchos community at established urban levels of service. |
| Gardnerville Ranchos CP Policy 2.3 | The County shall ensure adequate provision of park sites to meet the needs of the growing urban community at standards established in the Parks and Recreation Element. |
| Gardnerville Ranchos CP Policy 2.4 | Douglas County shall plan, construct and operate parks in the Gardnerville Ranchos community consistent with the County's park standards established in the Parks and Recreation Element. |
| Gardnerville Ranchos CP Policy 2.5 | The County shall work closely with the Douglas County School District in the development, maintenance, and joint operation of school park sites in the Ranchos. |

- Gardnerville Ranchos CP Policy 2.6 The County shall allow the use of individual sewage disposal systems and domestic wells for service in rural residential areas of the Gardnerville Ranchos, unless community water and sewer systems are available or continuing water quality studies identify the need for community systems.
- Gardnerville Ranchos CP Policy 2.7 Douglas County shall require community water and sewer systems for new development in urban areas of Gardnerville Ranchos.
- Gardnerville Ranchos CP Policy 2.8 Douglas County shall require the provision of urban services to all industrial and commercial development in the Gardnerville Ranchos community.

GARDNERVILLE RANCHOS CP GOAL 3

TO PROVIDE APPROPRIATE PUBLIC SAFETY SERVICE TO THE GARDNERVILLE RANCHOS COMMUNITY.

- Gardnerville Ranchos CP Policy 3.1 Douglas County shall cooperate with the East Fork Fire Protection District to provide adequate fire response times and fire suppression facilities for the Gardnerville Ranchos community.
- Gardnerville Ranchos CP Policy 3.2 Douglas County shall work with the East Fork Fire Protection District and the Gardnerville Ranchos Improvement to make available sufficient fire flow to meet the needs of the Gardnerville Ranchos community.

GARDNERVILLE RANCHOS CP GOAL 4

TO PROVIDE SAFE AND CONVENIENT TRANSPORTATION ROUTES WITHIN THE COMMUNITY.

- Gardnerville Ranchos CP Policy 4.1 Douglas County shall provide for an adequate system of arterial and collector streets to create an efficient traffic circulation pattern.
- Gardnerville Ranchos CP Policy 4.2 Douglas County shall require that all arterial and collector streets in new urban and rural development areas be paved.
- Gardnerville Ranchos CP Policy 4.3 Douglas County shall require the paving of local streets in new urban and rural developments. Streets in urban areas shall be paved to urban standards; streets in rural areas shall be paved to rural standards.

GARDNERVILLE RANCHOS CP GOAL 5

TO PRESERVE OPEN SPACE AND A BUFFER BETWEEN THE GARDNERVILLE RANCHOS AND GARDNERVILLE COMMUNITY PLANS.

- Gardnerville Ranchos CP Policy 5.1 Douglas County shall place a high priority on maintaining floodplain areas as open space that are recognized for their agricultural, drainage, wetland, parkway, and greenbelt value.

Gardnerville Ranchos CP Policy 5.2

When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.

GENOA COMMUNITY PLAN

LOCATION AND GENERAL DESCRIPTION

The Genoa community area lies on the western edge of Carson Valley. The community area boundaries include the Town of Genoa and a larger area surrounding the Town. Much of the western boundary is formed by U.S. Forest Service property.

Part of Genoa’s charm is its attractive location nestled at the toe of the Carson Range of the Sierra Nevada Mountains. Genoa is the oldest town within Nevada, settled in 1851. Bordering lands to the north, east, and south are predominantly irrigated agriculture fields. The community area is comprised of approximately 6,374 acres.

The Town of Genoa is a small rural community, located where the valley meets the mountains. The homes are single and detached, they tend to be 1 to 1 ½ stories high and are small in size and simple in form. Lot sizes vary greatly, ranging from 0.04 acres to 19 acres in area. The setbacks of the houses vary with the older homes closer to the street than current County zoning would permit. The commercial buildings along Main Street observe nearly a uniform setback. Newer developments surrounding the older area of town are larger lots, 1/3 - 1 acre. The Genoa Lakes project, located one mile north of town is a planned neighborhood of 220 homes on lots from 1/3 to 1/2 acre in size with a championship 18-hole golf course.

GENOA COMMUNITY PLAN ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

COMMUNITY WORKSHOPS AND 2016 MASTER PLAN SURVEY

At the Community Workshop in Genoa, one resident submitted a suggestion that there should be some type of land use for multigenerational living units and common use facility (club house) In addition to the Community Workshop on the Master Plan, the Genoa Town Board reviewed the existing Genoa Community Plan and provided revisions and additions to the existing Genoa Community Plan goals, policies, and actions. During the Town Board meeting on the 2016 Update of the Master Plan, there was discussion about the residential parcels which are non-conforming with the current land use and zoning designations. More than 50 residential parcels in the Town are less than 0.5 acres but are designated as Single-Family Estates land use and SFR-1 Zoning. As a result, any residential additions or new residential development is required to meet SFR-1 setback requirements, or else must request a variance from the setback regulations. The County could initiate a Master Plan Amendment and rezoning for these parcels if the affected property owners supported such a change.

URBAN SERVICE AREA

Douglas County installed new wastewater lines in the Town of Genoa to accommodate commercial development. It may be appropriate to consider adding an urban service area for the Town to recognize that new commercial and residential development is expected to be served by public water and wastewater services.

ISSUES IDENTIFIED FROM PREVIOUS MASTER PLAN UPDATES

RETENTION OF THE COMMUNITY’S CHARACTER

Preserving existing historic structures and ensuring that new development is compatible with the character of existing development are two means of maintaining the Town's and community's distinctive character.

RETENTION OF GENOA'S HISTORIC COMMERCIAL CORE

An active commercial center, with services provided for the Town's visitor, will promote both local and tourist needs.

MINIMIZING THE RISKS FROM NATURAL HAZARDS

The County should establish regulatory limits to development by natural hazards to protect its citizens' physical and economic welfare.

PROVISION OF APPROPRIATE FACILITIES

The Genoa area plan should balance the needs, desires, and resources of the community's residents by providing for levels of service that are appropriate to the demands for these facilities.

MINIMIZING THE IMPACTS OF TRAFFIC

Any future design modifications required to improve traffic flow should also maintain the safety of pedestrians and the historic ambiance of the community.

EXISTING AND FUTURE LAND USES

The Genoa community consists of the Town of Genoa and the outlying rural area. Much of the Town of Genoa is included within a National Register Historic District and/or the Genoa Historic District, which is a local district with boundaries based on the 1874 map of the Town. The Town is the commercial and residential hub of the community. Residential subdivisions are located to the east and in the Genoa Lakes subdivision to the northeast of the Town. An approved development of approximately 300 homes and a golf course is located on the Little Mondeaux Ranch, three miles north of the town. The remainder of the outlying community is primarily agricultural.

There are about 387 acres of residential land in the community. About 87 percent of the residential land is devoted to lots ranging from 1 to 10 acres. The balance of the residential land is developed at densities ranging from 1 to 3.5 units per acre. Most of the land within this latter category is located in the Town of Genoa.

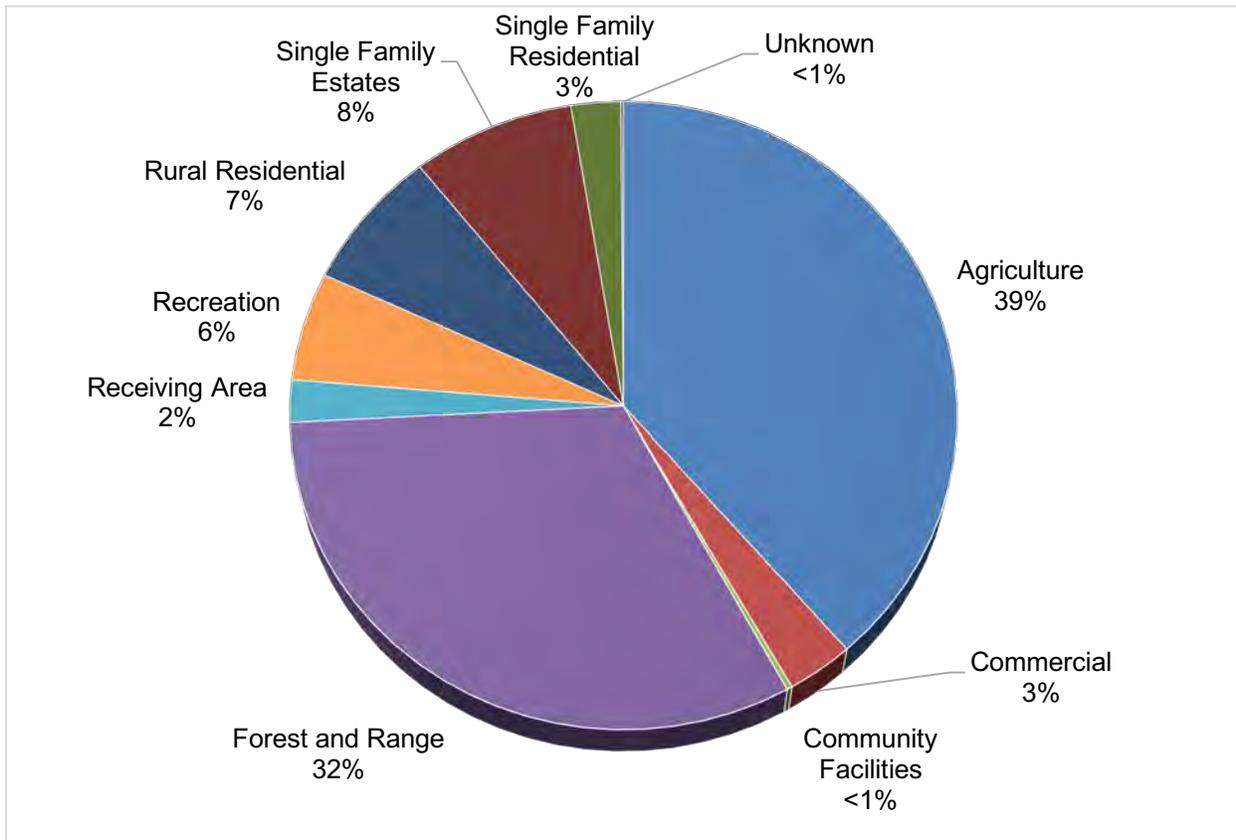
The Town's four acres of commercial development is located within the central portion of Genoa and within an area that is on the National Register of Historic Districts. This development includes both office and general commercial uses. Walley's Hot Springs is located one mile south of Genoa and contains hot spring pools, restaurant, and timeshare units.

The Genoa community possesses several restrictions to development. Retention of agricultural lands limit development throughout most of the community. Also, steep slopes on the western edge of Genoa and the Historic District preclude or severely restrict most development in Genoa. Additionally, new development when permitted in the downtown historic Genoa area, must comply with strict architectural standards.

Douglas County Redevelopment Area No. 1 was adopted in 1998, which includes properties within the Town of Genoa and surrounding areas. Refer to the Economic Development Element for more information on Redevelopment Areas.

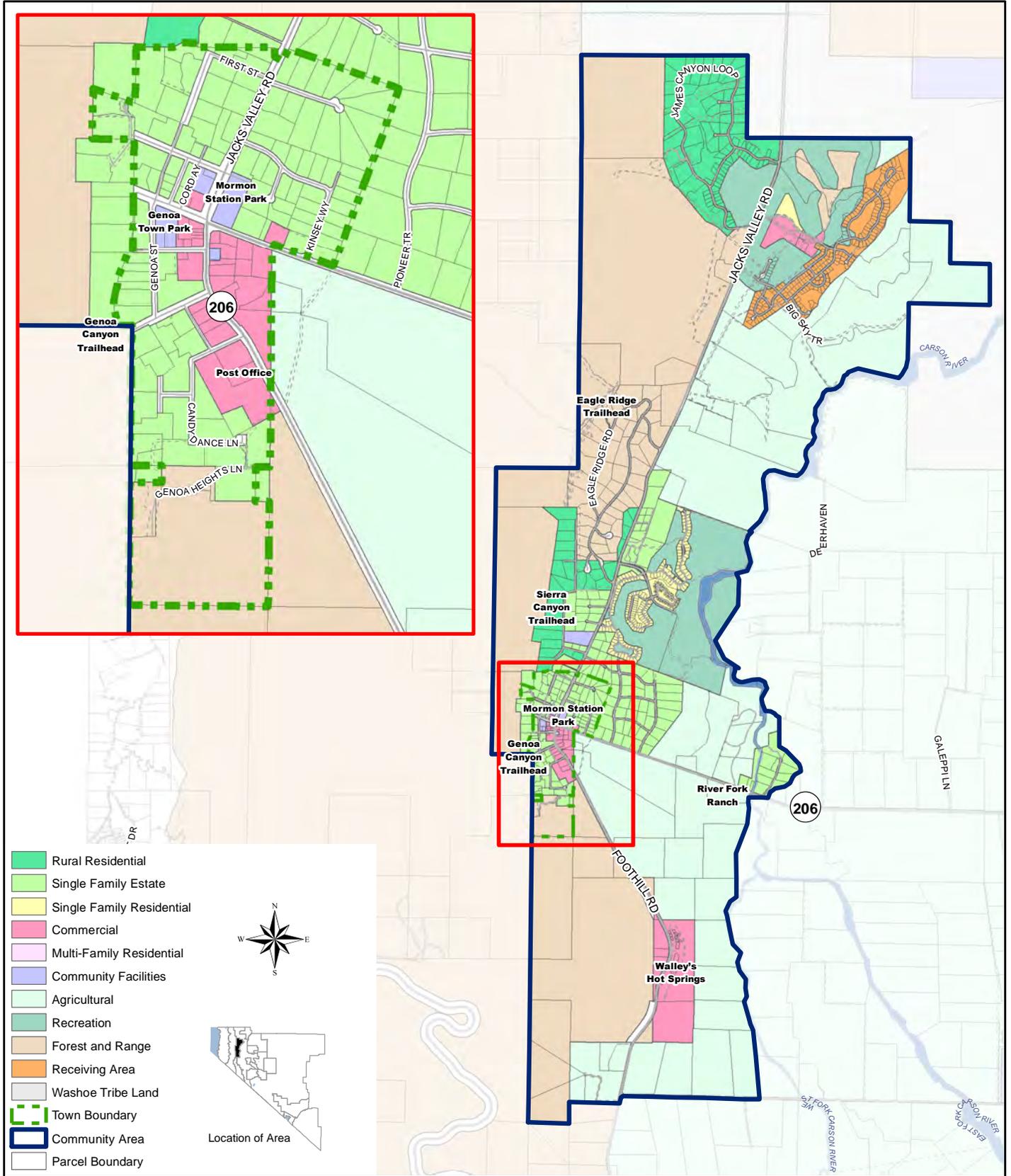
Figure 8 depicts the land uses within the Genoa Community Plan. Agriculture is the largest land use at 39 percent, followed by Forest and Range at 32 percent. Commercial land uses are designated for 3% of the parcel acreage while community facilities account for less than 1 percent.

Figure 8
Genoa Community Plan Future Land Uses, by Percentage



Map 9 depicts the future land use designations in the Genoa Community Plan. There are no urban service areas. Agriculture land uses are generally designated east of Foothill/Jacks Valley Road while Forest and Range is designated for areas west of Foothill/Jacks Valley Road.

Map 9 Genoa Community Plan Future Land Use Map



GENOA COMMUNITY PLAN GOALS, POLICIES, AND ACTIONS

The purpose of the Genoa Community Plan Goals, Policies, and Actions is to protect the historic districts in Genoa, protect access to surrounding trails and open space, and reduce hazards from wildfires, earthquakes, and floods.

GENOA CP GOAL 1

TO PRESERVE AND ENHANCE THE EXISTING CHARACTER OF THE TOWN OF GENOA AND GENOA COMMUNITY.

- Genoa CP Policy 1.1 The County shall use its Master Plan and development regulations to maintain or enhance the existing rural, agricultural, and historic character of the community.
- Genoa CP Policy 1.2 The County shall support the expansion of commercial development within the Town of Genoa in a manner that is compatible with the Town's existing historic character. The retention of and expansion of mixed commercial and residential uses in the designated commercial area is encouraged.
- Genoa CP Policy 1.3 The County's development regulations should support growth in the bed and breakfast industry in Genoa to preserve existing historic homes and to promote tourism of Genoa's historic resources.
- Genoa CP Policy 1.4 The County shall continue to use design review to ensure that new commercial development is compatible with the historic character of the Town of Genoa. This process shall address the amount, scale, design, location and intensity of new non-residential development.
- Genoa CP Policy 1.5 The County should periodically review the advisability of expanding the historic district.
- Genoa CP Policy 1.6 The County shall encourage commercial development within the Town of Genoa along the Main Street commercial corridor rather than outside of the Town of Genoa. The County shall work with the Town to establish reduced parking requirements for the commercial corridor.
- Genoa CP Policy 1.7 The County should encourage the displacement of overhead power and communication transmission lines to underground facilities along State Route 206 within the Town of Genoa.
- Genoa CP Policy 1.8 Douglas County shall encourage a quiet residential neighborhood and shall not approve any development or projects that will disrupt the livelihood or peace of the residents that live in the area
- Genoa CP Policy 1.9 Douglas County shall ensure that all streets within the Town of Genoa are to be slow and safe vehicular and pedestrian routes.
- Genoa CP Action 1.1 Conduct an annexation analysis to determine financial impact of expansion of Genoa Town Boundary**

- Genoa CP Action 1.2** Work with the County Redevelopment Agency to explore funding opportunities to underground any existing overhead power lines by end of 2020
- Genoa CP Action 1.3** Identify public/private opportunities to increase public parking spaces in downtown Genoa.
- Genoa CP Action 1.4** Douglas County shall work with the Town of Genoa to develop County Code provisions that address our unique historical, geographical and topographical constraints.
- Genoa CP Action 1.5** Douglas County shall coordinate with the Nevada Department of Transportation to ensure that modifications to State Route 206 through Genoa are compatible with the existing character of Genoa and increase the safety or desirability of pedestrian traffic in the Town's commercial center.

GENOA CP GOAL 2

TO MINIMIZE THE RISKS TO THE RESIDENTS OF THE GENOA COMMUNITY FROM NATURAL HAZARDS.

- Genoa CP Policy 2.1** The County shall continue to work with the Town of Genoa to monitor the quality and quantity of groundwater in the Genoa community and to identify and mitigate negative impacts of human activities on groundwater quality and quantity.
- Genoa CP Policy 2.2** Douglas County shall evaluate the need for additional policies regarding flood plain and floodway areas in the Genoa community area following completion of FEMA investigations.
- Genoa CP Policy 2.3** Douglas County shall cooperate with the Nevada Division of Forestry, Genoa Volunteer Fire Department, and the East Fork Fire Protection District to provide adequate rural fire response time and fire suppression facilities for this community.
- Genoa CP Policy 2.4** Douglas County shall work with the Nevada Division of Forestry, Genoa Volunteer Fire Department, and the East Fork Fire Protection District and water providers to make available sufficient fire flow to meet the needs of the Genoa community.
- Genoa CP Policy 2.5** Douglas County shall require development of lands within areas of identified active fault zones to conform to the seismic guidelines.

GENOA CP GOAL 3

TO ENSURE THE TIMELY PROVISION OF COMMUNITY FACILITIES, SERVICES AND INFRASTRUCTURE AT LEVELS ADEQUATE FOR THE GENOA COMMUNITY.

- Genoa CP Policy 3.1** Douglas County shall plan and provide public facilities and services to the Genoa community at established appropriate levels of service. Appropriate levels of service means rural, urban, or a combination of these service levels based on consideration of the nature of the use, the adequate facilities standards of this plan, and the community's character.

- Genoa CP Policy 3.2 Local roads within the Town of Genoa shall continue to support the rural character while controlling dust.
- Genoa CP Policy 3.3 Community water, fire hydrant, and sewer systems shall be extended to service the developed areas of the Town and community area.
- Genoa CP Policy 3.4 Douglas County shall assist the Town's in conducting analysis and improving drainage facilities within the Town of Genoa.
- Genoa CP Policy 3.5 Douglas County shall work with the Town of Genoa to ensure adequate provision of park sites to meet the needs of the growing community ensuring they are consistent with the County's park standards established in the Parks and Recreation Element.
- Genoa CP Policy 3.6 Douglas County shall require development in designated high fire hazard areas to provide appropriate emergency access and prohibit road closures which might be used in emergencies and to conform to the design guidelines.
- Genoa CP Action 3.1 Douglas County shall work with the Town to prioritize areas for improvement to drainage facilities.**
- Genoa CP Action 3.2 The County should evaluate the status of drainage ditches on the west side of Main Street and develop a plan for cleaning and maintaining these ditches.**

GENOA CP GOAL 4

TO PRESERVE AND PROVIDE RECREATIONAL OPPORTUNITIES AND OPEN SPACE AREAS APPROPRIATE TO THIS RURAL COMMUNITY.

- Genoa CP Policy 4.1 Douglas County should cooperate with and strongly encourage the U.S. Forest to plan, design, and maintain trails and public access points to the Federal lands. Hiking, bicycling, and equestrian trails should be planned with appropriately designed trailheads.
- Genoa CP Policy 4.2 When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.
- Genoa CP Policy 4.3 Douglas County should support Carson Valley Trails Association and Tahoe Rim Trail Association in developing new trails by providing access to Federal lands within Douglas County

INDIAN HILLS/JACKS VALLEY COMMUNITY PLAN

LOCATION AND GENERAL DESCRIPTION

The Indian Hills/Jacks Valley community, located at the north end of the Carson Valley, is the northern gateway of Douglas County. The mountains of the Toiyabe National Forest to the west, outside of the community boundaries, augment the other natural open spaces and contribute to the natural scenery that is such an important part of this community's character.

The community, which has been labeled a bedroom community of Carson City, is primarily residential, however, some commercial and industrial uses exist. Though Indian Hills/Jacks Valley is one community, it is composed of three distinct neighborhoods, Indian Hills, Jacks Valley, and Alpine View Estates. The Silverado and Lower Clear Creek parcels and northern portion of the Stewart Ranch of the Washoe Tribe are also located within this area.

Indian Hills/Jacks Valley totals 5,056 acres. The community is bisected by the Jacks Valley Wildlife Management area. The Indian Hills/Jacks Valley community varies in terrain. This area lies between steep slopes of the Sierras to the northwest, to the broad floodplain of the Carson River to the southeast. The majority of the community is on rolling hills with slopes not exceeding 15 percent.

INDIAN HILLS/JACKS VALLEY COMMUNITY PLAN ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

COMMUNITY WORKSHOPS AND 2016 MASTER PLAN SURVEY

Residents of Indian Hills/Jacks Valley stated they were not supportive of the existing Community Plan goals and submitted the following comments concerning Goals 1 through 3 during the Community Workshops:

- 1) Existing character is a complete mishmash, why "preserve" it?
- 2) What is timely and appropriate (?)
- 3) I support rec + open space, but would like "smart" qualities applied to these goals

In relation to development and/or quality of life issues, the following comments were submitted during the Workshops:

- 1) Walkability – Safe separate sidewalks for children walking to Jacks Valley Elementary, connections between older 1-acre parcels and new subdivisions
- 2) The County needs to complete Vista Grande from Jacks Valley Road to Topsy Lane. We need another access in and out of the North County

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

RETENTION OF COMMUNITY'S EXISTING CHARACTER

Future development should accommodate urban growth within the urban service area while retaining the community's rural character in the balance of the community.

PROVISION OF APPROPRIATE FACILITIES AND SERVICES

The urban areas shall require urban services. Urban services, such as water service, may be utilized for portions of the rural areas. Facility and service standards should distinguish between urban and rural service levels for other services.

APPROPRIATE RESOURCE MANAGEMENT

Residents want to preserve the community's natural resources for their continued enjoyment, particularly the Jacks Valley Wildlife Management Area. Providing careful access to public lands can help the public take advantage of these resources while protecting wildlife habitat.

EXISTING AND FUTURE LAND USES

Indian Hills consists of a mixture of detached single-family homes, manufactured housing, and apartments in a suburban residential development setting. A neighborhood commercial center is located on Mica Drive at the entry to the community and a large regional commercial shopping center is located on the north end of the community along Highway 395.

The Jacks Valley area consists primarily of detached single-family homes on an average lot size of one acre. The homes are custom-built homes with the styles and sizes varying greatly. Jacks Valley's community character is rural and is typified by medium to large lot suburban residential with unpaved streets.

Alpine View Estates is nestled on the foothills of Jacks Valley with spectacular views of the mountains and agricultural fields. Alpine View Estates has detached single-family homes on an average lot size of two acres. These homes are custom-built homes, which are generally large and upscale. The residents wish to maintain the rural character of the community. Alpine View Estates' character is typified by large lot rural residential areas and natural open space with paved streets.

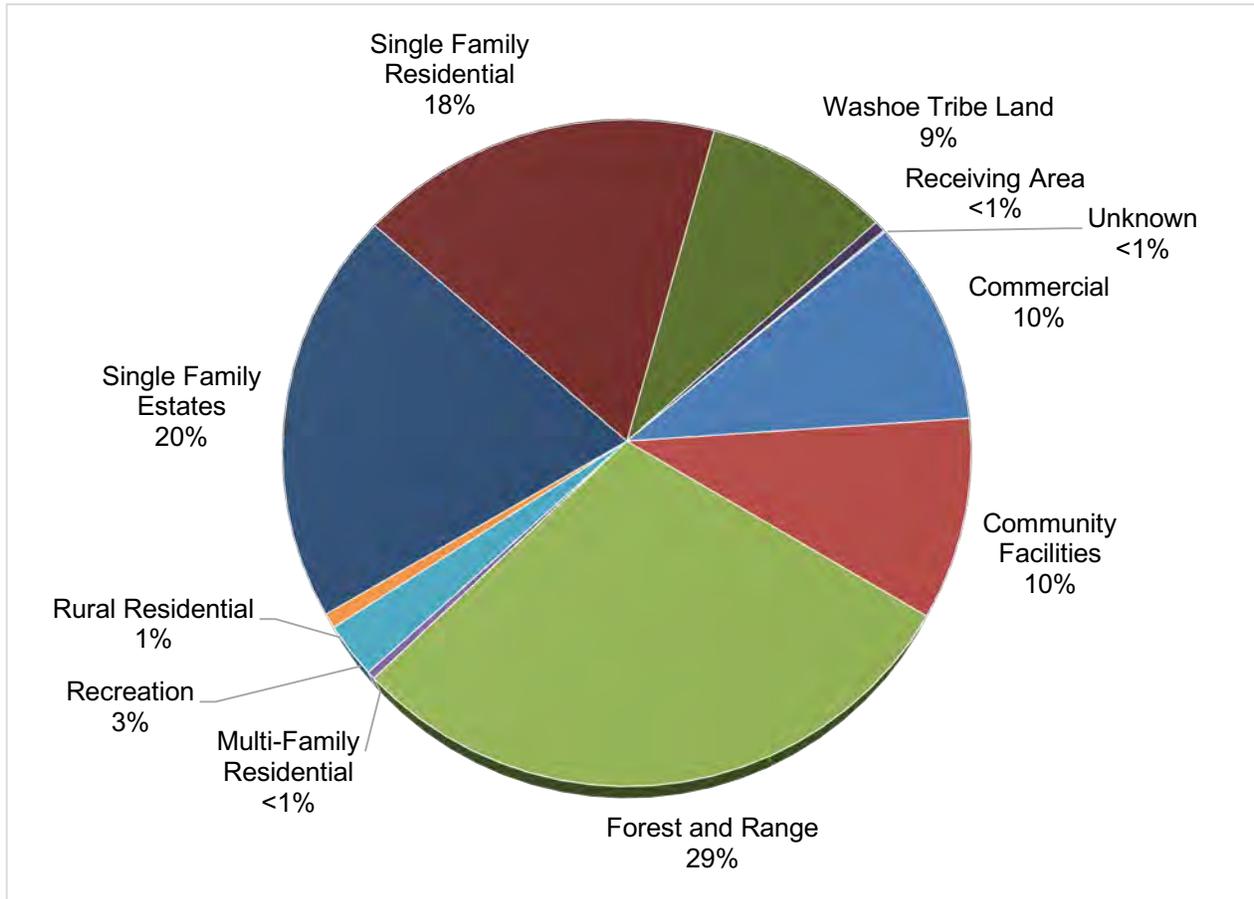
Vacant land and public open space dominate undeveloped parts of this community.

In 1998, portions of the Community Plan were included within Redevelopment Project Area No. 1, with the hope of acquiring funding for needed infrastructure within the community. Refer to the Economic Development Element for more information on Redevelopment Areas.

In September 2000, the North Douglas County Specific Plan, which set forth the land use and zoning of the area, was adopted for the properties located on the east side of U.S. Highway 395, generally north of the Sunridge residential development. The area also included existing commercially zoned lands located on the west side of U. S. Highway 395, north of Jacks Valley Road. The majority of the area to the east of U.S. Highway 395 is held by the BLM.

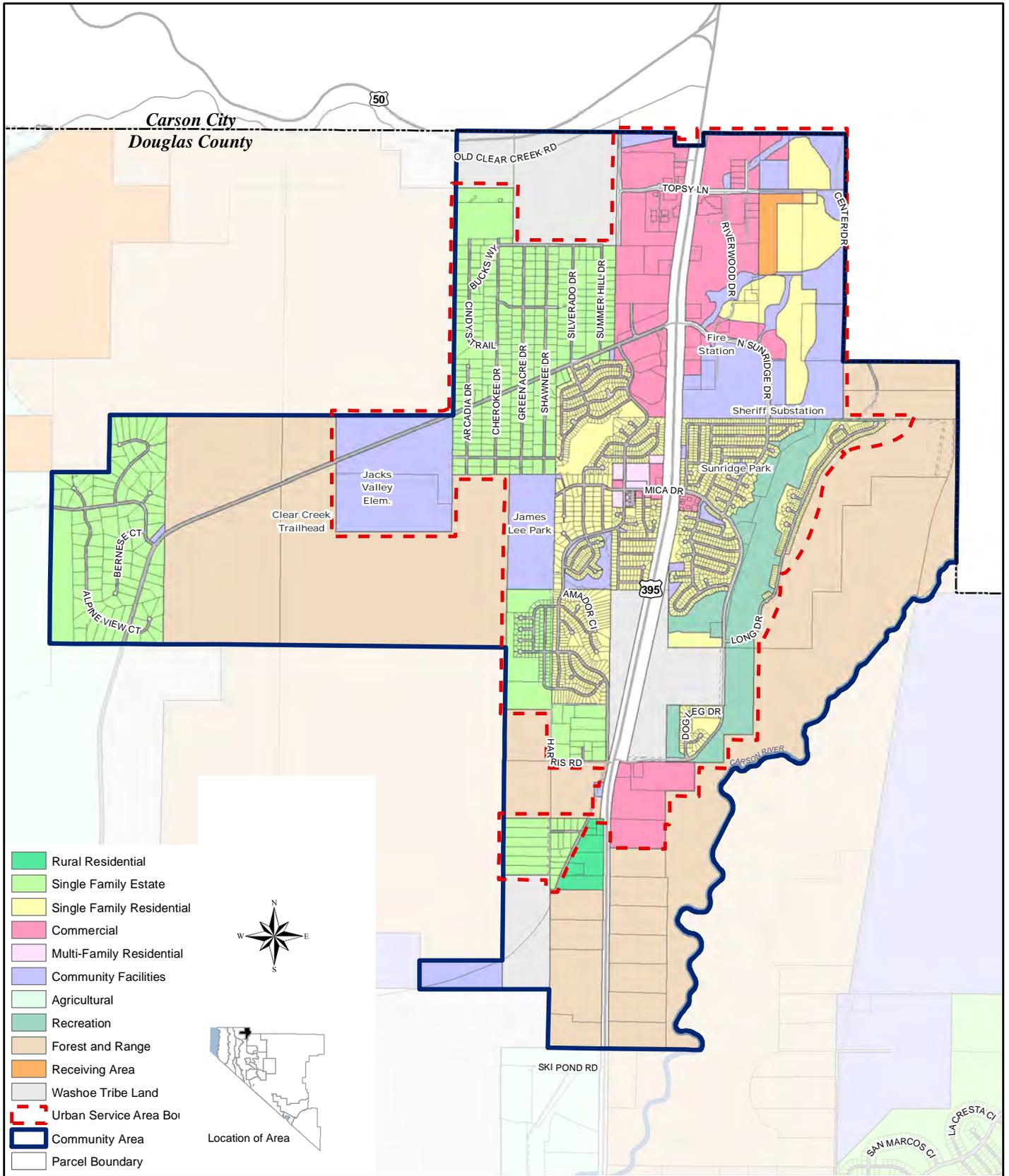
Figure 9 provides information on the amount of acreage for each land use designation. The largest land use is Forest and Range at 29 percent followed by Single Family Estates at 20 percent. Commercial land uses account for 10 percent of the parcel acreage. Multi-family residential and receiving area land uses account for less than 1 percent of the parcel acreage.

Figure 9
Indian Hills/Jacks Valley Community Plan Land Use Designations, by Percentage



Map 10 depicts the location of future land uses in the Indian Hills/Jacks Valley Community Plan. Most of the community planning area is located within an urban service area.

Map 10 Indian Hills/Jack Valley Community Plan Future Land Use Map



- Rural Residential
- Single Family Estate
- Single Family Residential
- Commercial
- Multi-Family Residential
- Community Facilities
- Agricultural
- Recreation
- Forest and Range
- Receiving Area
- Washoe Tribe Land
- Urban Service Area Boundary
- Community Area
- Parcel Boundary



INDIAN HILLS/JACKS VALLEY COMMUNITY PLAN AREA GOALS, POLICIES, AND ACTIONS

The purpose of the Indian Hills/Jacks Valley Community Plan Goals, Policies, and Actions is to recognize both the rural and urban character of the area while facilitating commercial growth in designated areas.

INDIAN HILLS/JACKS VALLEY CP GOAL 1

TO PRESERVE THE EXISTING CHARACTER OF THE COMMUNITY WHILE PERMITTING RURAL AND URBAN GROWTH THAT IS COMPATIBLE WITH THE BUILT AND NATURAL ENVIRONMENTS.

- Indian Hills/Jacks Valley CP Policy 1.1 Commercial designations within the center of the Indian Hills area shall be limited to neighborhood commercial uses that serve the needs of the community's residents.
- Indian Hills/Jacks Valley CP Policy 1.2 Commercial designation located at the intersection of Jacks Valley Road and Highway 395 should provide for mixed residential and commercial uses.
- Indian Hills/Jacks Valley CP Policy 1.3 Commercial designations associated with the resort/casino area in the south portion of the plan area should be oriented toward tourism.
- Indian Hills/Jacks Valley CP Policy 1.4 Commercial designations at the gateway to Douglas County/Carson City should provide for regional commercial activities. The designation of commercial on Forest Service lands anticipate land trades to private ownership, but should only be permitted in exchange for open space lands in Douglas County.
- Indian Hills/Jacks Valley CP Policy 1.5 Douglas County shall use its zoning, project review process, and design guidelines to ensure that multi-family and non-residential developments are compatible with nearby development.
- Indian Hills/Jacks Valley CP Policy 1.6 Douglas County shall minimize the number of points of access to U.S. Highway 395 and Jacks Valley Road. The County shall establish minimum spacing standards between public street intersections. Direct access from private property should be limited.
- Indian Hills/Jacks Valley CP Policy 1.7 The single-family designation located east of Hobo Hot Springs Road shall be retained with a minimum parcel size to two (2) acres.

INDIAN HILLS/JACKS VALLEY CP GOAL 2

TO ENSURE THE TIMELY PROVISION OF COMMUNITY FACILITIES, SERVICES, AND INFRASTRUCTURE AT LEVELS THAT ARE APPROPRIATE TO THE INDIAN HILLS/JACKS VALLEY COMMUNITY.

- Indian Hills/Jacks Valley CP Policy 2.1 Douglas County shall plan and provide for public facilities and services at established urban levels of service in urban areas of Indian Hills.
- Indian Hills/Jacks Valley CP Policy 2.2 Douglas County shall plan and provide public facilities and services at established rural levels of service in the rural areas of the community.
- Indian Hills/Jacks Valley CP Policy 2.3 Douglas County shall encourage the timely and orderly expansion of water and wastewater systems in urban areas to meet the service and fire protection needs of the community's businesses and residents.
- Indian Hills/Jacks Valley CP Policy 2.4 Douglas County shall encourage the consolidation of water systems to provide a safe, reliable source of water for service and fire protection needs of the community.
- Indian Hills/Jacks Valley CP Policy 2.5 The County shall require community water service for all new urban development. The County shall work with the Indian Hills GID to upgrade non-urban water systems in existing development.
- Indian Hills/Jacks Valley CP Policy 2.6 Douglas County shall require connection to a centralized sewage treatment and disposal system for all new development in areas designated for urban development. Septic systems may be approved by the County for development at lower densities, unless continuing water quality studies identify the need for community systems in these areas.
- Indian Hills/Jacks Valley CP Policy 2.7 Douglas County shall cooperate with the Jacks Valley Volunteer Fire Department (VFD), Nevada Division of Forestry (NDF) and East Fork Fire Protection District to provide adequate rural fire response times and fire suppression facilities for the rural portion of the community and urban fire response times and suppression facilities for the urban part of the community.
- Indian Hills/Jacks Valley CP Policy 2.8 Douglas County shall work with the Jacks Valley VFD, NDF, and EFFPD, and water providers to make available sufficient fire flow, at rural standards, to meet the needs of the rural part of the Indian Hills/Jacks Valley community. The development of fire fill stations or other water storage may be necessary to implement this policy.

- Indian Hills/Jacks Valley CP Policy 2.9 Douglas County shall require that all arterial and collector streets in new urban and rural development areas be paved.
- Indian Hills/Jacks Valley CP Policy 2.10 Douglas County shall require the paving of local streets in new urban and rural developments. Streets in urban areas shall be paved to urban standards; streets in rural areas shall be paved to rural standards (without curbs, gutters, or sidewalks).
- Indian Hills/Jacks Valley CP Policy 2.11 Douglas County should plan parks in the Indian Hills/Jacks Valley Community Plan consistent with the County's park standards established in the Parks and Recreation Element.
- Indian Hills/Jacks Valley CP Policy 2.12 Douglas County shall cooperate with the U.S. Forest Service and BLM in planning public access and use of Federal lands in the Indian Hills/Jacks Valley area.
- Indian Hills/Jacks Valley CP Action 2.1 Douglas County shall work with the U.S. Forest Service to acquire the right-of-way necessary to extend Vista Grande Blvd from Jacks Valley Road to Topsy Lane.**

INDIAN HILLS/JACKS VALLEY CP GOAL 3

TO PRESERVE AND PROVIDE RECREATIONAL OPPORTUNITIES AND OPEN SPACE AREAS APPROPRIATE TO THIS RURAL COMMUNITY.

- Indian Hills/Jacks Valley CP Policy 3.1 Douglas County should cooperate and strongly encourage the U.S. Forest Service to plan, design, and maintain trails and public access points to the adjoining Federal lands. Hiking, bicycling, and equestrian trails should be planned with appropriately designed trailheads.
- Indian Hills/Jacks Valley CP Policy 3.2 When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.

JOHNSON LANE COMMUNITY PLAN

LOCATION AND GENERAL DESCRIPTION

The Johnson Lane Community Plan is located in the northeast corner of the Carson Valley. The area has characteristics of a rural residential community and enjoys the contrast of the open public lands with the scenic vistas of the tree-covered Sierra Nevada and Pinenut Mountains which overlook the valley.

This community is primarily an area of individual custom-built homes, and it is assumed this pattern of development will continue. Several areas along the north side of Johnson Lane and adjacent to U.S. Highway 395 are considered Prime Farmland. The west areas of the community are relatively flat with the steep slopes to the northeast and east. The area around Hot Springs Mountain includes slopes over 30 percent with a peak elevation of 5,900 feet. The community of Johnson Lane totals approximately 17,984 acres in land area.

Since the existing community of Johnson Lane is primarily composed of low density residential lots, public lands, and minimal commercial development, the existing employment base is low.

JOHNSON LANE COMMUNITY PLAN ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

COMMUNITY WORKSHOPS AND 2016 MASTER PLAN

During the community workshops, most residents agreed with the existing goals for the Johnson Lane Community Plan. One resident expressed disagreement with Goal 4, however and stated the Goal 4 “should be eliminated since [it] impacts private land or government (federal) owned lands.”

In relation to development and quality of life issues, there were several comments regarding flooding, traffic safety, and limited water. One resident expressed concern with the alluvial fan flooding south of Johnson Lane (between Johnson Lane and Sunrise Pass).

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

None.

EXISTING AND FUTURE LAND USES

The predominant existing land uses in the Johnson Lane community are rural residential, private range, and public open space. About 3,432 acres of land are devoted to residential use, with 3,166 acres (92 percent) of this land characterized by lots between one-half to one acre in size. A portion of the remaining residential developments range from 1 to 10 acres per lot.

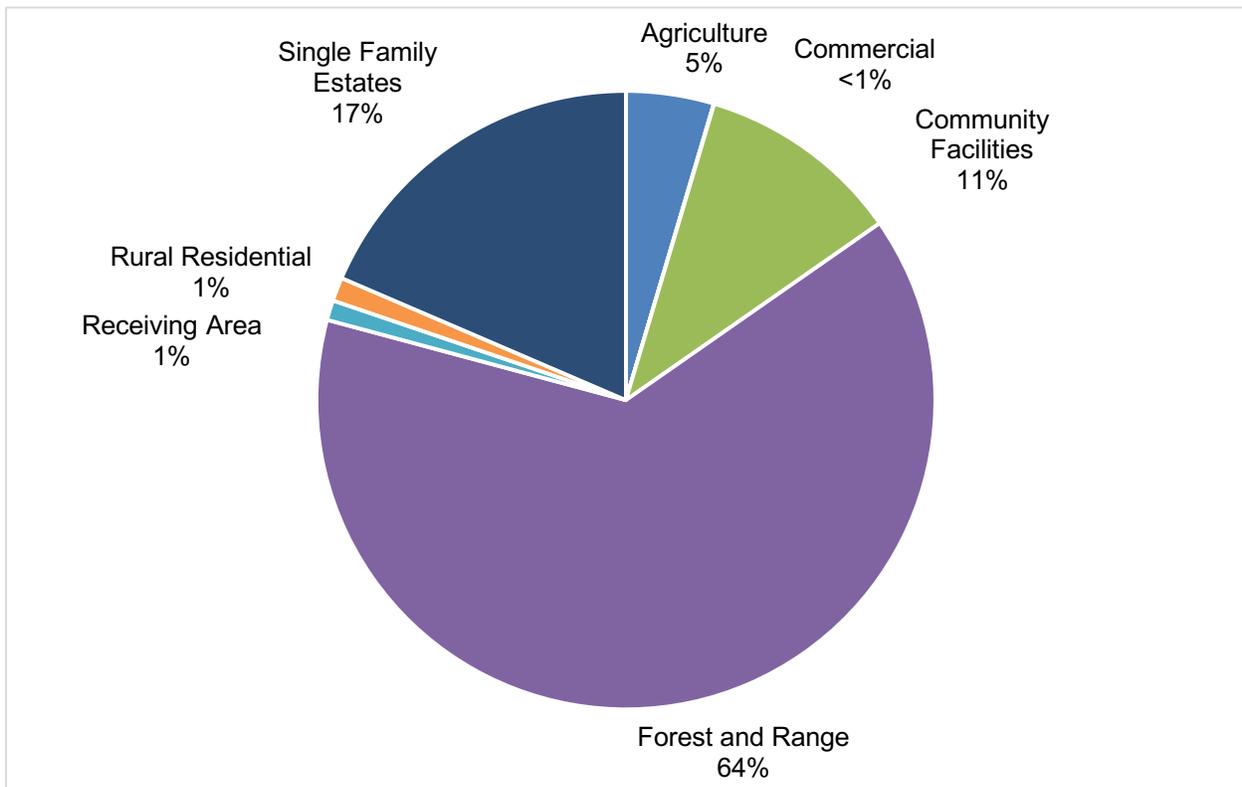
The only commercial development in the Johnson Lane community today is a small neighborhood commercial use on the northwest corner of Johnson Lane and Clapham Lane. There are three public facilities in the Johnson Lane community area. The Johnson Lane Volunteer Fire Department and existing Johnson Lane Park are located on Stephanie Way. The Douglas County North Valley Wastewater Treatment Plant is located within the community area, on Heybourne Road, northwest of the developed rural community. The Incline Village General Improvement District (IVGID) wetlands are also located in this area.

Currently, 12,852 acres of non-residential land in the Johnson Lane community are currently vacant, in range use, or are public open space. Over half (8,450 acres) of this land is open space owned by the BLM. Approximately 29 percent (3,750 acres) of the non-residential land is privately owned range or vacant land. These lands separate Johnson Lane from other Carson Valley communities and enhance residents' sense of a rural community.

An area (approximately 1,400 acres) south of Johnson Lane within the Airport Urban Service Area is designated as a Receiving Area for expansion of the community at compatible densities with existing residential areas. Approximately 1,000 dwelling units are anticipated for this Receiving Area. The area will be the subject of a specific development plan, which must be prepared to utilize the area. The plan should address flood and drainage issues both on- and off-site as well as other infrastructure issues such as water and sewer service. There is also a limited amount of Receiving Area that is located generally south of Fremont Street, along the extension of East Valley Road. Due to the rural nature of the area, this Receiving Area should be developed with Rural Residential land use.

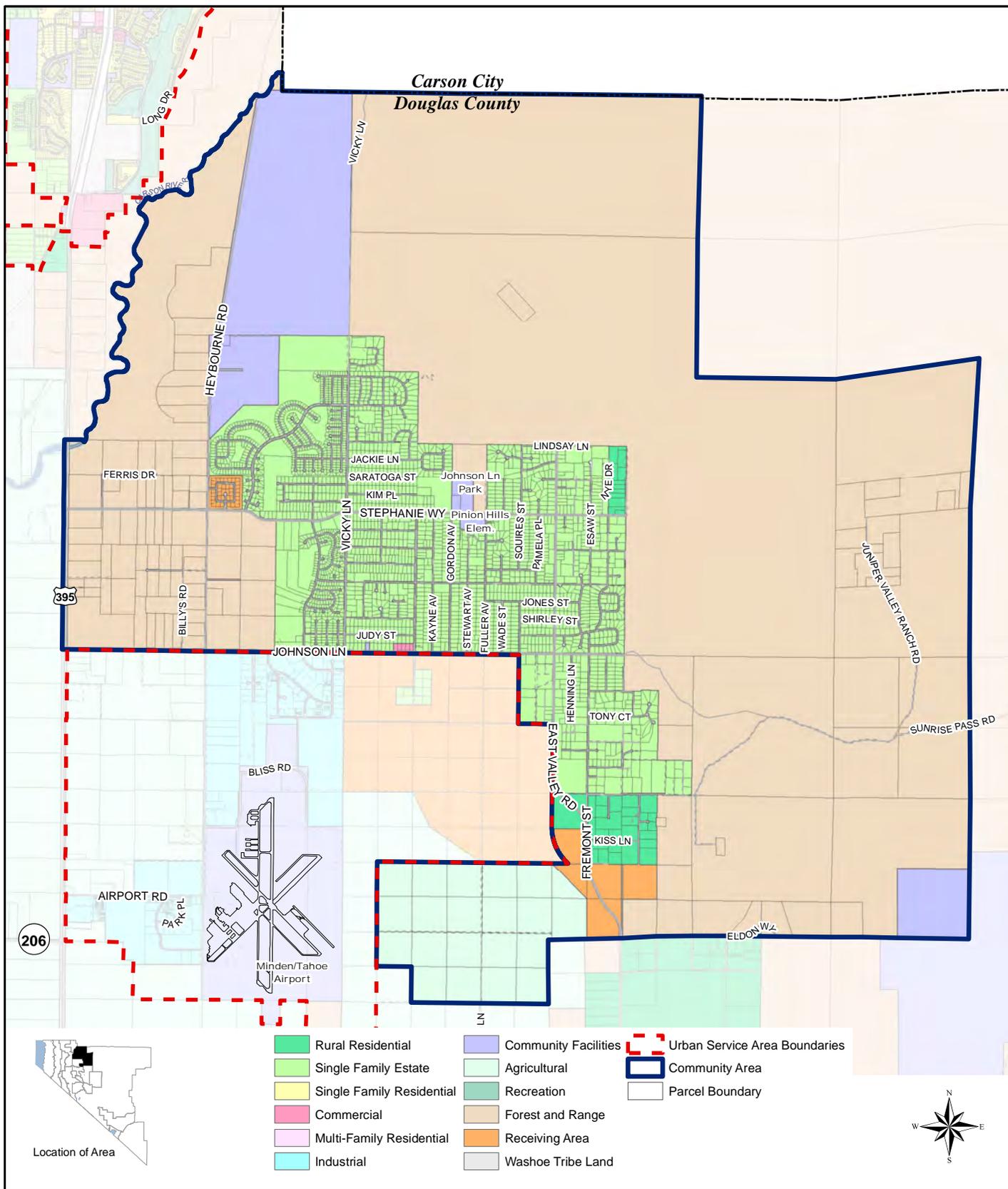
Figure 10 provides information on the land use designations in the Johnson Lane Community Plan. The Forest and Range land use is designated for 64 percent of the area while the single-family estates land use is designated for 17 percent of the area.

Figure 10
Johnson Lane Community Plan Future Land Use, by Percentage



Map 11 depicts the location of future land uses in the Johnson Lane Community Plan.

Map 11 Johnson Lane Community Plan Future Land Use Map



JOHNSON LANE COMMUNITY PLAN GOALS, POLICIES, AND ACTIONS

JOHNSON LANE CP GOAL 1

TO PRESERVE THE RURAL CHARACTER OF THE EXISTING JOHNSON LANE COMMUNITY AND TO PROVIDE FOR COMPACT DEVELOPMENT THAT IS COMPATIBLE WITH AND DISTINCT FROM THE EXISTING RURAL COMMUNITY.

- Johnson Lane CP Policy 1.1 Douglas County shall designate the Johnson Lane community as a rural community.
- Johnson Lane CP Policy 1.2 Commercial development in the Johnson Lane community shall be limited to neighborhood commercial development which serves the needs of the community's residents.
- Johnson Lane CP Policy 1.3 The scale and design of commercial development shall blend with the community's predominantly residential character.
- Johnson Lane CP Policy 1.4 Douglas County shall work with BLM to identify those BLM properties essential to creating a permanent open space buffer to the north and east of the Johnson Lane community and to retain properties as public open space.

JOHNSON LANE CP GOAL 2

TO PROMOTE DEVELOPMENT IN JOHNSON LANE THAT REDUCES RESIDENTS' RISKS FROM IDENTIFIED HAZARDS AND PROTECTS NATURAL RESOURCES WITHIN THE COMMUNITY.

- Johnson Lane CP Policy 2.1 The County shall continue to work with USGS to monitor the quality and quantity of groundwater in the Johnson Lane community and to identify and mitigate negative impacts of human activities on groundwater quality and quantity.
- Johnson Lane CP Policy 2.2 Douglas County shall evaluate the need for additional policies regarding floodplain and floodway areas in the Johnson Lane community.
- Johnson Lane CP Policy 2.3 The County shall preclude the development of high occupancy structures and noise-sensitive land uses in areas within the flight path of the Douglas County Airport.

JOHNSON LANE CP GOAL 3

TO ENSURE THE TIMELY PROVISION OF COMMUNITY FACILITIES, SERVICES, AND INFRASTRUCTURE AT LEVELS ADEQUATE FOR THE JOHNSON LANE COMMUNITY.

- Johnson Lane CP Policy 3.1 Douglas County shall plan and provide public facilities and services to the Johnson Lane community at established rural levels of service.
- Johnson Lane CP Policy 3.2 Douglas County shall require that all collector streets in new urban and rural development areas be paved.
- Johnson Lane CP Policy 3.3 Douglas County shall require the paving of all local streets in new rural developments.
- Johnson Lane CP Policy 3.4 The County shall require centralized water service standards for all new development. The County shall work with residents of existing subdivisions to extend water systems to these areas.
- Johnson Lane CP Policy 3.5 Douglas County shall require connection to a centralized sewage treatment and disposal system for all new development in areas designated for Rural Residential or more intense land uses. Septic systems may be approved by the County for development at lower densities, unless continuing water quality studies identify the need for community systems in these areas.
- Johnson Lane CP Policy 3.6 Douglas County shall not support the installation of street lights, curbs, gutters, or sidewalks within the rural Johnson Lane community.
- Johnson Lane CP Policy 3.7 Douglas County shall cooperate with the Johnson Lane Volunteer Fire Department and the East Fork Fire & Paramedic District to provide adequate rural fire response times and fire suppression facilities for the rural portion of the community and urban fire response times and suppression facilities for the urban part of this community.
- Johnson Lane CP Policy 3.8 Douglas County shall work with the Johnson Lane Volunteer Fire Department and the East Fork Fire Protection District and water providers to make available sufficient fire flow, at rural standards, to meet the needs of the rural part of the Johnson Lane community.
- Johnson Lane CP Policy 3.9 Douglas County shall plan, construct, and operate local parks in the rural portion of the Johnson Lane community consistent with the County's rural park standards established in the Parks and Recreation Element.

JOHNSON LANE CP GOAL 4

TO PRESERVE AND PROVIDE RECREATIONAL OPPORTUNITIES AND OPEN SPACE AREAS APPROPRIATE TO THIS RURAL COMMUNITY.

- Johnson Lane CP Policy 4.1 Douglas County should cooperate and strongly encourage the BLM to plan, design, and maintain trails and public access points to the adjoining Federal lands. Hiking, bicycling, and equestrian trails should be planned with appropriately designed trailheads.

Johnson Lane CP Policy 4.2 When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.

MINDEN COMMUNITY PLAN

LOCATION AND GENERAL DESCRIPTION

The Minden Community Plan (previously included in the Minden/Gardnerville Community Plan) includes the Town of Minden and adjacent areas suitable for future urban development or else preserved for open space. The Minden Community Plan includes 1,882.70 acres.

The Town of Minden is the County seat for Douglas County. Minden was founded in 1905 and contains many structures and sites of historic value. There are 10 properties in the Town of Minden that are listed on the National Register of Historic Places.

MINDEN COMMUNITY PLAN ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

TOWN BOARD INPUT

The Town Board of Minden provided comments on the existing goals, policies, and actions during 2016 and approved the boundary for the new Minden Community Plan.

MAIN STREET MINDEN

Main Street Minden, which was established in 2016, is the second Main Street program in Douglas County. Main Street Minden is part of the network of Main Street organizations that are part of the National Trust for Historic Preservation Main Street America programs. The Town of Minden is providing financial support to the Main Street program at the current time. State of Nevada support for Main Street programs is still needed, however. Assembly Bill 417 was introduced in the 79th Session of the Nevada Legislature (2017) and will create a Nevada Main Street program in the Nevada Department of Tourism and Cultural Affairs. If approved, AB 417 would receive an initial allocation of \$500,000 to provide support for Main Street programs in Nevada.

UPDATING MINDEN PLAN FOR PROSPERITY

The Minden Plan for Prosperity was adopted in January 2003 and was intended to inform the Douglas County Master Plan, establish community image and design objectives, and to identify investment priorities. The Town Board of Minden has expressed interest in updating the Minden Plan for Prosperity.

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

MINDEN-GARDNERVILLE AS FOCAL POINT OF DOUGLAS COUNTY

Care should be given to preserve the distinctive historic and architectural characteristics of the towns as well as their “small town atmosphere.” Strict adherence to design review standards will be important for any new development or redevelopment, especially in the downtown areas.

MAJOR COMMERCIAL DEVELOPMENT IN THE DOWNTOWNS OF MINDEN AND GARDNERVILLE

Compact commercial development and revitalization of downtown areas can be aided by intensifying commercial development in the downtown areas and limiting strip development in the expanding areas. Mixed commercial and residential uses, incorporating higher residential densities, are encouraged in the downtowns to add vitality to the areas and reduce automobile congestion and emissions.

OPEN SPACE

Because the Minden/Gardnerville area is predominately urban and built out, open space is particularly important for this community. The Martin Slough and the Cottonwood Slough should be considered key areas that could provide open space or a greenbelt for the urbanized community.

TRANSPORTATION NETWORK AND ROADWAYS

The combination of intense land uses and the fact that U.S. Highway 395 bisects the community contribute to traffic congestion. Residents have expressed an interest in an alternative road that could relieve traffic problems in the heart of the community. The Muller Parkway is planned to provide alternative service for U.S. Highway 395. The Town Board has also expressed their support for the County to move forward with this capital project. The extension of Waterloo Lane, connecting to the Muller Lane Parkway is also provided as a much needed road network for this area

HOUSING

Residents have expressed a desire for a variety of housing types in their community, including without limitation smaller lot sizes, including single-family traditional development, and mixed-use commercial, both of which promote density and vitality in the historic district.

URBAN LEVEL OF SERVICE

Urban service levels are appropriate and urban standards should be maintained throughout the community. Streets should be constructed and maintained to urban standards. Community water and wastewater systems are required.

EXISTING AND FUTURE LAND USES

There are a wide variety of land uses in the Minden community. Of the land developed as residential, 63 percent is developed with lots between 5,400 square feet and 12,000 square feet; and 14 percent of the residential land is developed at a higher density, 8 to 15 dwelling units per acre. On average, this community provides a residential density of 5 units per acre.

There is one major casino resort operation in the community, the Carson Valley Inn in Minden. Community support and institutional uses include the School District Administrative Center, Douglas County Library, Douglas County offices, Town offices, and the Judicial and Law Enforcement Center, which are all located in Minden

Several areas are designated as Receiving Areas in the Minden Community Plan. The areas are located generally north and southwest of Minden. The development of these areas will be dependent upon the preparation and adoption of comprehensive specific plans for the areas which specify densities and uses and mitigates planning and environmental issues. The specific plan must be adopted prior to establishing these areas for actual development and rights must be acquired to support the planned densities.

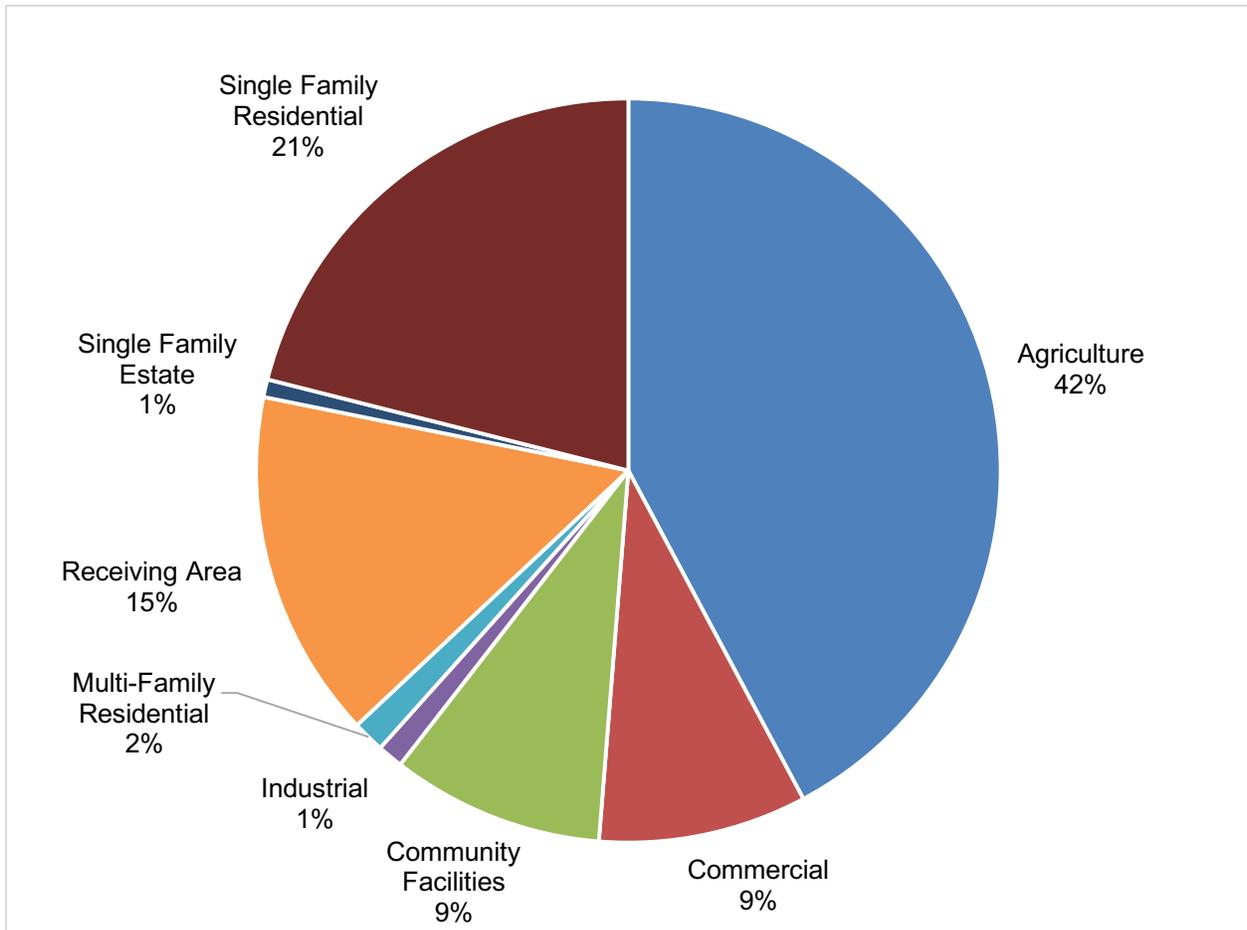
The areas should be developed as distinct neighborhoods compatible and complimentary to surrounding neighborhoods. A variety of residential densities should be utilized with the predominant land use being single family. Multi-family uses, except Mixed-use Commercial districts, where appropriate, should be limited to small enclaves spread throughout the community rather than

concentrating this use. Housing for seniors and affordable housing should be included within the overall housing mix.

Community support uses should be provided such as parks and church sites. Natural drainage features should be incorporated into the neighborhood designs to enhance open space elements which create linear parks and pathways to connect elements of the existing Towns. Buffering of agricultural lands should be included in future development plans.

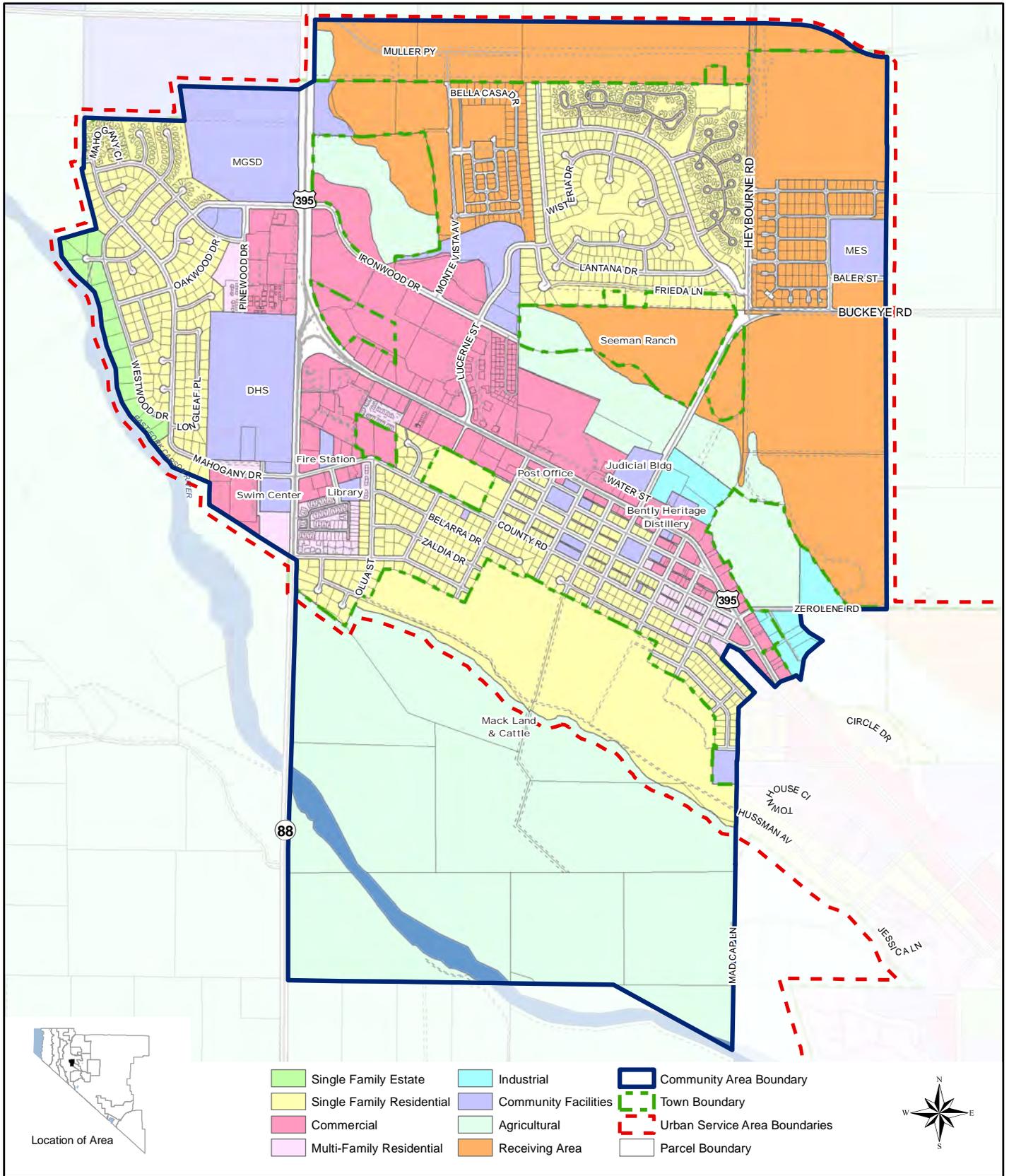
Figure 11 provide information on the future land uses in the Minden Community Plan.

Figure 11
Minden Community Plan Future Land Uses, by Percentage



Map 12 depicts the location of future land uses in the Minden Community Plan.

Map 12 Minden Community Plan Future Land Use Map



- | | | |
|--|---|--|
| Single Family Estate | Industrial | Community Area Boundary |
| Single Family Residential | Community Facilities | Town Boundary |
| Commercial | Agricultural | Urban Service Area Boundaries |
| Multi-Family Residential | Receiving Area | Parcel Boundary |



MINDEN COMMUNITY PLAN GOALS, POLICIES, AND ACTIONS

The Minden Community Plan Goals, Policies, and Actions are intended to support the historic character of the Town of Minden and continue its role as the government center of Douglas County.

MINDEN CP GOAL 1

TO PRESERVE AND ENHANCE THE EXISTING CHARACTER OF THE MINDEN COMMUNITY.

Minden CP Policy 1.1	The County shall use its Master Plan and development regulations to maintain and enhance the existing character of the community.
Minden CP Policy 1.2	The County shall support the expansion of commercial development, and plan for a wide variety of housing types and densities, including single-family traditional and mixed-use commercial, in a manner that is compatible with the Towns' existing character.
Minden CP Policy 1.3	The County shall work with the Town of Minden to review and refine architectural and urban design standards for new development and revitalization projects.
Minden CP Policy 1.4	The County shall work with the Town of Minden to promote the revitalization of the downtown areas of Minden, to preserve historic resources, and enhance the cultural and economic value to this community.
Minden CP Policy 1.5	The County shall encourage all new development to complement and enhance the distinctive historic character of the Town of Minden.
Minden CP Policy 1.6	Douglas County shall use design guidelines and standards, and the Minden Plan for Prosperity and Design Guidelines for each respective Town, to ensure that all new development is compatible with the traditional development style and existing "small town" atmosphere of the Minden-Gardnerville community.
Minden CP Policy 1.7	Douglas County shall, in conjunction with the Towns, establish design standards for creation of gateways into Minden-Gardnerville, in order to further define and enhance the image of these urban villages.
Minden CP Policy 1.8	Douglas County shall plan for a wide variety of housing types and densities, including without limitation, Mixed-use Commercial zoning districts, in the Minden community.
Minden CP Policy 1.9	Douglas County shall, in conjunction with the Town of Minden, evaluate the possibility of designating areas in the Minden community historic districts and, following such evaluation, by ordinance designate such districts, where appropriate.
Minden CP Policy 1.10	Growth areas shall be planned with distinct neighborhoods in mind. Neighborhoods shall contain a mix of residential homes and, where appropriate Mixed-use Commercial zoning

Minden CP Policy 1.11	Multi-family residential projects proposed within or adjacent to existing single-family residential neighborhoods shall be designed in a manner which creates a compatible living environment in terms of building height, bulk, and site design. An over-concentration of multi-family projects within existing neighborhoods shall be discouraged.
Minden CP Policy 1.12	Multi-family residential projects shall be located within the urban service and receiving areas of Minden. Multi-family residential projects shall be located within a reasonable proximity to major roadways, commercial centers, emergency services, schools, pedestrian trails, and other urban services.
Minden CP Policy 1.13	The County shall encourage the intermixing of multi-family residential projects within existing single-family residential neighborhoods. Whenever possible, multi-family projects, including without limitation Mixed-use Commercial zoning, where appropriate, shall be sited and designed to act as a buffer between commercial and higher density single-family residential land uses.
Minden CP Policy 1.14	Douglas County shall work with the Town of Minden to develop code provisions that addresses the location, size, and design of “big box” retail stores.

MINDEN CP Goal 2

TO PURSUE LAND USES CONSISTENT WITH THE PLAN FOR PROSPERITY THAT SUPPORTS THE CHARACTER OF TRADITIONAL MINDEN AND THE COMMUNITY’S QUALITY OF LIFE OBJECTIVES.

Minden CP Policy 2.1	Downtown Minden should become the principal specialty-shopping destination in the Carson Valley.
Minden CP Policy 2.2	A new grocery-anchored community shopping center, including Mixed-use Commercial zoning, should be developed at the intersection of U.S. Highway 395 and State Route 88
Minden CP Policy 2.3	The Town of Minden and Douglas County shall incubate and attract light industrial/ tech employers.
Minden CP Policy 2.4	The Town of Minden shall provide additional residential development at comparable densities to the traditional historic neighborhoods and some modest amounts of higher density housing, including without limitation Mixed-use Commercial zoning.
Minden CP Policy 2.5	The Town of Minden, the School District, and the County shall develop community facilities that enhance the quality of life and support existing and future residents.
Minden CP Policy 2.6	The areas identified within the Historic Minden Town Plat, between First and 10 th Streets, inclusive, and County Road and US Highway 395, exclusive, are allowed to create residential lots with reduced setbacks and lot widths in keeping with the historic development patterns established for Minden.

- Minden CP Policy 2.7 Create a mixed-use and connected community by continuing to plan for mixed-use projects that create and connect to walkable neighborhoods and existing pedestrian trails.
- Minden CP Policy 2.8 Ensure plans for mixed-use developments are realistic. Initial projects would benefit from a horizontal mix of uses that are connected through carefully coordinated site planning, where uses come together around streets and open spaces.

MINDEN CP GOAL 3
TO FOCUS COMPATIBLE, HIGH QUALITY COMMERCIAL AND INDUSTRIAL DEVELOPMENT WITHIN THE TOWN OF MINDEN.

- Minden CP Policy 3.1 Douglas County shall support the location of county-wide commercial uses in the Town of Minden, in areas planned for commercial use.
- Minden CP Policy 3.2 Douglas County shall use its zoning, project review process, and design guidelines for the County and the Town of Minden to promote development, including Mixed-use Commercial zoning, where appropriate, that will enhance property values and the aesthetics of the Town of Minden and community.
- Minden CP Policy 3.3 Except where Mixed-use Commercial zoning is otherwise encouraged by this Master Plan, the County shall limit, subject to the recommendation of the Town of Minden, the conversion of residences to commercial uses outside areas planned for commercial development in order to preserve the integrity of the neighborhoods and focus commercial development in downtown Minden.
- Minden CP Policy 3.4 The Minden ‘Plan for Prosperity’ shall identify “opportunity sites” within the U.S. Highway 395 corridor, and elsewhere, for future Mixed-use Commercial zoning overlay districts in keeping with the recognized goals and policies in the Minden Community Plan. As necessary or desired, the Town of Minden will update the Minden ‘Plan for Prosperity’ by submitting amendments to the Board of Commissioners for consideration and approval.

MINDEN CP GOAL 4
TO PROMOTE APPROPRIATE, HIGH QUALITY COMMERCIAL AND INDUSTRIAL DEVELOPMENT IN THE TOWNS OF MINDEN AND GARDNERVILLE.

- Minden CP Policy 4.1 The County shall promote the development and growth of industries in Minden that are compatible with existing and proposed land uses and in a compact land use form, including without limitation Mixed-use Commercial zoning districts. The County shall work with the Town of Minden to limit and define big box structures within the design code.

MINDEN CP GOAL 5

TO STRENGTHEN MINDEN'S ROLE AS A GOVERNMENT ADMINISTRATIVE CENTER FOR DOUGLAS COUNTY.

- Minden CP Policy 5.1 The Town of Minden shall continue its role as the central location for County government's services. The County shall plan to provide sufficient, centrally located office and meeting space for government operations.
- Minden CP Policy 5.2 By encouraging Mixed-use Commercial zoning districts, where appropriate, the County will promote the development of residential housing nearer to the County seat, thereby enabling its growing workforce to live closer to work.

MINDEN CP GOAL 6

TO ENSURE THE TIMELY PROVISION OF COMMUNITY FACILITIES, SERVICES, AND INFRASTRUCTURE AT APPROPRIATE LEVELS FOR THE MINDEN COMMUNITY.

- Minden CP Policy 6.1 Douglas County shall plan and provide public facilities and services to the urban areas of the Minden- community at established urban levels of service.
- Minden CP Policy 6.2 Douglas County shall require that all streets in new development be constructed to urban standards, and where possible, follow the complete streets concept.
- Minden CP Policy 6.3 The County shall work with the Town of Minden to ensure adequate provision of park sites to meet the needs of the growing urban community.
- Minden CP Policy 6.4 The County shall work closely with school authorities in the development, maintenance, and joint operation of Minden school park sites.
- Minden CP Policy 6.5 The County should plan parks in the Minden Community Plan consistent with the County's park standards established in the Parks and Recreation Element.
- Minden CP Policy 6.6 Douglas County shall require the timely and orderly provision of water and wastewater systems to serve new urban development in the Minden community.
- Minden CP Policy 6.7 Douglas County shall pursue the development of the Ironwood Extension and analyze the need for the Muller Parkway with limited access in the 20-year time frame of the Plan based on the traffic model. If not required, Muller Parkway shall be placed on the Thoroughfare Plan.
- Minden CP Policy 6.8 Douglas County shall coordinate with the State to ensure that any modifications to U.S. Highway 395 through Minden are compatible with the existing character of the Town and do not decrease the safety or desirability of walking in the Town's commercial centers. The

State Department of Transportation's U.S. Hwy 395 Landscape and Aesthetics Master Plan shall be used as an implementation tool.

Minden CP Policy 6.9

Douglas County shall work with the Town of Minden to plan and develop off-street parking and parking districts.

Minden CP Policy 6.10

Douglas County shall require the paving of all driveways, parking areas, loading areas, and other high activity areas in new or remodeled non-residential developments in this Community.

MINDEN CP GOAL 7

TO MINIMIZE THE RISKS TO THE RESIDENTS OF THE MINDEN COMMUNITY FROM NATURAL HAZARDS.

Minden CP Policy 7.1

The County shall continue to work with the Town of Minden to monitor the quality and quantity of groundwater in the Minden community and to identify and mitigate negative impacts of human activities on groundwater quality and quantity.

Minden CP Policy 7.2

Douglas County will work with the Town of Minden Utility to expand water systems to serve the needs of the community and the entire Carson Valley region.

Minden CP Policy 7.3

Douglas County shall evaluate the need for additional policies regarding flood plain and floodway areas in the Minden community following completion of FEMA investigations.

TOWN OF MINDEN STRATEGIES (MINDEN PLAN FOR PROSPERITY)

MINDEN LAND USE GOAL 1

TO PURSUE LAND USES THAT SUPPORT THE CHARACTER OF TRADITIONAL MINDEN AND THE COMMUNITY'S QUALITY OF LIFE OBJECTIVES.

Minden Land Use Policy 1.	Downtown Minden should become the principal specialty-shopping destination in Carson Valley.
Minden Land Use Policy 2	.A new grocery-anchored community shopping center should be developed at the intersection of US 395 and Highway 88.
Minden Land Use Policy 3	Minden and the County shall incubate and attract light industrial/tech employers.
Land Use Planning Concepts	
Minden Concept 7.1	Revitalize Downtown Minden as a regional specialty-shopping destination at and focal point for civic activities.
Minden Concept 7.2	Increase local employment opportunities.
Minden Concept 7.3	Increase and improve commercial services.
Minden Concept 7.4	Develop additional community facilities.

MINDEN IMAGE AND IDENTITY GOAL 1

TO PRESERVE MINDEN'S TRADITIONAL SCALE AND RURAL SETTING AS A REFERENCE AND CONTEXT FOR NEW DEVELOPMENT.

Minden Image Policy 1	Minden's open space and wetlands buffer shall be preserved.
Minden Image Policy 2	The views of the mountains shall be protected.
Minden Image Policy 3	Development shall reflect the walkable scale and pace of Minden's traditional neighborhoods and downtown.
Minden Image Policy .4	New residential, commercial and community facility development shall be integrated into the patterns of block and lots sizes traditional of Minden.
Minden Image Policy 5	Streetscape shall be developed to underscore the civic role and settings along streets a n d roads.
Minden Image Policy .6	A combination of streetscape, site planning, and land use planning shall be employed to frame Minden's gateways and focal points.
Minden Image Policy 7	Architecture shall reflect the traditional form, scale, and character as found in Minden's historic neighborhoods.

Community Design (Image and Identity) Concepts

Minden Image Concept 1	Enhance and expand Minden’s natural and civic open space system as a setting for the community.
Minden Image Concept 2	Preserve the scale and pedestrian friendliness of Downtown Minden as a shopping environment.
Minden Image Concept 3	Expand existing neighborhoods rather than building walled and isolated residential subdivision enclaves.
Minden Image Concept 4	Create and enhance the community design framework for Minden by using streetscape to define the hierarchy of civic streets and places.

COMMUNITY CIRCULATION AND CONNECTIONS (CCC) GOAL 1

TO PROVIDE A COMPREHENSIVE CIRCULATION SYSTEM FOR EXISTING AND FUTURE MINDEN NEIGHBORHOODS WITH AN EMPHASIS ON PEDESTRIAN FACILITIES AND CONNECTIONS.

Minden CCC Policy 1	The highways will be planned and managed to provide for growing regional traffic.
Minden CCC Policy 2	Local roads will be used for town-scale economic activities and access.
Minden CCC Policy 3	Residential streets are to be slow and safe vehicular and pedestrian routes for Townsfolk.
Minden CCC Policy 4	A Town-wide and community-wide trail system for pedestrian and bicycles will be developed, which includes the existing trail system which provides pedestrian and bicycle access to Minden’s open space.
Minden CCC Policy 5	Public parking lots will be developed to support Downtown’s revitalization efforts.
Minden CCC Policy 6	Any future highway bypass should be a limited access facility and not transfer economic opportunities away from downtown Minden.

Community Circulation and Connections (CCC) Concepts

Minden CCC Concept 1	There is a hierarchy of streets that serve both regional and local access needs.
Minden CCC Concept 2	There is an overall access and parking strategy for Downtown.
Minden CCC Concept 3	There is an extensive trail system providing pedestrian and bicycle access to Minden’s open space.

IMPLEMENTATION STRATEGIES FOR THE MINDEN PLAN FOR PROSPERITY

Downtown

MG Strategy 12	The Town and the County shall follow the Downtown Administrative Actions, the Downtown Regulatory Actions, the Downtown Financing Actions, and the Downtown Capital projects identified in the Minden Plan for Prosperity Action Plan.
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- MG Strategy 13 The Town and the County shall follow the Regional Streets Administrative Actions, the Regional Streets Regulatory Actions, the Regional Streets Financing Actions, and the regional Streets Capital projects identified in the Minden Plan for Prosperity Action Plan.
- MG Strategy 14 The Town and the County shall follow the Traditional Neighborhoods Administrative Actions, the Traditional Neighborhoods Regulatory Actions, the Traditional Neighborhoods financing Actions, and the Traditional Neighborhoods capital Projects identified in the Minden Plan for Prosperity Action Plan.
- MG Strategy 15 The Town and the County shall follow the New Neighborhoods Administrative Actions, the New Neighborhoods Regulatory Actions, the New Neighborhoods Financing Actions, and the New Neighborhoods Capital projects identified in the Minden Plan for Prosperity Action Plan.
- MG Strategy 16 The Town and the County shall follow the Open Space System Administration Actions, the Open Space System Regulatory Actions, the Open Space System Financing Actions, and the Open Space system Capital Projects identified in the Minden Plan for Prosperity Action Plan.

PINENUT REGIONAL PLAN

LOCATION AND GENERAL DESCRIPTION

The Pinenut area is located in the eastern portion of Douglas County. The area includes portions of the Pinenut Range, including the lower lying foothills to the Carson Valley. Due to topography and rural setting, it is unlikely the area will develop any significant employment base. The scenic quality of the Pinenut area is the picturesque forested lands overlooking the Carson Valley and the lower open range lands. The elements include piñon/juniper covered mountains of the Pinenut Range and the lower sagebrush terraces.

The Pinenut Regional Plan is the largest of the five regional plan areas, comprising 222,253 acres or about 49 percent of the county. However, this is also one of the least developed areas in the county. This area has the largest acreage of publicly-owned land, 194,810 acres, in the county. The Pinenut Allotments comprise 23 percent of the land in the Pinenut Regional Plan. Allotment lands south of the Ruhenstroth community along U.S. Highway 395 South have seen increased residential development in the form of manufactured homes with little or no infrastructure provided. Of the urbanized land, residential and industrial/transportation categories make up the greatest share. Residential development in Pinenut is solely comprised of Rural Residential uses designations, totaling 650 acres.

The area is characterized by moderate to steep slopes predominately covered with piñon pine and juniper trees. Much of the eastern portion of the area contains slopes greater than 30 percent, gradually decreasing to the western edge of the community plan. The Pinenut Range provides some seasonal tributary water flows to the lower elevations of the community plan. Several year-round creeks flow from natural springs in the Pinenut Range to the valley below. The areas of potential wetlands are in the Mud Lake area in the far west edge of the plan area.

PINENUT REGIONAL PLAN ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

BLM RESOURCE MANAGEMENT PLAN

The BLM Carson City District Office completed a draft and updated Resource Management Plan (RMP) in 2016 which encompasses large portions of the Pinenut Region. There has been considerable interest in the RMP, particularly in relation to the Travel Management Plan.

BIA PINENUT ALLOTMENTS

The Bureau of Indian Affairs (BIA) contracted with Cascade Design Professionals in 2007 to prepare a Land Use and Development Plan for the Pinenut Allotments. The purpose was to provide guidance to BIA when reviewing commercial development proposals submitted by landowners. Since the parcels are under federal control, the National Environmental Protection Act must be adhered to for any NEPA triggered actions. The wastewater issues related to Pineview Estates have not been settled yet. Pineview Estates is a residential development located on a BIA Allotment.

BLM SNPLMA AND BENTLY ACQUISITION

As discussed in the Conservation Element, BLM approved the purchase of over 14,000 acres from Bently Enterprises under the Southern Nevada Public Lands Management Act with the majority of these parcels located in the Pinenut Regional Plan.

ISSUES IDENTIFIED FROM PREVIOUS MASTER PLAN UPDATES

FIRE PROTECTION

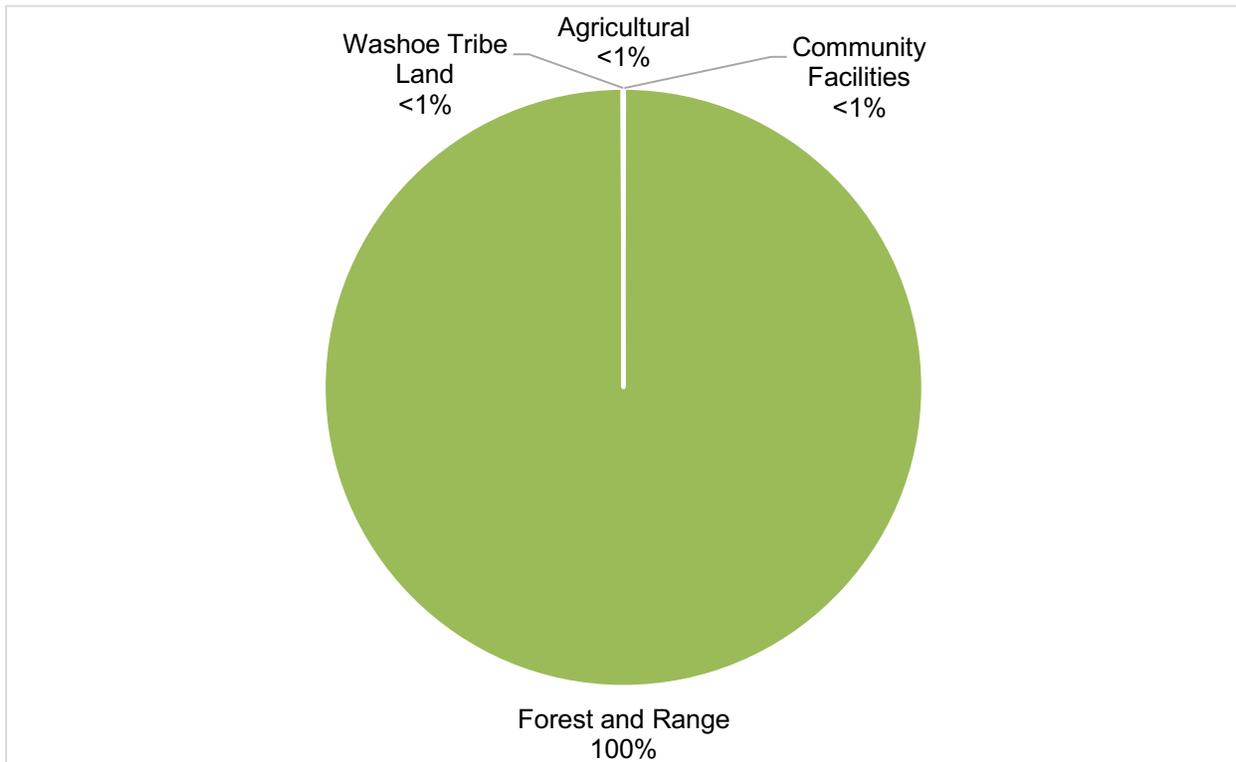
Concern was raised by area residents about the adequacy of fire protection for the community.

EXISTING AND FUTURE LAND USE

The existing land use is public and private forest and range lands with minimal residential development. Existing development is concentrated along Pinenut Creek and the U.S. Highway 395 corridor. Much of the lands in the Pinenut Regional Plan are allotted to individual tribal members. These allotted lands are public domain lands administered by the Bureau of Indian Affairs.

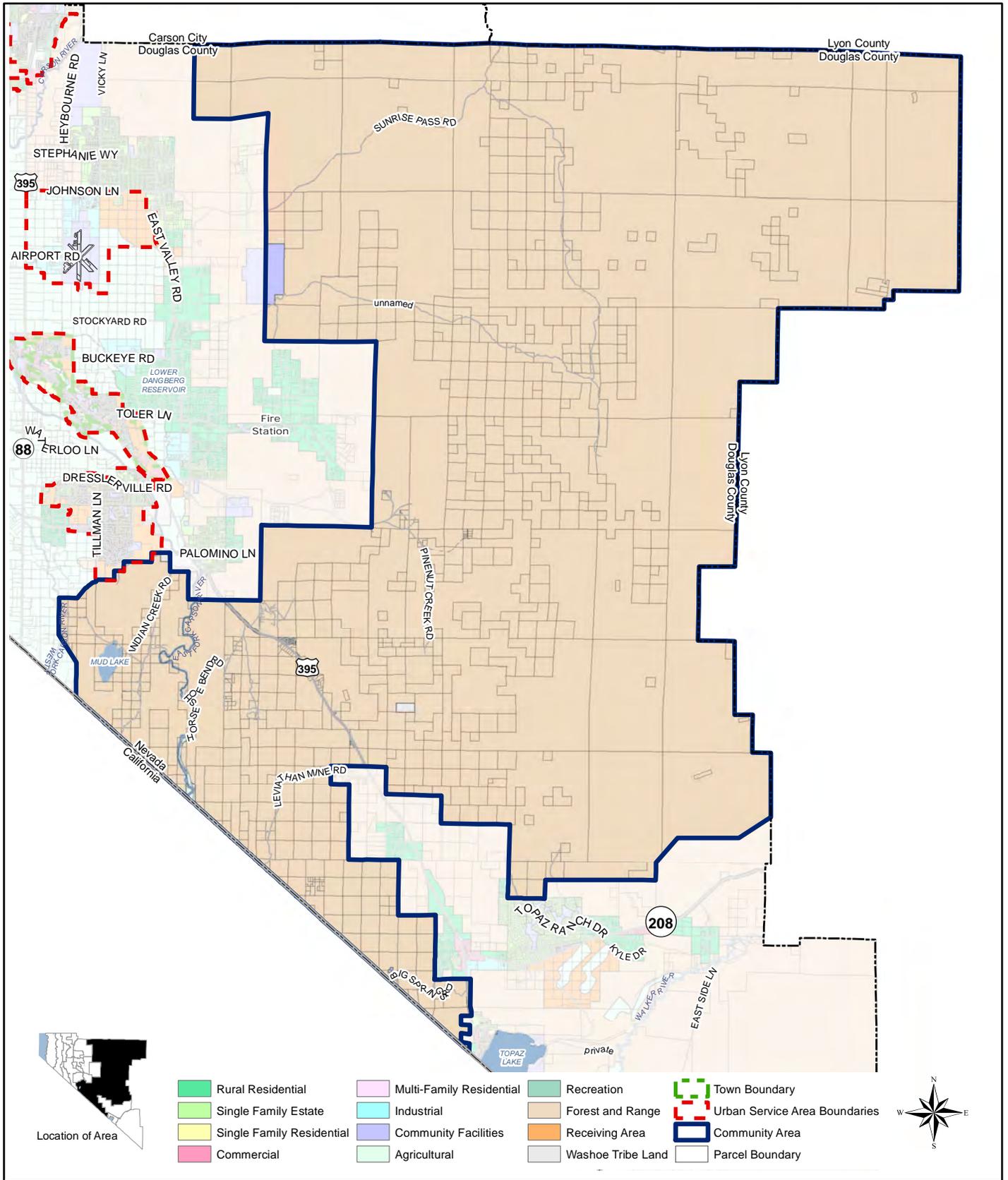
Figure 1 provides information on the land uses in the Pinenut Regional Plan. Forest and Range basically encompasses the entire area with less than 1 percent of the acreage designated for Agriculture and Community Facility land uses.

Figure 12
Pinenut Regional Plan Future Land Uses, by Percentage



Map 13 depicts the future land use designations in the Pinenut Regional Plan.

Map 13 Pinenut Regional Plan Future Land Use Map



PINENUT REGIONAL PLAN GOALS, POLICIES, AND ACTIONS

The Pinenut Regional Plan Goals, Policies, and Actions are intended to protect the area in cooperation with the Bureau of Indian Affairs, the Bureau of Land Management, and private landowners.

PINENUT RP GOAL 1

TO PRESERVE THE EXISTING CHARACTER OF THE PINENUT AREA.

Pinenut RP Policy 1.1	Encourage preservation of public and private forested lands.
Pinenut RP Policy 1.2	When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.
Pinenut RP Policy 1.3	Protect the Scenic Corridor along U.S. Highway 395.
Pinenut RP Policy 1.4	Establish rural standards and appropriate design guidelines for residential development to ensure the integrity of the area's natural beauty.

RUHENSTROTH COMMUNITY PLAN

LOCATION AND GENERAL DESCRIPTION

The Ruhenstroth community is located in the southeastern part of the Carson Valley Regional Plan. Historically, the community has been an agricultural area with rural development patterns beginning in the 1970's. Ruhenstroth enjoys the scenic vistas of the Carson Range of the Sierra Nevada Mountains and the rugged terrain of the Pinenut Range contrasting the public lands and the irrigated agricultural lands of the valley. The Washoe Tribe's Dresslerville Community is located within the Ruhenstroth Community Plan.

The primary design feature of existing Ruhenstroth development is the large lot scattered development reflective of a rural settlement. The lack of sidewalks, street lights, and curb and gutter add to the rural atmosphere. Existing development is located in a "bowl" shape in the center of the community study area. The Lahontan National Fish Hatchery is located to the southwest on the Carson River. Steeper slopes (greater than 30 percent) are located at the higher elevations to the east, while minimum slopes of 2 percent relate to the irrigated agricultural land adjacent to the East Fork of the Carson River. In the central area of the community where the majority of the housing is located, the slopes are approximately 1 percent. Smelter Creek flows through the community and poses flooding problems.

The Ruhenstroth community area includes approximately 5,092 acres of land area. Agricultural lands located to the west and northwest of the community comprise 485 acres or 10 percent of the total land. Open space and vacant lands comprise over 48 percent of the land. The transition area identified near the northwest corner of the Plan comprises 130 acres. These perimeter lands and their land uses serve as a buffer from the more intense highway/commercial uses to the north and west.

RUHENSTROTH COMMUNITY PLAN ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

SURVEY & COMMUNITY WORKSHOPS

Residents submitted several comments during the Master Plan Workshops and as part of the 2016 Master Plan Survey concerning the Farmstead at Corley Ranch development.

NEW WASHOE TRIBE TRAVEL PLAZA AND CASINO

The Washoe Tribe completed the Travel Plaza and Casino in 2015. The new commercial development may encourage more urban development in the Ruhenstroth Community Plan.

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

RETENTION OF THE COMMUNITY'S RURAL CHARACTER

Community residents wish to maintain the existing, exclusive of the transition area, large lot residential development in and adjacent to the originally developed area of Ruhenstroth. No new commercial development is to be included in or adjacent to this area. Limited commercial development shall be allowed in the identified transition area, in accordance with the limits contained in the required Specific Plan.

OPEN SPACE BUFFER

Residents have expressed a desire to retain the major open space areas around the original Ruhenstroth development area.

REUSE OF THE GRAVEL PIT

Criteria for appropriate reuse of the gravel pit that is consistent with Ruhenstroth character should be developed.

RURAL LEVELS OF SERVICE

The County should continue to pave roads for dust control.

SECOND EMERGENCY ACCESS

Ruhenstroth needs another route for emergency access that is designed and constructed to meet all weather emergency needs. The extension of Mustang Road to Pinenut Road may be most appropriate for this use.

GROUNDWATER AND DRAINAGE CONCERNS

Residents expressed the need to continually monitor and maintain the quality of their groundwater. Flooding and floodplain development are also concerns of community residents.

EXISTING AND FUTURE LAND USES

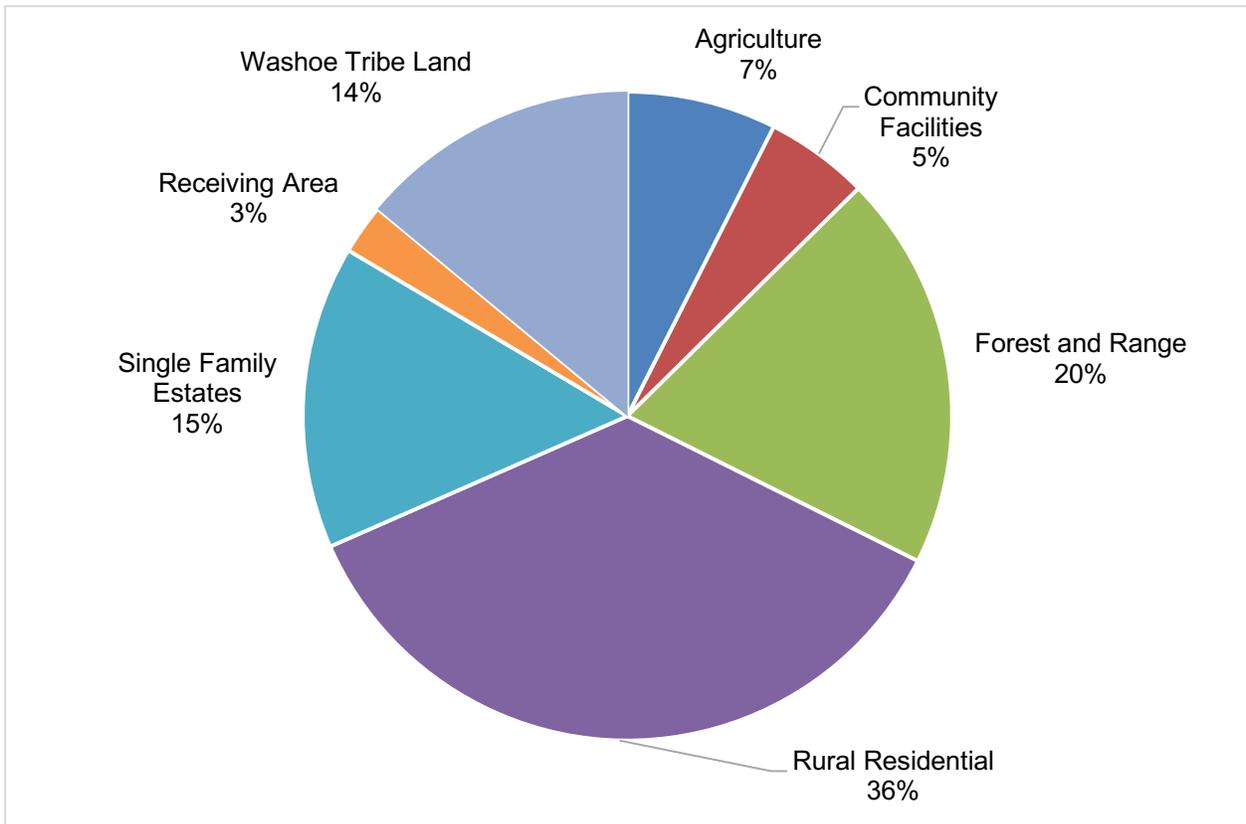
The predominant existing lot size is one acre in the residential area. The Douglas County Fairgrounds, located in the Ruhenstroth Community Plan, provides the largest public facility in the county for special events. Other public land uses establishing a special character for this small rural community are the Ruhenstroth Volunteer Fire Department facility, the Nevada Department of Transportation maintenance facility, the animal control facility, the solid waste transfer facility and closed landfill, and a Sierra Pacific Power substation. Washoe Tribe lands make up 15 percent of the land with 762 acres. A gravel pit is located adjacent to the residential area. It is currently not operating. The community is surrounded by BLM land.

Given the County's need to diversify the stock of available housing, there is some potential to provide for expanded future land uses. This is reflected in the 130 acre transition area adjacent to Pinenut Road. This area requires the adoption of a Specific Plan, with strict limits on allowed development, that will encourage a mix of housing types to serve the area's existing and expected population. This transition area is created to provide for an active adult, over 55 year old community with a maximum of 250 dwelling units, needed neighborhood services and a mix of housing areas serving an active adult community, including small-lot development that conserves water and allows for maximum retention of agricultural land and open space.

This transition area shall be re-evaluated with the 2036 Master Plan update.

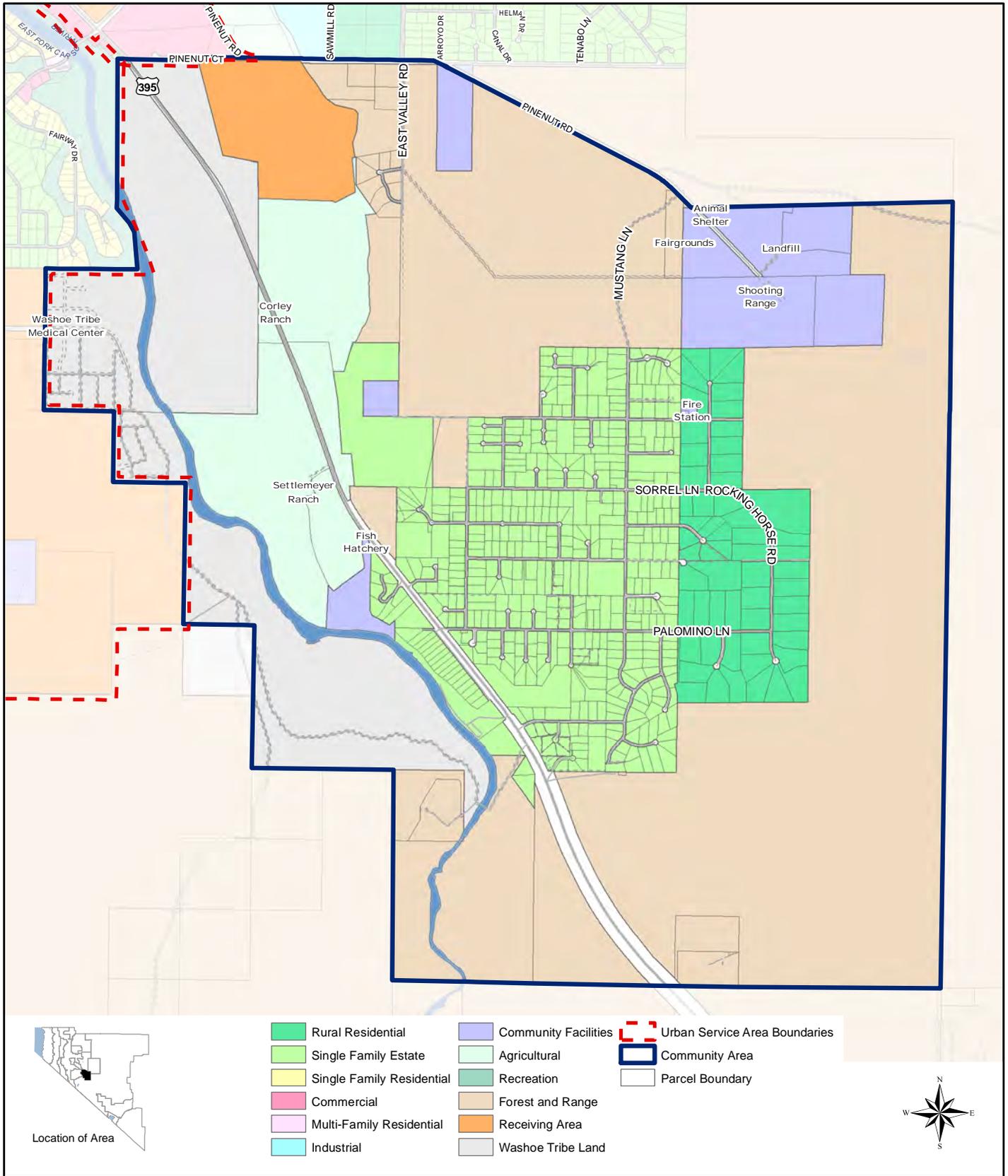
Figure 13 provides information on future land use designations in the Ruhenstroth Community Plan.

Figure 13
Ruhenstroth Community Plan Future Land Uses, by Percentage



Map 14 displays the location of future land uses in the Ruhenstroth Community Plan.

Map 14 Ruhensroth Community Plan Future Land Use Map



RUHENSTROTH COMMUNITY PLAN GOALS, POLICIES, AND ACTIONS

The Ruhenstroth Community Plan Goals, Policies, and Actions are intended to protect the rural character of Ruhenstroth and to keep the community as a low-density residential area of the County.

RUHENSTROTH CP GOAL 1

TO PRESERVE THE EXISTING RURAL RESIDENTIAL CHARACTER OF THE RUHENSTROTH COMMUNITY.

- | | |
|---------------------------|---|
| Ruhenstroth CP Policy 1.1 | Douglas County shall designate Ruhenstroth as a rural community. |
| Ruhenstroth CP Policy 1.2 | Commercial development shall not be considered consistent with the desired character of the original Ruhenstroth developed area, exclusive of the transition area. Commercial development shall be restricted to the transition area and shall comply with applicable intensity standards and design guidelines. |
| Ruhenstroth CP Policy 1.3 | Rehabilitation or reuse of the gravel pit shall be completed according to site plans approved by Douglas County that result in development compatible with the surrounding Ruhenstroth community and that use regrading, revegetation, and other techniques to minimize the visual and environmental impacts of the site. |
| Ruhenstroth CP Policy 1.4 | Douglas County shall seek to create a permanent buffer of open space around the originally developed part, exclusive of the transition area, of the Ruhenstroth community. |
| Ruhenstroth CP Policy 1.5 | Douglas County shall work with the BLM to establish a buffer of permanent, publicly accessible open space around the Ruhenstroth community. |
| Ruhenstroth CP Policy 1.6 | Douglas County shall ensure that development of the Transitional Area is consistent with the text of the Community Plan. |

RUHENSTROTH CP GOAL 2

TO ENSURE THE TIMELY PROVISION OF COMMUNITY FACILITIES AND INFRASTRUCTURE, AT LEVELS ADEQUATE FOR THE RURAL RUHENSTROTH COMMUNITY.

- | | |
|---------------------------|---|
| Ruhenstroth CP Policy 2.1 | Douglas County shall plan and provide public facilities and services to the Ruhenstroth community at established rural levels of service. |
| Ruhenstroth CP Policy 2.2 | Douglas County shall require paving of roads within the Ruhenstroth community. |
| Ruhenstroth CP Policy 2.3 | Douglas County shall allow the use of individual sewage disposal systems and domestic wells for service in this rural community, unless continuing water quality studies identify the need for community systems. Long-range plans are to provide community water and sewer services to the area. |

Ruhenstroth CP Policy 2.4 Douglas County shall not support the installation of street lights, curbs, gutters, or sidewalks within the Ruhenstroth community.

Ruhenstroth CP Action 2.1 Douglas County shall improve Mustang Lane in order to provide a second access out of the Ruhenstroth community during an emergency.

RUHENSTROTH CP GOAL 3

TO PROVIDE APPROPRIATE PUBLIC SAFETY SERVICE TO THIS RURAL COMMUNITY.

Ruhenstroth CP Policy 3.1 Douglas County shall cooperate with the Ruhenstroth Volunteer Fire Department and the East Fork Fire & Paramedic District to provide adequate rural fire response times and fire suppression facilities for this community.

Ruhenstroth CP Policy 3.2 Douglas County shall work with the Ruhenstroth Volunteer Fire Department, the East Fork Fire & Paramedic District, and water providers to make available sufficient fire flow at rural standards to meet the needs of the Ruhenstroth community.

RUHENSTROTH CP GOAL 4

TO PRESERVE AND PROVIDE RECREATIONAL OPPORTUNITIES AND OPEN SPACE AREAS APPROPRIATE TO THIS RURAL COMMUNITY.

Ruhenstroth CP Policy 4.1 Douglas County should plan parks in the Ruhenstroth community consistent with the County's park standards established in the Parks and Recreation Element.

Ruhenstroth CP Policy 4.2 Douglas County should cooperate and strongly encourage the U.S. Forest Service and BLM to plan, design, and maintain trails and public access points to the adjoining Federal lands. Hiking, bicycling, and equestrian trails should be planned with appropriately designed trailheads.

Ruhenstroth CP Policy 4.3 When adjacent to federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.

SIERRA REGIONAL PLAN

LOCATION AND GENERAL DESCRIPTION

The Sierra Regional Plan lies between the Carson Valley Regional Plan to the east and the Tahoe Regional Plan to the west. The area is very sparsely populated. About 75 percent of the lands in the area are in public ownership. Due to topography, little development will occur. The only major arterial road in the area is Kingsbury Grade, which traverses the Regional Plan. The Sierra Regional Plan is known for its natural beauty and recreational amenities, including Heavenly Ski Resort. The Heavenly ski area encompasses a large area, including private and Forest Service lands in both Nevada and California.

The Sierra Regional Plan is comprised of steep, forested slopes. About 84 percent of the county's privately-owned forest land lies in the community. The size of the Sierra Regional Plan is approximately 19,363 acres. This area will continue to act as a buffer between the Tahoe and the Carson Valley Regional Plans. With the exception of the Tahoe Village and the Summit Village neighborhoods, there is very little development in the area.

The Tahoe Village and Summit Village neighborhoods contain approximately 850 dwelling units outside the Tahoe Basin, which are primarily comprised of timeshare condominiums. Therefore, the community contains only a limited permanent residential population. The two neighborhoods are serviced by the Kingsbury General Improvement District, which is located within the Tahoe Basin.

The estimated 2010 population of the Sierra Regional Plan is approximately 169 people. The Tahoe Village and Summit Village neighborhood populations are included in the Tahoe Basin population numbers.

SIERRA REGIONAL PLAN ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

No additional issues or opportunities were identified during the 2016 Master Plan Update.

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

Because of the steep, forested slopes, development potential is limited; and in accordance with the Forest and Range goals and policies, acquisition of private lands is recommended for protection of these sensitive lands.

The Tahoe and Summit Village areas are developed on steep slopes and at high densities, which require substantial erosion control protection for cut slopes for roadways, parking, and building pads. Continued renovation of older units and consolidation of units to reduce land disturbance should be encouraged.

Levels of Services

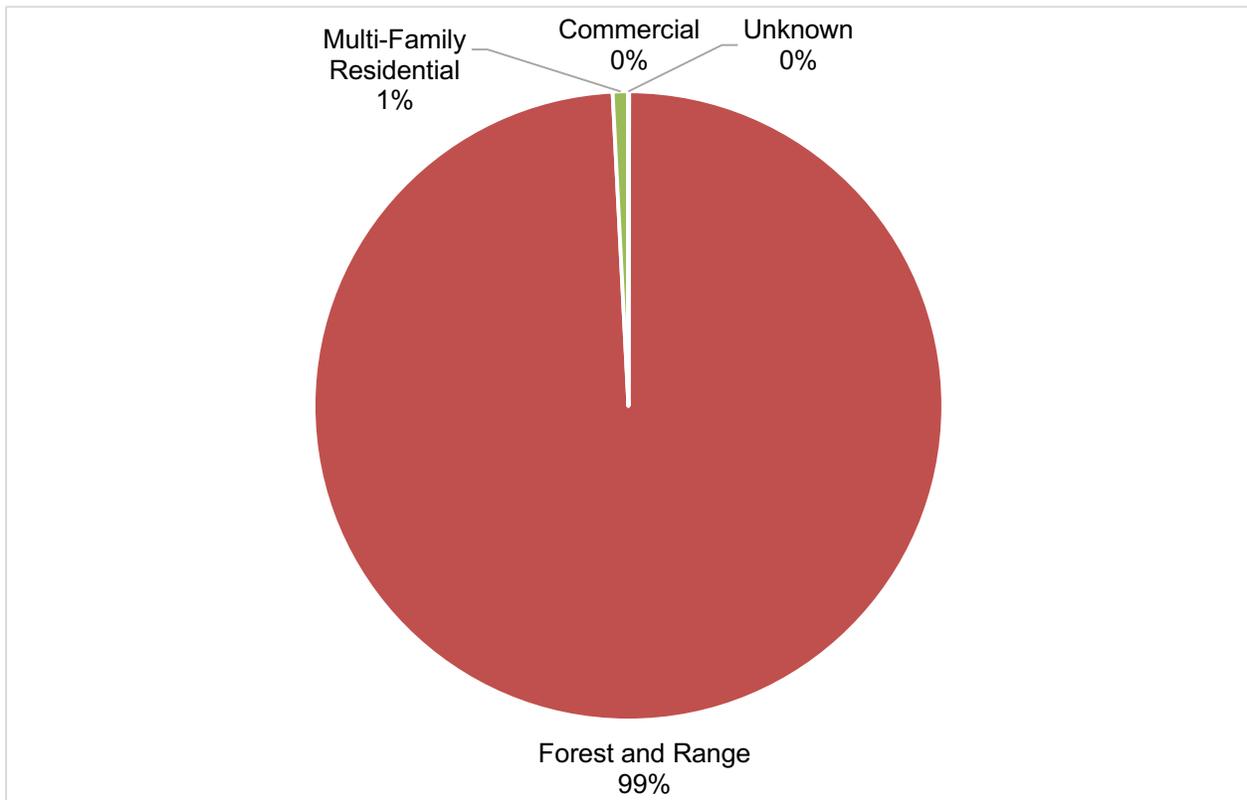
Standards are generally rural for this area. Some urban standards apply to the Tahoe and Summit Village neighborhoods.

EXISTING AND FUTURE LAND USES

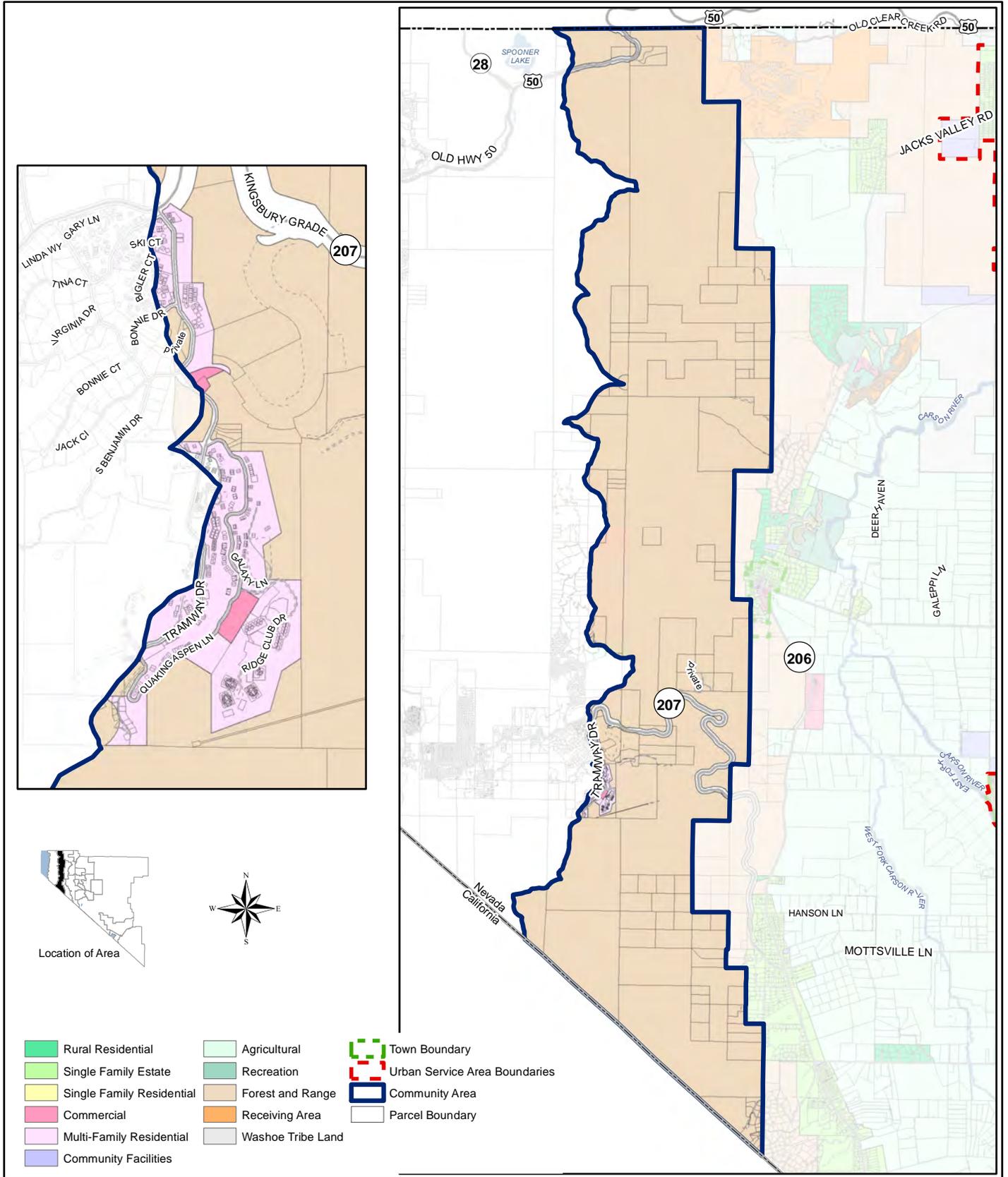
The existing land uses are U. S. Forest Service lands, private forest lands, and some rural residences located on old Kingsbury Grade. The Tahoe Village and Summit Village areas are designated as Multi-Family Residential, reflecting the existing density and development characteristics of the area. A small convenience commercial area is included for servicing the commercial needs of the community.

Figure 14 depicts the different land use designations in the Sierra Regional Plan. The future land use map for the Sierra Regional Plan is depicted in Map 15.

Figure 14
Sierra Regional Plan Future Land Use Designations, by Percentage



MAP 15 Sierra Regional Plan Future Land Use Map



SIERRA REGIONAL PLAN GOALS, POLICIES, AND ACTIONS

The purpose of the Sierra Regional Plan Goals, Policies, and Actions is to preserve the character of the area while also ensuring the safety of residents and visitors.

SIERRA RP GOAL 1

TO PRESERVE AND ENHANCE THE EXISTING SCENIC AND RESOURCE CHARACTER OF THE SIERRA AREA.

Sierra RP Policy 1.1	Encourage preservation of public and private forested lands.
Sierra RP Policy 1.2	Encourage private land/public land exchange to increase public land holdings within the Sierra area consistent with the Master Plan.
Sierra RP Policy 1.3	Encourage access to public lands for recreational use.
Sierra RP Policy 1.4	Douglas County shall require that any redevelopment which occurs in the Sierra area will enhance the existing community character.
Sierra RP Policy 1.5	Douglas County shall cooperate with the Tahoe-Douglas Fire District, U.S. Forest Service and Nevada Division of Forestry to provide adequate fire response times and fire suppression facilities for the Sierra community.
Sierra RP Policy 1.6	Douglas County shall require development in areas of moderate to steep slopes (slopes greater than 10 percent) to conform to the hillside development policies.
Sierra RP Policy 1.7	Douglas County should establish design guidelines for new and redeveloped areas that ensure compatibility with the natural beauty and consistent with the limitations of the Sierra Regional Plan.
Sierra RP Policy 1.8	Douglas County shall support efforts to implement the Heavenly Ski Resort Master Plan.
Sierra RP Policy 1.9	Douglas County should plan parks in the Sierra Regional Plan consistent with the County's park standards established in the Parks and Recreation Element.
Sierra RP Policy 1.10	Encourage new development to be in-fill within the KGID service area.

TOPAZ REGIONAL PLAN

LOCATION AND GENERAL DESCRIPTION

The Topaz Regional Plan is located in the southern portion of Douglas County along U.S. Highway 395. The area totals approximately 78,251 acres, 17 percent of the county. Approximately 2,065 acres are devoted to urban uses, with 80 percent of the urban land allocated to residential uses. There are five distinct areas within the Regional Plan: Topaz Ranch Estates (TRE)/Holbrook, Topaz Lake, Walker River Valley, Spring Valley, and Antelope Valley.

The Holbrook area to the west of U.S. Highway 395 is very low density, 2- to 10-acre lots, with single-family homes, in a rolling wooded setting. It contains a central core of commercial uses around U.S. Highway 395. The TRE subdivision consists of 1- to 2- acre lots with internal open space. The primary dwelling unit in TRE is the mobile home. TRE/Holbrook area is located within a Community Plan, which also includes Spring Valley, a level, low-lying area, which is currently sparsely developed with large lot parcels, which is located approximately five miles north of Holbrook Junction.

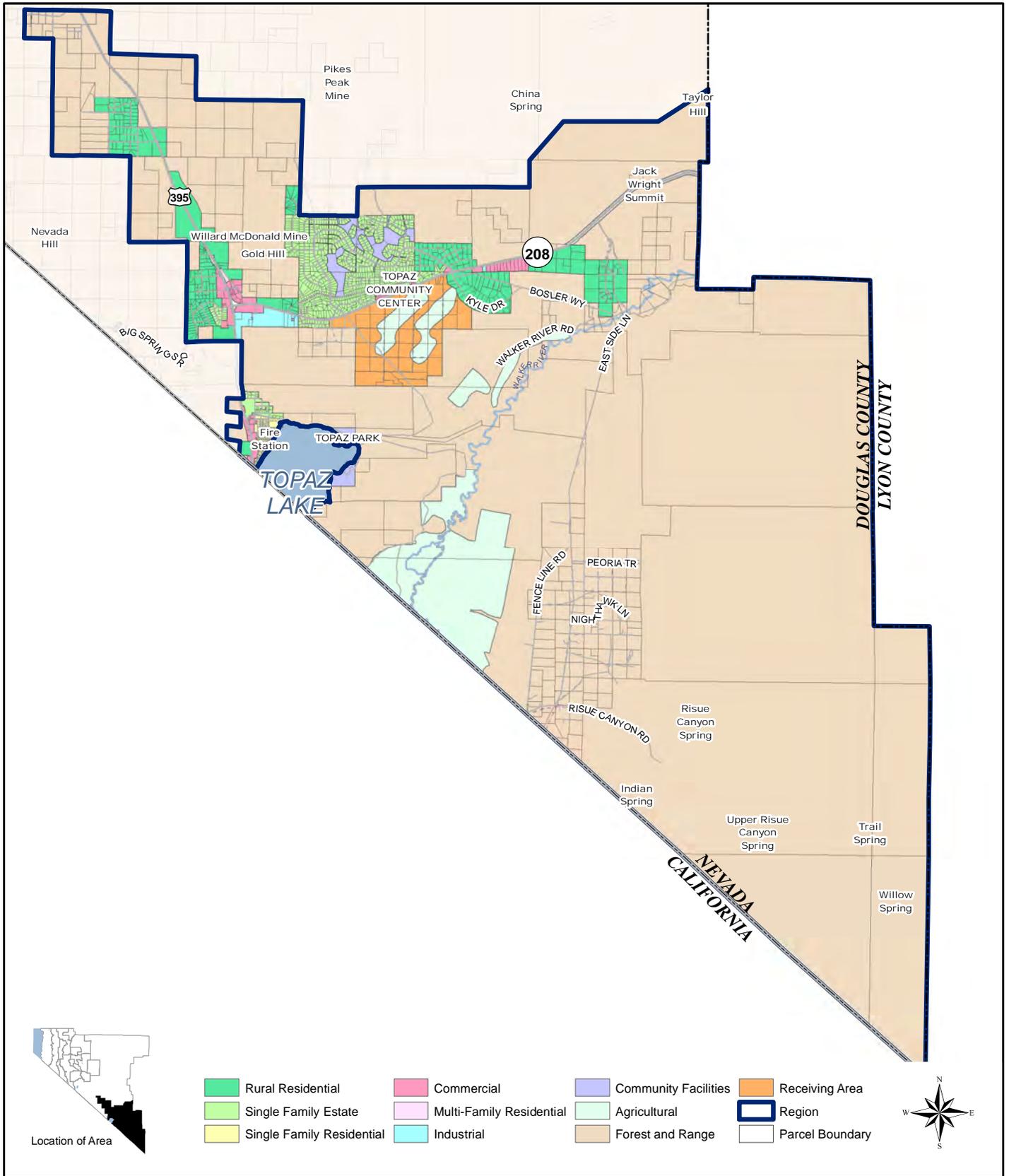
The Topaz Lake area is also located within a Community Plan. The Topaz Lake community is a triangular-shaped region in the southern portion of Douglas County bounded by Topaz Lake, U.S. Highway 395 on the west, Wild Oat Mountain to the north, and the California State line to the west. The existing casinos and commercial land use designations flank U.S. Highway 395, which forms the westerly boundary of the residential area. The residential area is subdivided into lots as small as 1/2 acre, although the majority of lots have not been built upon.

The more rural areas, Antelope Valley and Walker River Valley, are not within Community Plans and are addressed as part of the overall Topaz Regional Plan. The Antelope Valley is located on the southern-most portion of Douglas County. Antelope Valley comprises approximately 47,346 acres; 33,356 are public lands, all of which are controlled by the U.S. Forest Service. Except for the East Valley Road, no access other than dirt trails exists for this area. With a 2010 population of only 15 people, Antelope Valley is the most sparsely populated community in the county.

Walker River Valley is located on the eastern portion of the Regional Plan. Along the Walker River there are agricultural lands and riparian vegetation. The Walker River separates Antelope Valley from the rest of the Topaz area. The topography is characterized with steep slopes, sparsely wooded piñon pines, hillsides, and a scattering of agricultural lands.

Topaz communities have natural features that have an impact on development in the area. The Topaz slopes map depicts the general locations of moderate (15 percent to 30 percent) and steep (over 30 percent) slopes; it also shows the general location of a major range-front fault. The Topaz floodplain map depicts areas that are within the 100-year floodplain. Areas outside of the 100-year floodplain that have locally significant flood potential are not shown on this map. However, one such area exists in TRE due to the drainage of Minnehaha Canyon. These features raise concerns about slope stability, seismic hazard, fire, and flood hazards and will affect the type, location and design of future development.

Map 16 Topaz Regional Plan Future Land Use Map



TOPAZ LAKE COMMUNITY PLAN

LOCATION AND DESCRIPTION

The Topaz Lake community is a triangular-shaped region in the southern portion of Douglas County bounded by Topaz Lake, U.S. Highway 395 on the west, Wild Oat Mountain to the north, and the California State line to the west. The existing casinos and commercial land use designations flank U.S. Highway 395, which forms the westerly boundary of the residential area. The marina area has limited seasonal commercial use.

The community is characterized by moderate to steep slopes, sparsely wooded with piñon pine. The community is comprised of approximately 4,089 acres, of which 2,269 acres are public land.

TOPAZ LAKE COMMUNITY PLAN ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

COMMUNITY WORKSHOPS AND MASTER PLAN SURVEY

At the community workshop for the Topaz Lake and Topaz Ranch Estates/Holbrook Junction communities, it was noted that new businesses need to be developed and existing businesses need to be strengthened.

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

The following issues are for the Topaz Regional Plan, including the TRE/Holbrook Junction and Topaz Lake Community Plans.

Natural Hazards

Natural hazards created by steep slopes, which contribute to wildland fires, seismic activity, and slope instability and sliding, are concerns of residents of the area. Flash flooding is also a concern for area residents. Development in the TRE/Holbrook and Topaz Lake should be designed and maintained to minimize hazards to future residents, and public safety services must be provided to respond to emergencies.

Economic Development

The Topaz Lake community includes opportunities for expanding resort/gaming operations, as well as other forms of tourism. The area is also ideal for commercial development to serve travelers using U.S. Highway 395, as well as meeting commercial needs of residents in nearby Lyon and Mono Counties.

Senior Service Facilities

As the number of seniors increase, there will be an increased need for services to meet the special needs of this segment of the population.

Adequate Levels of Services and Facilities

Residents have indicated they wish to maintain the current rural service standards in their residential areas with no provision for sidewalks or street lights. Paving of roads where medium to high traffic volumes occur could improve air quality, reduce road maintenance costs, and improve road durability.

Septic Systems

There is a high concentration of septic systems located around Topaz Lake.

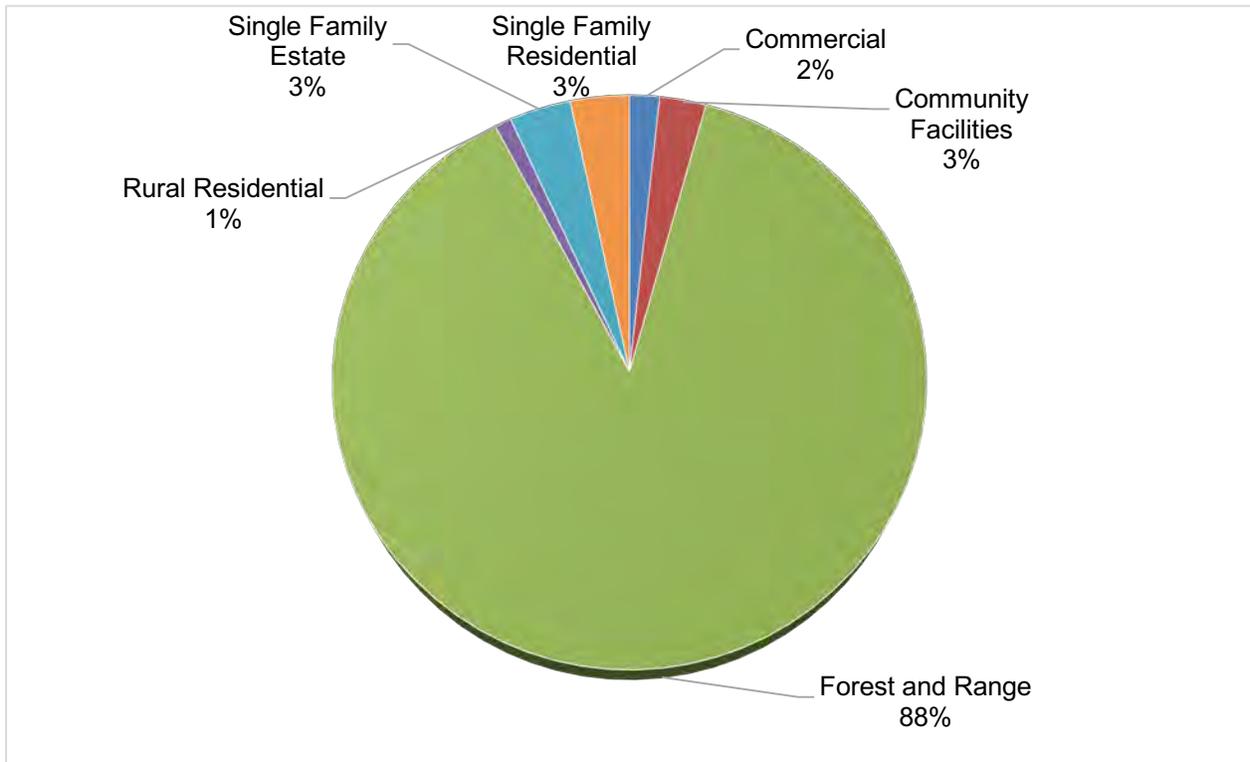
EXISTING AND FUTURE LAND USES

The Topaz Lake community consists of commercial land uses along U.S. Highway 395 and relatively high density residential uses. To the east along the north shore of Lake Topaz, the land use designation is farm, forestry, and open reserve. Lot sizes in the original subdivision vary from 5,000 square feet to just under ½ acre. Lot sizes that have developed on the hillside to the north vary from 1 to 5 acres. There are no industrial or multi-family land uses currently within the Community Plan.

Most of the commercially zoned parcels in the Topaz Lake Community Plan are undeveloped.

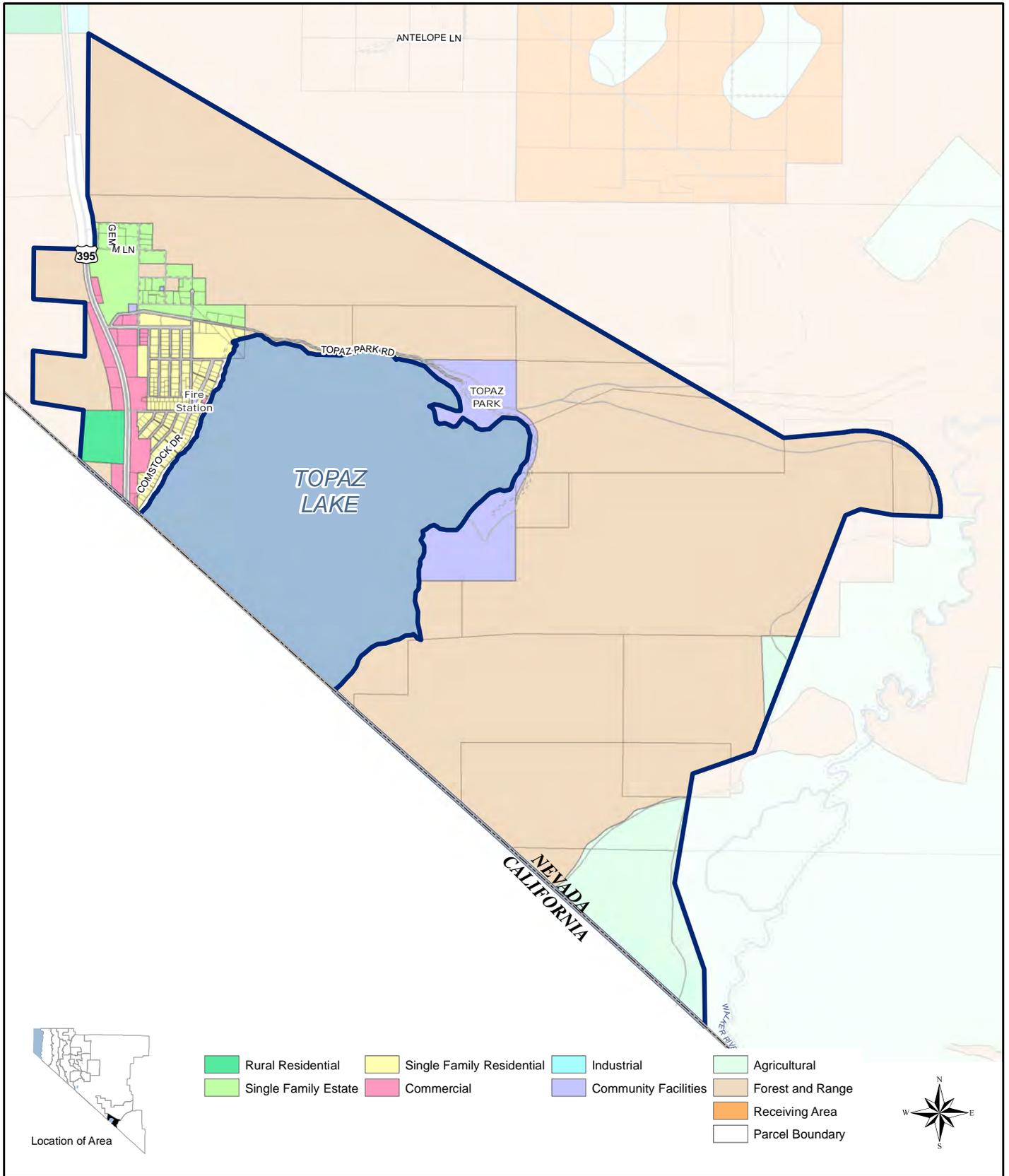
Figure 15 depicts the future land use designations within the Topaz Lake Community. Forest and range land uses make up 88 percent of the area while commercial land uses are designated for 2 percent of the parcel acreage.

Figure 15
Topaz Lake Community Plan Future Land Uses, by Percentage



Map 17 depicts the future land uses in the Topaz Lake Community Plan.

Map 17
Topaz Lake Community Plan Future Land Use Map



TOPAZ RANCH ESTATES/HOLBROOK JUNCTION COMMUNITY PLAN

LOCATION AND DESCRIPTION

The Topaz Ranch Estates (TRE)/Holbrook Community Plan is located in the southern portion of Douglas County along U.S. Highway 395, to the north of Topaz Lake. The area includes Spring Valley, which is located approximately five miles north of Holbrook Junction. Topaz Ranch/Holbrook is located to the north and west of State Route 208, and is separated from Topaz Lake by Wild Oat Mountain and is characterized by moderate to steep slopes, sparsely wooded with piñon pine. This community is comprised of approximately 26,813 acres.

TOPAZ RANCH ESTATES/HOLBROOK JUNCTION COMMUNITY PLAN ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

COMMUNITY WORKSHOPS AND 2016 MASTER PLAN SURVEY

At the community workshop for the Topaz Lake and Topaz Ranch Estates/Holbrook Junction communities, residents agreed with the existing Master Plan goals for Topaz Ranch Estates/Holbrook Junction but expressed concern about illegal dumping along old Highway 208 from Granite to Holbrook Junction. Residents also expressed an interest in an elementary or middle school. One resident was opposed to conversion of the ballfield to a dog park and recommended fencing the adjacent 0.5 acre for such purpose while another resident supported changing the TRE ballfield to a dog park. There were concerns about ingress and egress for the entire community in case of fires or flooding and the need to travel to Gardnerville, not Walker or Smith Valleys.

In relation to development or quality of life issues, residents stated that the businesses in TRE, Holbrook Junction, and Lake Topaz need to be developed and strengthened. Residents expressed support for bus service for 2 or 3 days a week for groceries and errands in Gardnerville and Minden. Such bus service would also be helpful for elderly residents.

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

The following key issues are for the Topaz Regional Plan, including the TRE/Holbrook Junction and Topaz Lake Community Plans.

Natural Hazards

Natural hazards created by steep slopes, which contribute to wildland fires, seismic activity, and slope instability and sliding, are concerns of residents of the area. Flash flooding is also a concern for area residents. Development in the TRE/Holbrook and Topaz Lake should be designed and maintained to minimize hazards to future residents, and public safety services must be provided to respond to emergencies.

Economic Development

The Topaz Lake community includes opportunities for expanding resort/gaming operations, as well as other forms of tourism. The area is also ideal for commercial development to serve travelers using U.S. Highway 395, as well as meeting commercial needs of residents in nearby Lyon and Mono Counties.

Senior Service Facilities

As the number of seniors increase, there will be an increased need for services to meet the special needs of this segment of the population.

Adequate Levels of Services and Facilities

Residents have indicated they wish to maintain the current rural service standards in their residential areas with no provision for sidewalks or street lights. Paving of roads where medium to high traffic volumes occur could improve air quality, reduce road maintenance costs, and improve road durability.

Septic Systems

There is a high concentration of septic systems located around Topaz Lake.

EXISTING AND FUTURE LAND USES

Land uses in the Topaz Ranch/Holbrook community includes limited irrigated agriculture, range lands, forested lands, rural residential, and a limited amount of commercial. The existing rural residential areas are on lots ranging in size from 1 to 10 acres. The majority of the existing homes are on lots in the 2-acre range. The irrigated agricultural lands lie in the southeast portion of this community. Range lands are located on the western side of this community. A small industrial area is located just southeast of the intersection of U.S. Highway 395 and Highway 208 to serve the region's industrial needs.

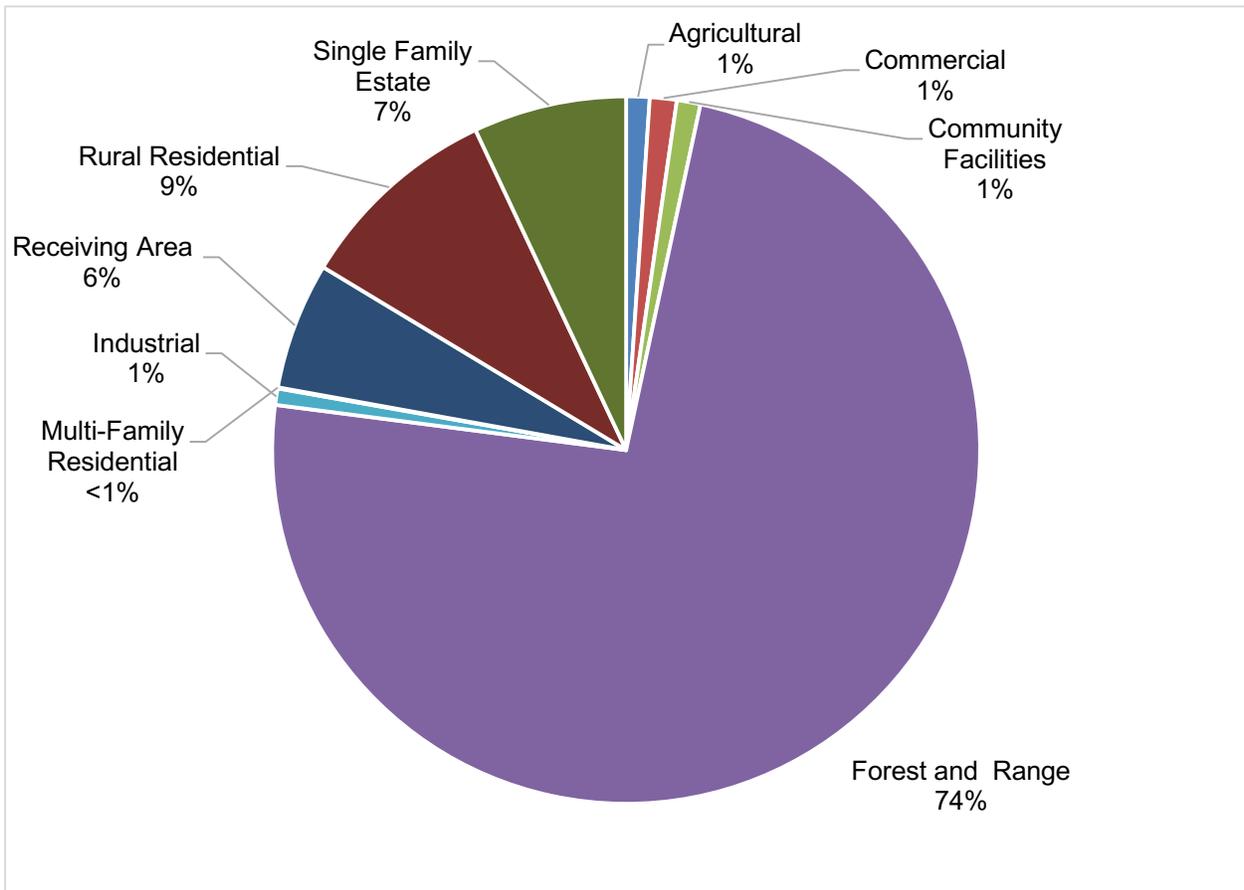
The predominant land uses in the TRE/Holbrook community are residential and public open space. The majority of developed lots are 2 - 2.5 acres in TRE. Holbrook lots generally range from 2 to 10 acres. About 62 percent of the residents live in mobile homes. Holbrook contains three small mobile home parks.

Future Development and Receiving Area

An area south of TRE is designated as Receiving Area. A specific plan which specifies densities and uses and mitigates planning and environmental issues must be prepared and adopted prior to establishing this area for actual development and rights acquired to support the densities. Overall, the new development area is anticipated to be designed for compatible uses with the existing community. The concept of developing a small, reasonably self-contained neighborhood is proposed, which would contain several housing types, including limited multi-family housing and densities, and be supported with community and commercial facilities. A community of 1,000-2,000 units would be anticipated, which would require water and sewer systems.

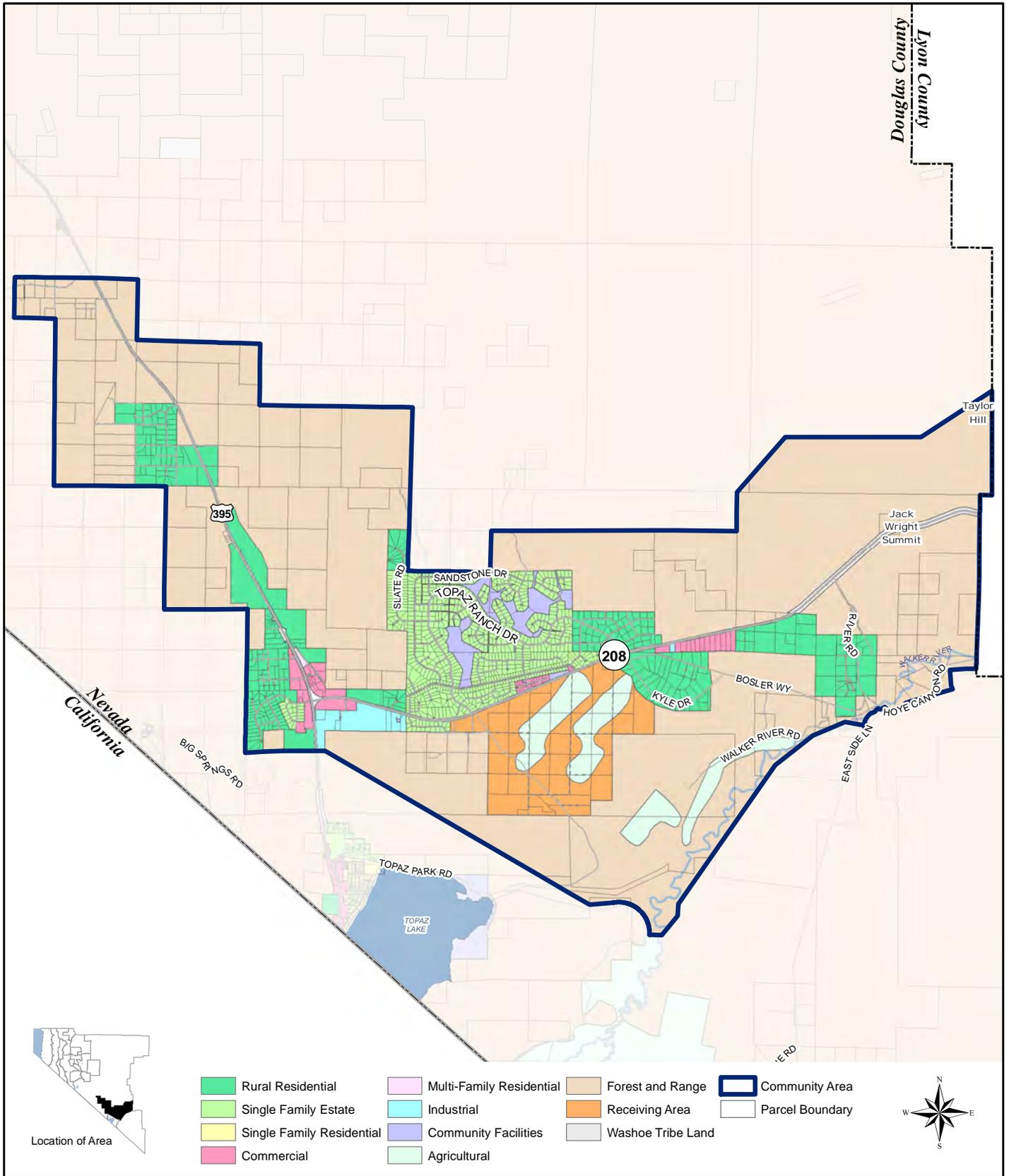
Figure 16 depicts the future land use designations in the Topaz Ranch Estates/Holbrook Junction Community Plan. Forest and Range land uses are designated for 74 percent of the area while Rural Residential land uses (5 and 10 acre lots) are designated for 9 percent of the area. The receiving area south of Highway 208 is makes up 6 percent of the total area.

Figure 16
Topaz Ranch Estates/Holbrook Junction Community Plan Future Land
Uses, by Percentage



Map 18 depicts the location of future land uses in the Topaz Ranch Estates/Holbrook Junction Community Plan. Commercial land uses are designated at Holbrook Junction and along the south side of Highway 208 east of Topaz Ranch Estates. There are also commercial land uses within Topaz Ranch Estates.

Map 18
Topaz Ranch Estates/Holbrook Junction Community Plan Future Land Use Map



TOPAZ REGIONAL PLAN (INCLUDING TRE/HOLBROOK AND TOPAZ LAKE COMMUNITY PLANS) GOALS, POLICIES AND ACTIONS

The purpose of the Topaz Regional Plan Goals, Policies, and Actions is to maintain the rural character of the residential areas, provide recreational opportunities to residents and visitors, and protect the public safety

TOPAZ REGIONAL PLAN GOAL 1

TO MAINTAIN THE EXISTING RURAL CHARACTER OF THE RESIDENTIAL AREAS OF TRE/HOLBROOK AND TOPAZ LAKE.

Topaz RP Policy 1.1 Douglas County shall designate the Topaz region as a rural community.

Topaz RP Policy 1.2 Those areas designated as single-family estates shall be maintained at a minimum two (2) acre parcel size.

TOPAZ REGIONAL PLAN GOAL 2

TO MAINTAIN COMPACT DEVELOPMENT PATTERNS IN EACH OF THE COMMUNITIES.

Topaz RP Policy 2.1 Douglas County shall designate areas for compact commercial development in the Topaz area where commercial centers are established and can be expanded. Douglas County shall discourage strip commercial development.

TOPAZ REGIONAL PLAN GOAL 3

TO PROVIDE ADEQUATE COMMUNITY SERVICES AND FACILITIES TO MEET THE NEEDS OF TOPAZ AREA RESIDENTS.

Topaz RP Policy 3.1 Douglas County shall cooperate with other providers, where applicable, to plan and provide public facilities and services to the rural development areas of the Topaz communities at established rural levels of service. The County should work to upgrade facilities in existing rural areas over time and with available resources.

Topaz RP Policy 3.2 The Douglas County School District should continue to monitor the need for development of potential school sites in the Topaz area.

Topaz RP Policy 3.3 Douglas County shall require that all arterial and collector streets in new urban and rural development areas be paved.

Topaz RP Policy 3.4 Douglas County shall require the paving of local streets in new urban and rural developments.

- Topaz RP Policy 3.5 Douglas County should encourage the Topaz Ranch Estates GID to use the same roadway paving standards established for County roads, and should encourage the GID to pave existing collector roadways.
- Topaz RP Policy 3.6 Douglas County shall allow the use of individual sewage disposal systems and domestic wells for service in rural residential areas of Topaz, unless continuing water quality studies identify the need for community systems.
- Topaz RP Policy 3.7 Douglas County shall encourage consolidation and expansion of water systems to serve the Topaz Lake area.
- Topaz RP Policy 3.8 Douglas County shall require that the future development and Receiving area be served by community water and sewer systems.
- Topaz RP Policy 3.9 Douglas County shall encourage expansion and consolidation of water service systems.

TOPAZ REGIONAL PLAN GOAL 4
TO PROVIDE APPROPRIATE PUBLIC SAFETY SERVICE TO THE TOPAZ AREA COMMUNITIES.

- Topaz RP Policy 4.1 Douglas County shall cooperate with the TRE and the Topaz Lake Volunteer Fire Departments to provide adequate fire response times and fire suppression facilities for these communities.
- Topaz RP Policy 4.2 Douglas County shall work with the TRE and Topaz Lake Volunteer Fire Departments, East Fork Fire Protection District, and water providers to make available sufficient fire flow to meet the needs of the Topaz communities. The development of fire fill stations or other water storage may be necessary to implement this policy.
- Topaz RP Policy 4.3 Douglas County shall require development in designated fire hazard areas to provide appropriate emergency access.
- Topaz RP Policy 4.4 Douglas County shall require development in areas of moderate to steep slopes (slopes greater than 10 percent) to conform to the hillside development policies.
- Topaz RP Policy 4.5 Douglas County shall require development of lands within areas of identified active fault zones to conform to the seismic policies.
- Topaz RP Policy 4.6 Douglas County shall evaluate the need for additional policies regarding floodplain and floodway areas in the Topaz communities.
- Topaz RP Policy 4.7 Douglas County shall continue to cooperate with the TREGID in assessing flash flooding hazards in this community and in evaluating potential facility needs and funding sources for related drainage improvements.
- Topaz RP Action 4.1 Douglas County shall prepare a new Topaz Regional Plan as part of the next update of the Master Plan in cooperation with property owners, businesses, and federal lands agencies that considers expansion of commercial and public facility uses to serve the rural community.**

TOPAZ REGIONAL PLAN GOAL 5

TO PROVIDE RECREATIONAL OPPORTUNITIES FOR BOTH RESIDENTS OF THE TOPAZ AREA COMMUNITIES AND RESIDENTS OF OTHER COUNTY COMMUNITIES.

- Topaz RP Policy 5.1 Douglas County should plan parks in the Topaz community consistent with the County's park standards established in the Parks and Recreation Element.
- Topaz RP Policy 5.2 Douglas County shall evaluate the special recreational needs of senior citizens in the Topaz communities and include these in its recreational facility planning.
- Topaz RP Policy 5.3 Douglas County shall continue to provide County-wide park services and facilities at Topaz Lake Park as long as the leasehold is maintained.
- Topaz RP Policy 5.4 Douglas County shall cooperate with BLM in planning public access and use of BLM lands in the Topaz area, particularly where BLM lands are adjacent to Topaz Park or other County recreational facilities.
- Topaz RP Policy 5.5 When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.

CHAPTER 9 PARKS AND RECREATION ELEMENT

SECOND DRAFT

NOVEMBER 2017



PARKS AND RECREATION ELEMENT

PURPOSE

The purpose of the Parks and Recreation Element is to review the current parks and recreation inventory in Douglas County and to identify issues and opportunities.

The Parks and Recreation Element concludes with Goals, Policies, and Actions to support development and maintenance of open space, parks, and recreation programs in Douglas County during the next five to ten years. Many of the Goals, Policies, and Actions in this Element are based on the County's 1996 Parks and Recreation Master Plan, as amended.

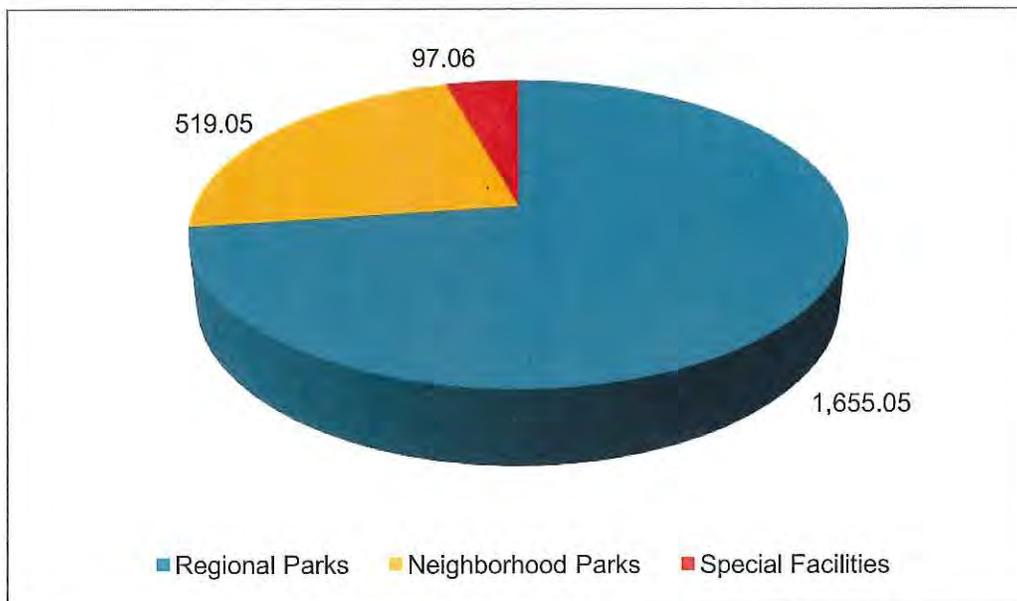
PARKS AND RECREATION IN DOUGLAS COUNTY

Douglas County contains significant open space, parks, and recreation resources, including almost 250,00 acres of federal public lands managed by the U.S. Forest Service and the Bureau of Land Management. There are multiple social, environmental, and economic benefits associated with the development of parks and recreation as well as many challenges in meeting different and sometimes conflicting interests between recreation stakeholders (e.g. equestrians vs. bicyclists).

PARKS AND RECREATION INVENTORY

The parks and recreation inventory in Douglas County includes regional, neighborhood, and special facilities located in all areas of the County. As shown in Figure 1, there are 1,655.05 acres of regional parks, 519.05 acres of neighborhood parks, and 97.06 acres of special facilities. Figure 1 does not include private recreation facilities, such as golf courses.

Figure 1
Park Acreage in Douglas County, by Type



Regional parks in Douglas County include Topaz Lake Regional Park, Van-Sickle Bi-State Park in Stateline, and Spooner Lake (Lake Tahoe State Park) in Glenbrook. River Fork Ranch in Genoa, which is owned by The Nature Conservancy, can also be considered a regional park. River Fork Ranch contains 805 acres and includes public trails adjacent to the west fork of the Carson River. Table 1 contains information on the size and development status of regional parks in Douglas County.

**Table 1
Regional Parks in Douglas County**

Name of Facility	Acreage	Owner	Status
Cave Rock	3.21	State of Nevada	Developed
Nevada Beach	57.45	U.S. Forest Service	Developed
Round Hill Pines Resort	124.88	U.S. Forest Service	Developed
River Fork Ranch	805.00	The Nature Conservancy	Developed
Spooner Lake	478.51	State of Nevada	Developed
Topaz Lake Regional Park	164.60	Douglas County	Partially Developed
Zephyr Cove Beach/Resort	16.78	U.S. Forest Service	Developed
Van-Sickle Bi-State Park	4.62	State of Nevada	Developed
Total	1,655.05		

**Photo 1
Topaz Lake Regional Park**



There are currently 519.05 acres of neighborhood and community parks in Douglas County, as shown in Table 2. Almost all of the parks listed in Table 2 are fully developed.

**Table 2
Neighborhood/Community Parks in Douglas County**

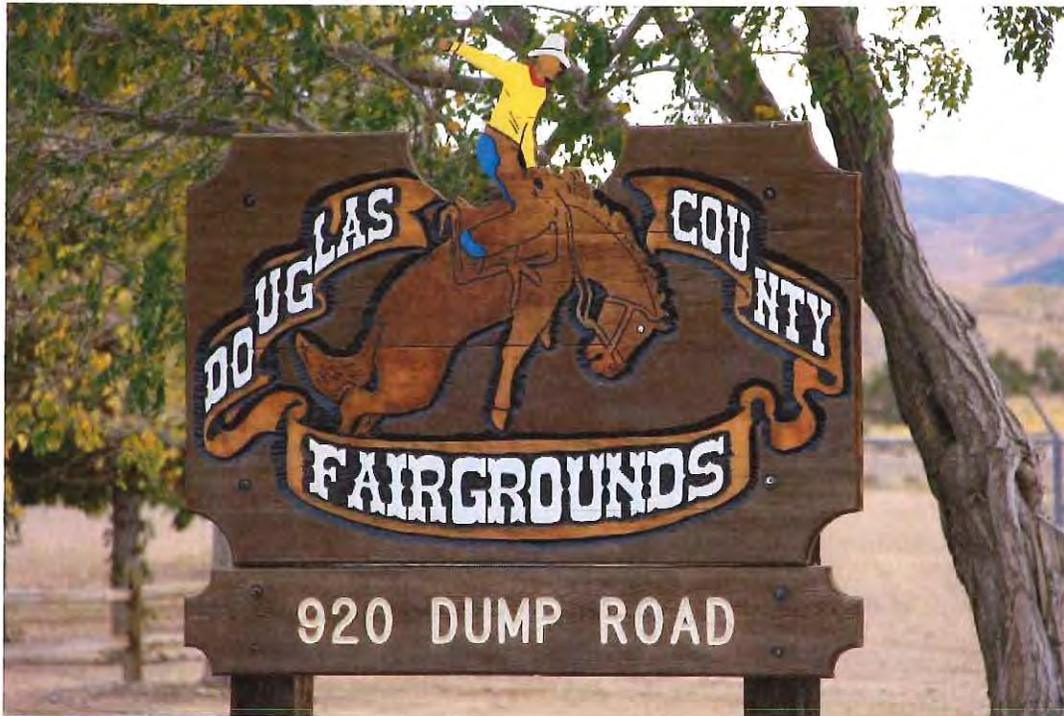
Name of Facility	Acreage	Owner	Status
Arbor Gardens Park	1.11	Town of Gardnerville	Developed
Blue Rock Park	1.56	Gardnerville Ranchos	Developed
Brautovich Park	4.60	Douglas County	Developed
Circle Park	1.08	Town of Gardnerville	Developed
Community Park	1.04	Town of Minden	Developed
Dresslerville Park	3.00	HOA	Developed
Genoa Town Park	1.04	Town of Genoa	Developed
Genoa Lane River Park (Willow Bend Park)	5.79	Douglas County	Undeveloped/ Received Q 1 Funds
Herbig Park	20.06	Douglas County	Developed
Heritage Park	3.95	Town of Gardnerville	Developed
James Lee Park	74.40	Indian Hills GID	Developed
Johnson Lane Park	74.24	Douglas County	Partially Developed
Kahle Park	17.53	Douglas County	Developed
Lampe Park	37.99	Douglas County	Developed
Minden Town Park	1.29	Town of Minden	Developed
Mitch Drive Park	20.76	Gardnerville Ranchos GID	Developed
Multi-Use Park	14.00	Douglas County	Developed
Rocky Bend Park	7.33	Douglas County	Undeveloped
Ranchos Aspen Park	20.03	Douglas County	Developed
Ranchos Birch Park	17.39	Gardnerville Ranchos GID	Undeveloped
Ranchos Conifer Park	11.55	Douglas County	Undeveloped
River Bend Park	3.68	Douglas County	Undeveloped Received Q1 Funds
Saratoga Springs Park	13.10	HOA	Partially Developed
School Site Park	2.39	Douglas County	Developed
Seeman Ranch	31.21	Douglas County	Undeveloped
Stodick Park	15.00	Douglas County	Developed
Sunridge North Park	2.35	Indian Hills GID	Developed
Sunridge South Park	2.62	Indian Hills GID	Developed
Jake's Wetland Park	7.45	Town of Minden	Developed
Topaz Ranch Estates Park	9.25	Douglas County	Developed
Westwood Village	2.30	Town of Minden	Developed
Wildhorse Park	3.04	HOA	Developed
Valley Vista Park	3.76	Indian Hills GID	Developed
Zephyr Cove Park	83.16	Douglas County	Developed
Total	519.05		

As shown in Table 3, there are 97.06 acres of several special use facilities in Douglas County, including the Carson Valley Swim Center, Dangberg Home Ranch Historic Park, and Mormon Station.

**Table 3
Special Use Facilities in Douglas County**

Name of Facility	Acreage	Owner	Status
Bently Science Park	2.22	Bently Family	Developed
Carson Valley Swim Center	3.23	East Fork Swim District	Developed
Dangberg Home Ranch Historic Park	5.50	Douglas County	Developed
High School Tennis	2.00	Douglas County	Developed
Fairgrounds	35.40	Douglas County	Developed
Model Airplane Park	3.98	Douglas County	Developed
Mormon Station	2.38	State of Nevada	Developed
Shooting Range	39.35	Douglas County	Developed
Skate Park	3.00	Douglas County	Developed
Total	97.06		

**Photo 2
Douglas County Fairgrounds Sign**



PARKS AND RECREATION FUNDING

Funding for parks and recreation operations and capital projects is derived from the Room Tax Fund, the Utility Operator Fee (for the Community and Senior Center), the Residential Construction Tax, and various grants.

The residential construction tax (RCT) for parks was adopted by the County in 1989. The RCT revenue is collected from four different park districts in the County and revenue can only be used for the “acquisition, improvement, or expansion of neighborhood parks” in the same district where the tax revenue was collected. The tax is imposed on residential development based on a rate equal to the lesser of one percent of the value of each dwelling unit or \$1,000. Since the tax is tied to the number of residential building permits, the revenue fluctuates from year to year. As shown in Figure 4 below, the actual residential construction tax revenues for FY 2012-2013 were \$61,320, but dropped to \$3,352 in FY 2013-2014. Tax revenues increased to \$650,699 in FY 2015-2016 and are projected to exceed \$700,000 for FY 2016-2017.

Figure 2
Residential Construction Tax Revenues for Parks



Source: Douglas County Finance Department

The new Douglas County Community and Senior Center opened in December 2014. This 83,000 square foot facility has almost 1,000 visitors per day (as of September 2015) with 1,854 total memberships and 1,251 active annual memberships. The Community and Senior Center, which is located in Gardnerville across from Lampe Park, offers fitness and youth sports. The new Senior Center offers meals and activities and now offers an Adult Day Club to provide respite for caregivers. Table 4 provides information on the size and activities at each of the Community Centers in the County.

**Table 4
Community Centers**

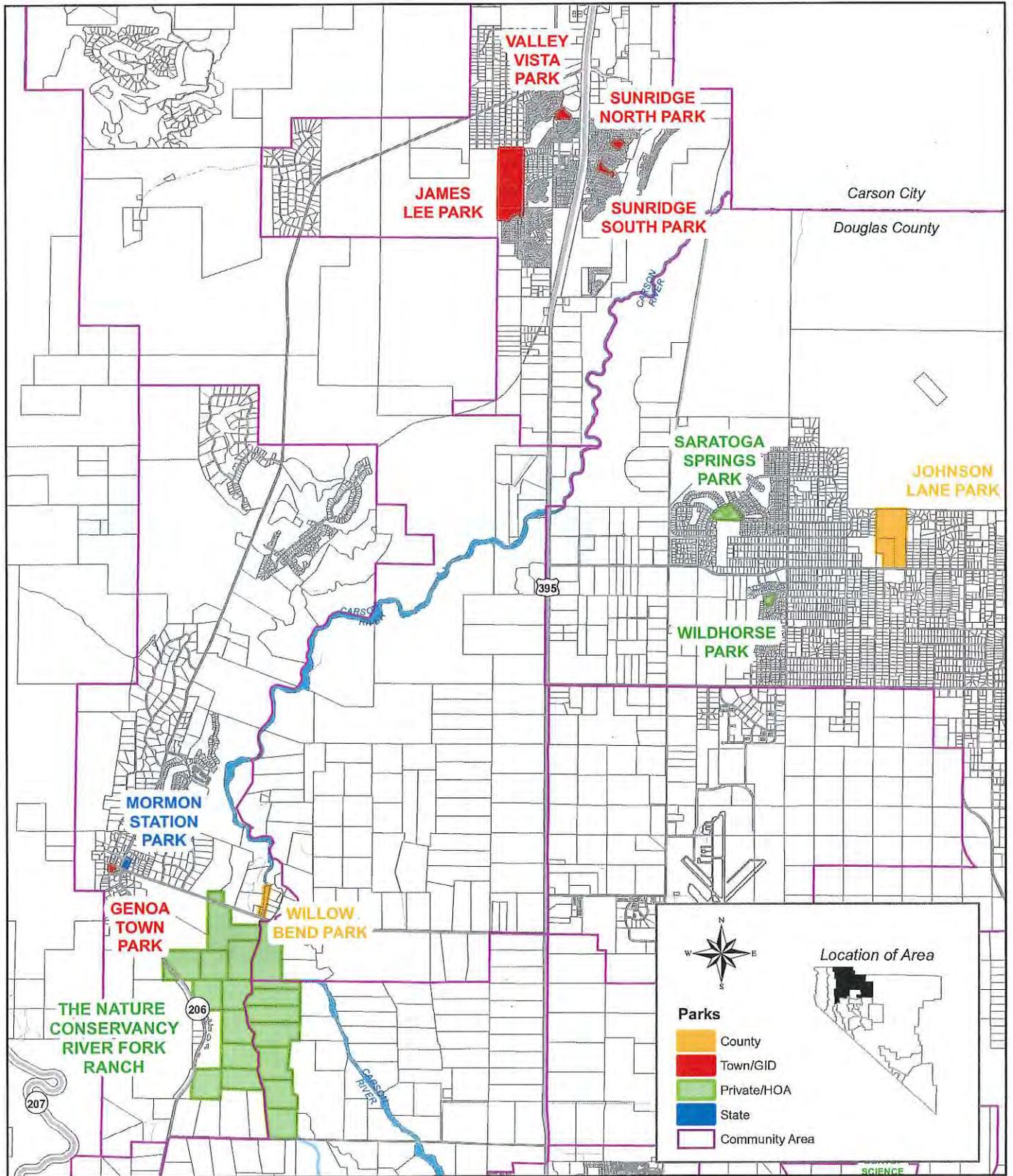
Name of Facility	Size (Square Feet)	Owner	Activities
Kahle Community Center	22,423	Douglas County	Gymnasium Kids Club Recreation Classes Sports Leagues
Community Center and Senior Center	83,000	Douglas County	Gymnasium Recreation Classes Sport Leagues Adult Day Club
Tahoe Senior Center	2,178	Douglas County	Volunteer Activities
Topaz Ranch Estates	3,603	Douglas County	Congregate Meals Neighborhood Activities
Total	111,204		

**Photo 3
Douglas County Community & Senior Center**

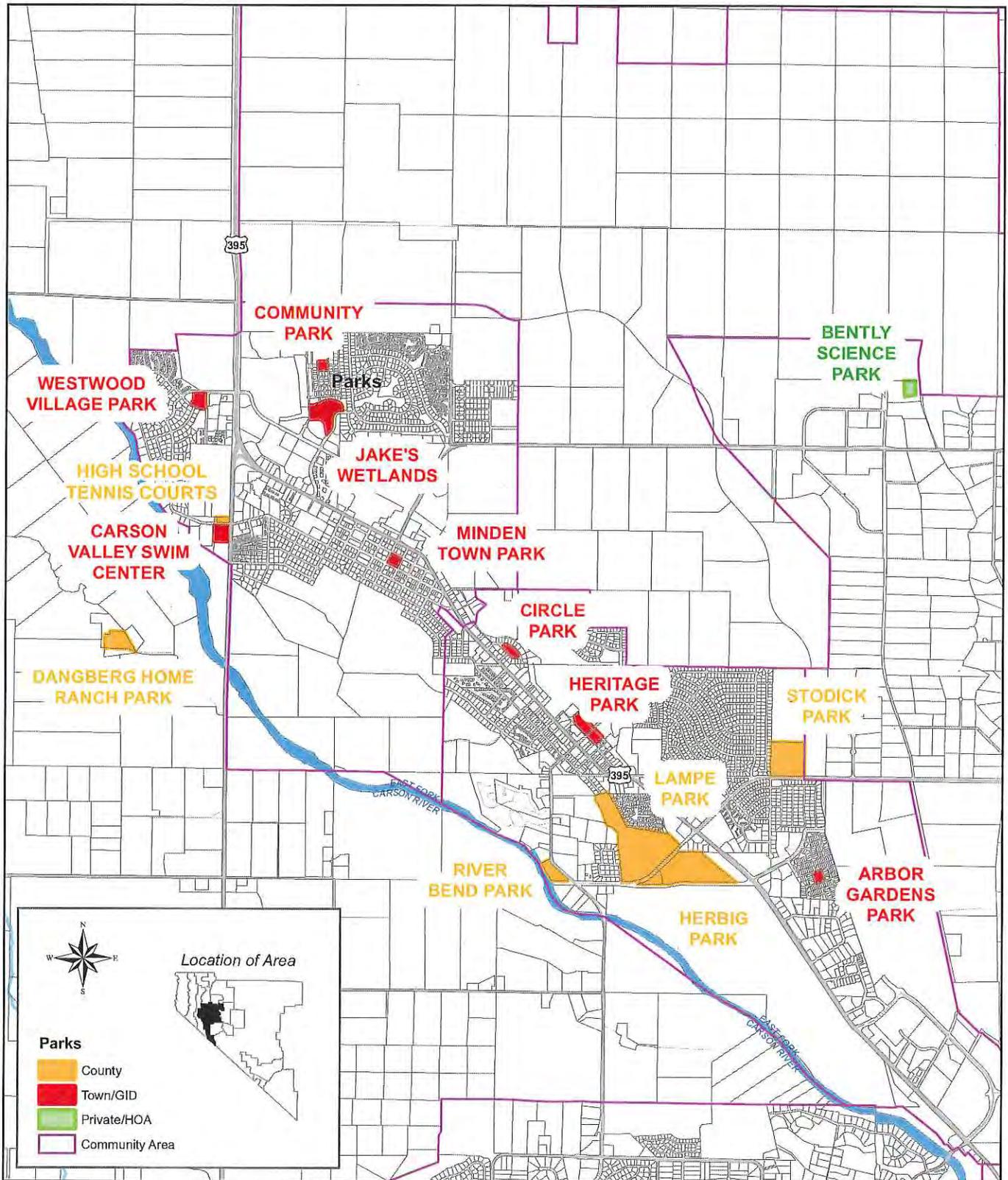


Maps 1-5 depict the locations of regional parks, neighborhood parks, and special facilities in Douglas County.

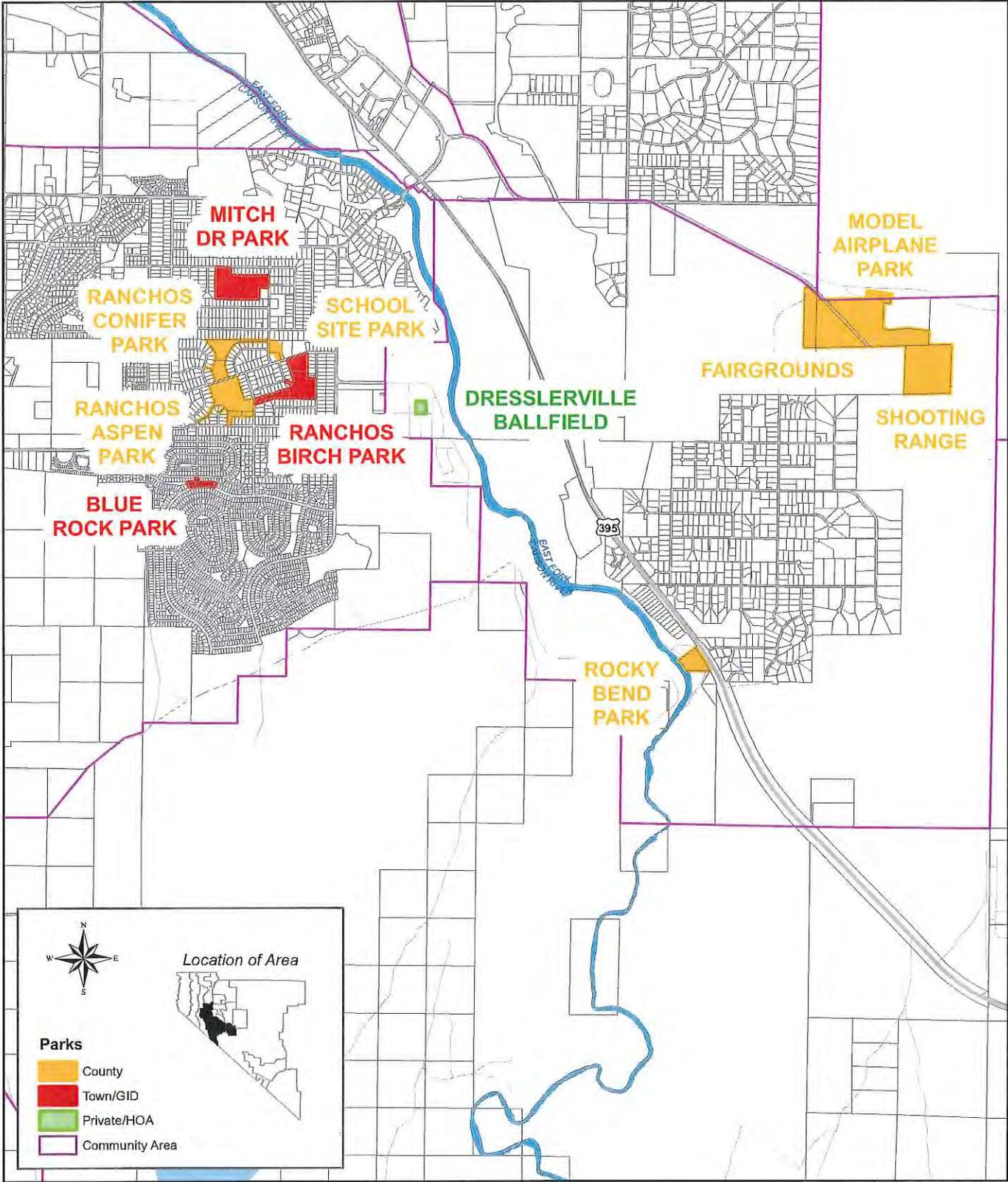
Map 1
Parks in North Douglas County



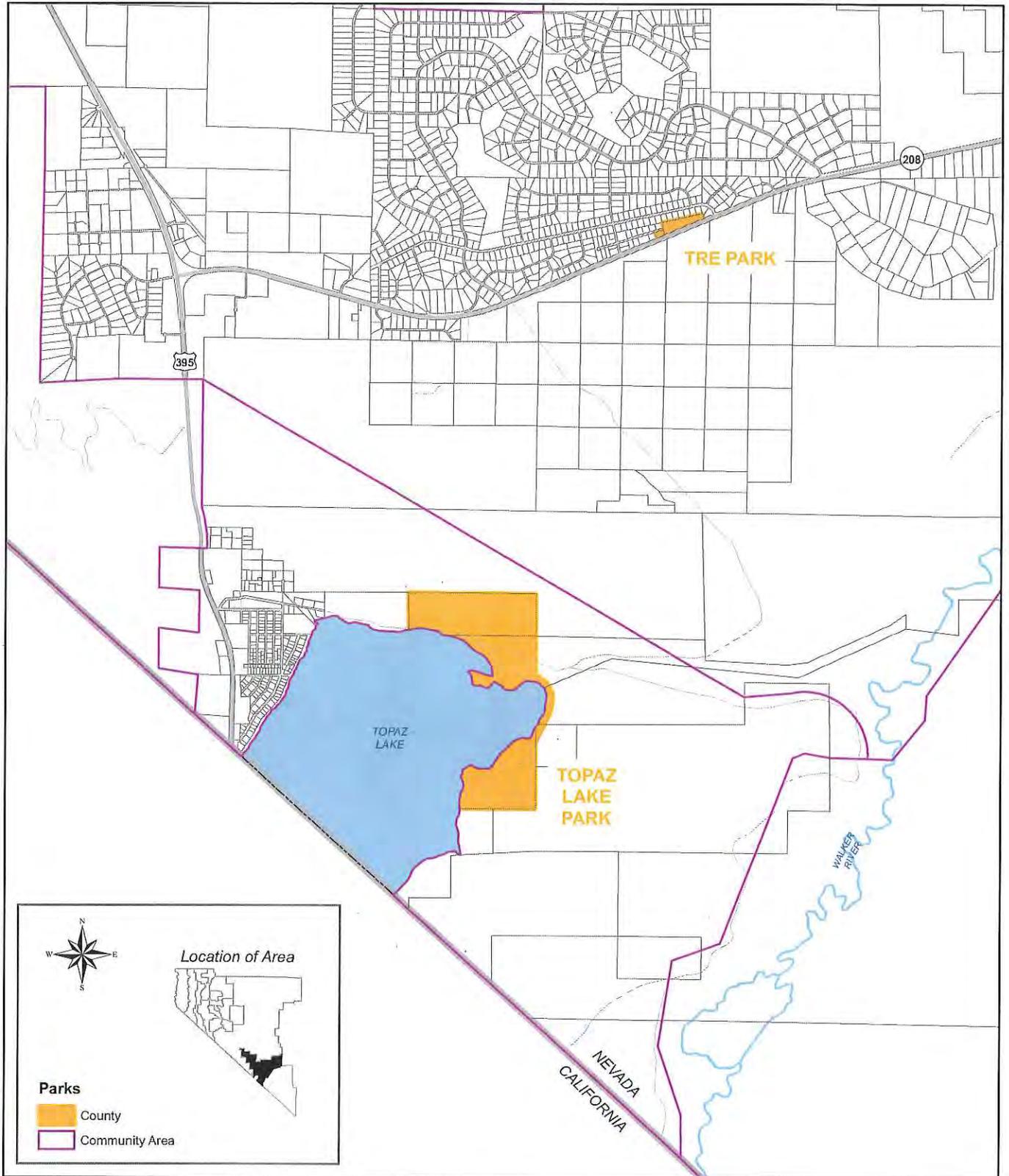
Map 2
Parks in Central Douglas County



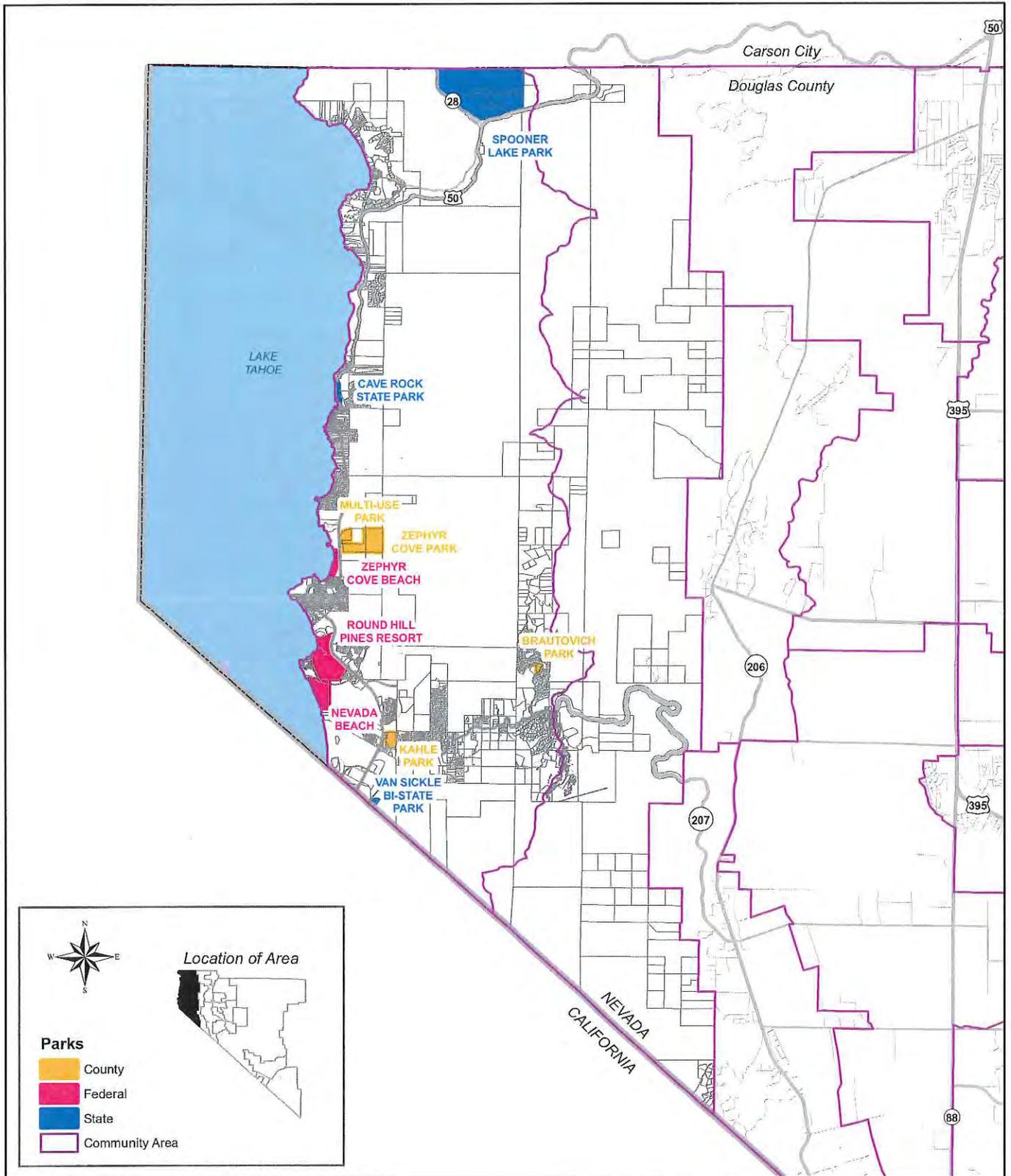
**Map 3
Parks in South Douglas County**



Map 4
Parks in Topaz Ranch Estates/Topaz Lake



Map 5 Parks in the Tahoe Basin



PARKS AND RECREATION ISSUES AND OPPORTUNITIES

2016 MASTER PLAN SURVEY

The 2016 Master Plan Survey asked respondents to indicate their degree of familiarity with the Douglas County Master Plan. Fifty-seven percent of the survey respondents stated they were very familiar or somewhat familiar with the Parks and Recreation Element of the Master Plan, which was the highest response rate of all of the Master Plan Elements. For Question 6 of the Master Plan Survey, people were asked to rank several different topics related to development and quality of life issues on a scale of 1 to 5 with 5 ranked as the highest score. The Parks and Recreation topic received a score of 3.67.

OPEN SPACE AND RECREATION ZONING

Douglas County does not have a specific zoning district for public open space, parks, and recreation parcels. As shown in Table 5, there are three possible Master Plan land use designations for parks and open space: Recreation, Community Facility, and Forest and Range. Each land use designation permits specific zoning districts.

The first land use designation is Recreation and there is only one compatible zoning district: PR, or Private Recreation. The PR Zoning district is intended to provide commercially oriented recreational land uses on privately owned parcels, such as tennis clubs and golf clubs.

The second land use designation which is used for parks is Community Facility, which includes the PF (Public Facility) and AP (Airport) Zoning Districts. The PF zoning district includes a variety of public facility uses, including schools, fire stations, wastewater treatment facilities, wells, and government buildings.

The third land use designation is Forest and Range. The Forest and Range land use designation includes two zoning districts: FR-19 (Forest and Range-19 acre) and FR-40 (Forest and Range-40 acre). Most of the federal lands managed by the Bureau of Land Management and the U.S. Forest Service are zoned as FR-40. Many private parcels, including inholdings, are zoned FR-19, however.

**Table 5
Existing Open Space and Park Land Uses and Zoning Districts**

Current Land Use Designation	Compatible Zoning Districts
Recreation	PR – Private Recreation
Community Facility	PF – Public Facility AP- Airport
Forest and Range	FR-40 FR-19

It may be appropriate to create a new zoning district for Open Space and Parks (OSP) to protect existing areas and to facilitate development of new open space and park areas.

CARSON RIVER AND WALKER RIVER OPEN SPACE AND RECREATION CORRIDORS

There are several opportunities to expand and develop open space and recreation activities along the Carson and Walker Rivers. The River Fork Ranch, which is owned and managed by The Nature Conservancy, provides an example of a project that provides access to the Carson River, protects the floodplain, and restores the health of the Carson River. The Bently-Kirman Trail, which is located north of Heybourne Road, is yet another example of a project that provides access to the Carson River while protecting the floodplain from development.

During 2017, the Nevada Legislature approved funding for the creation of the new Walker River State Recreation Area along 29 miles of the East Walker River in Lyon and Mineral Counties. This new recreation area was facilitated by the Walker Basin Conservancy and will eventually provide public access to the river corridor as well as camping facilities. There may be an opportunity to look at a similar recreation corridor along the West Walker River in Douglas County. In 2013 and 2014, the Nature Conservancy acquired conservation easements for the Fairfield Ranch (3,843 acres) and Wade Fernley (605 acres) properties along the West Walker River in Douglas County.

Under NRS Chapter 376A, counties are permitted to go to the voters to request a one-quarter of one percent sales tax to fund open space programs, provided an open space plan has been adopted by the governing body prior to the vote. According to NRS, open space includes preservation of land to conserve and enhance natural or scenic resources as well as the development of recreational sites.

Douglas County prepared the necessary Open Space Plan prior to a 2001 vote on the proposed open space sales tax. The 2001 vote was not successful, however. In 2007, the County prepared an updated [Open Space and Agricultural Lands Preservation Implementation Plan](#) for the purpose of returning to the voters for approval of an open space sales tax.

It should be noted that the NRS statute allowing the voter-approved quarter cent sales tax for open space acquisition appears to remove counties less than 100,000 population after September 29, 2029. Beginning on October 1, 2029, only counties with more than 100,000, but less than 700,000 population, are permitted to propose a quarter-cent sales tax for open space acquisition. Douglas County's current population (July 2016 Census Estimate) is 48,020. According to the Nevada State Demographer, the County is expected to reach a population of 51,103 by 2029.

It would be appropriate for the County to pursue the development of a River Corridor Open Space Plan for the different branches of the Carson and Walker Rivers.

DOUGLAS COUNTY TRAILS PLAN (2003)

The County continues to work with the Carson Valley Trails Association, the Tahoe Rim Trail Association, and the U.S. Forest Service to expand trails and improve trailheads throughout Douglas County.

The Douglas County Trails Plan was adopted in June 2003. Although there has been some success in expanding the trail network in Douglas County by approximately 50 miles since 2011, the absence of an updated Trails Plan makes it more and more difficult for the County to obtain land for trails during future development and does not allow the County to carry out an updated analysis of trail priorities and funding needs.

PARKS AND RECREATION GOALS, POLICIES, AND ACTIONS

The Parks and Recreation Goals, Policies, and Actions set forth the broad vision for parks and recreation as well as related policies and specific actions to address open space issues in Douglas County.

PARKS & RECREATION GOAL 1

TO IMPLEMENT THE PARKS AND RECREATION PLAN.

- | | |
|-------------------------------|---|
| Parks & Recreation Policy 1.1 | To protect the natural, cultural, and scenic qualities of Douglas County, including open spaces, public lands, agricultural lands, wetlands, and waterways that are critical to the quality of life in our community. The Department will continue to plan for the needs and preserve the rights of current and future residents, and especially their access to public parks and recreation opportunities, while ensuring high standards of safety and public welfare. |
| Parks & Recreation Policy 1.2 | To continue to make available to county residents and visitors alike a variety of active and passive park facilities and recreation programs that satisfy their needs and enhance their basic quality of life. |
| Parks & Recreation Policy 1.3 | To provide recreation opportunities that enhance the physical and mental well-being of the community, which are deemed of critical importance. |
| Parks & Recreation Policy 1.4 | To create an edifying and positive public image for the community through the appearance of the parks and publicly owned, landscaped areas maintained by the Department. |
| Parks & Recreation Policy 1.5 | To foster an atmosphere in which members of the community can voice ideas and concerns, and know that they are being listened to, which is deemed highly important. |
| Parks & Recreation Policy 1.6 | To accord priority to operating and maintaining indoor facilities that appeal to the recreational and social needs of citizens of all ages. |
| Parks & Recreation Policy 1.7 | To continue to support the development of single-track trails, multi-use trails, bike lanes and trailheads that provide access connection between neighborhoods, recreation facilities, points of interest, and places of employment. |
| Parks & Recreation Policy 1.8 | To continue development of adventure-related facilities, such as skateboard parks and BMX tracks, in appropriate areas of County- owned/managed properties. |

Parks & Recreation Policy 1.9	To include special use areas for dog owners and their pets, whether on or off leash, in future park developments, as deemed appropriate.
Parks & Recreation Policy 1.10	To afford recreational access to the Carson River on public lands or on private lands, which continues to be a priority for the Department and the County.
Parks & Recreation Policy 1.11	To continue to acquire/develop facilities through joint ventures and agreements with other public and/or private entities including, but not limited to: Douglas County School District, Nevada Division of State Parks, Tahoe Regional Planning Agency, Nevada Department of Transportation, and private enterprises.
Parks & Recreation Policy 1.12	To provide cost-effective stewardship for the County's park resources through careful management and conscientious maintenance.
Parks & Recreation Policy 1.13	Whenever possible, to construct or otherwise acquire facilities that can generate revenue, as well as meeting the needs of the community and promoting tourism.
Parks & Recreation Policy 1.14	To promote tourism and the use of self-sustaining parks and recreation opportunities by those visiting Douglas County.
Parks & Recreation Policy 1.15	To constantly seek out new sources of traditional, private, and alternative funding for facility construction and maintenance.
Parks & Recreation Policy 1.16	To develop and maintain clear and simple mechanisms by which the public can make donations for park and recreation improvements for park and programs.
Parks & Recreation Policy 1.17	To continually recruit and develop volunteer resources, which are deemed critical to the success of our recreational endeavors.
Parks & Recreation Policy 1.18	To continue to support the joint use agreement with the Douglas County School District which supports joint free use of County and school facilities.
Parks & Recreation Policy 1.19	To develop and maintain facilities which support the cultural and performing arts interests of our residents and visitors.

PARKS AND RECREATION GOAL 2

TO CREATE A SYSTEM OF OPEN SPACE AREAS AND LINKAGES THROUGHOUT THE COUNTY THAT PROTECTS THE NATURAL AND VISUAL CHARACTER OF THE COUNTY, PROVIDES CONTIGUOUS WILDLIFE CORRIDORS, AND PROVIDES FOR APPROPRIATE ACTIVE AND PASSIVE RECREATIONAL USES.

Parks & Recreation Policy 2.1

The County should establish an open space acquisition program that identifies acquisition area priorities based on capital costs, operation and maintenance costs, accessibility, open space needs, resource preservation, ability to complete or enhance the existing open space linkage system and unique environmental features. Techniques for acquisition may include fee simple acquisition, acquisition of development rights, transfer of development rights, clustering, or other measures.

PARKS AND RECREATION GOAL 3

TO PRESERVE USFS, BLM, AND OTHER PUBLIC LANDS FOR THEIR HABITAT, RECREATIONAL, AND SCENIC VALUES.

Parks & Recreation Policy 3.1

The County shall work with other governmental entities to ensure that areas acquired as part of the Open Space System are developed, operated, and maintained to provide the county with a permanent, publicly accessible open space system.

Parks & Recreation Policy 3.2

Douglas County shall encourage and support land exchanges between private land owners, the U.S. Forest Service, and the BLM when such exchanges are consistent with the Master Plan, particularly the Land Use Element.

CHAPTER 10 PUBLIC FACILITIES AND SERVICES ELEMENT

SECOND DRAFT
NOVEMBER 2017



PUBLIC FACILITIES AND SERVICES ELEMENT

PURPOSE

The purpose of the Public Facilities and Services Element is to review the status of different public facilities and services within Douglas County and to identify issues and opportunities related to public facilities and services. The Public Facilities and Services Element concludes with Goals, Policies, and Actions to address public facilities and service needs in Douglas County during the next five to ten years.

PUBLIC FACILITIES AND SERVICES IN DOUGLAS COUNTY

Public facilities and services include public water and wastewater services, solid waste management, as well as library and school facilities and services. Consistent with NRS 278.165, the Public Facilities Element also includes an Above-Ground Utility Plan.

The only public facilities and services which are provided for the entire county are the Douglas County School District and the Douglas County Library District. Water, wastewater, and solid waste management services are only provided in certain areas. Douglas County provides water and wastewater services for a portion of the Carson Valley and Tahoe Basin Regions. The Town of Minden provides water and solid waste management services for residents and property owners while the Town of Gardnerville provides solid waste management services. The General Improvement Districts (GIDs) are providing many of these same services to other areas of the County.

GENERAL IMPROVEMENT DISTRICTS

General Improvement Districts (GIDs) are authorized under NRS Chapter 318 and are allowed to provide many different services, including streets and sidewalks and storm drainage. Under Chapter 318, the governing body may collect tax revenues for each GID and issue debt for various infrastructure projects. GIDs can't be initiated by a governing body if they are proposed within 7 miles of the boundary of an incorporated city or unincorporated town.

There are currently 17 GIDs in Douglas County that were established under NRS 318. Beginning in the 1960s, several general improvement districts were approved by the Douglas County Board of Commissioners to provide a mix of different urban services to specific communities, such as Gardnerville Ranchos (created by County ordinance on April 9, 1965). Douglas County has more GIDs than any county in the State of Nevada.

Some GIDs, such as Gardnerville Ranchos, Indian Hills, and Kingsbury, provide many public facility and services functions, similar to unincorporated towns. Other GIDs provide limited services.

Table 1 provides information on each GID in Douglas County, including the number of parcels, total acreage, and total dwelling units. The Kingsbury GID is the largest GID in terms of area with 4,980.33 acres. The Gardnerville Ranchos GID is the largest GID in terms of housing units (and population) with 4,277 dwelling units.

**Table 1
Douglas County General Improvement Districts, by Region***

General Improvement District	# Parcels	Total Acreage	Number of Dwelling Units (2016)
Carson Valley Region			
Gardnerville Ranchos GID	4,174	2,410.56	4,277
Indian Hills GID	1,862	1,389.67	1,831
Sierra Estates GID	67	65.06	70
<i>Subtotal</i>	6,103	3,865.29	6,178
Tahoe Basin Region			
Cave Rock GID	132	65.02	90
Elk Point GID	97	22.24	101
Kingsbury GID	2,840	4,980.33	2,358
Lakeridge	101	31.01	78
Logan Creek GID	72	67.10	22
Marla Bay GID	122	29.28	126
Oliver Park GID	92	39.14	453
Round Hill GID	634	667.96	577
Skyland GID	237	73.65	232
Tahoe-Douglas GID	N/A	N/A	705
Zephyr Cove GID	79	21.99	77
Zephyr Heights GID	291	83.88	240
Zephyr Knolls GID	94	22.94	63
<i>Subtotal</i>	4,791	6,104.54	4,417
Topaz Region			
Topaz Ranch Estates GID	909	2,852.08	779
<i>Subtotal</i>	909	2,852.08	779
Grand Total	11,803	12,821.91	11,374
Total County Private	28,395	450,678.38	24,663
Percentage GID	41.6%	2.8%	46.1%

Source: Douglas County GIS Parcel data, Douglas County Assessor 2016 Housing Counts

**Table 1 does not include Douglas County Paramedic/Ambulance; Minden-Gardnerville Sanitation District, Tahoe Douglas Fire Protection District, and Mosquito Abatement District*

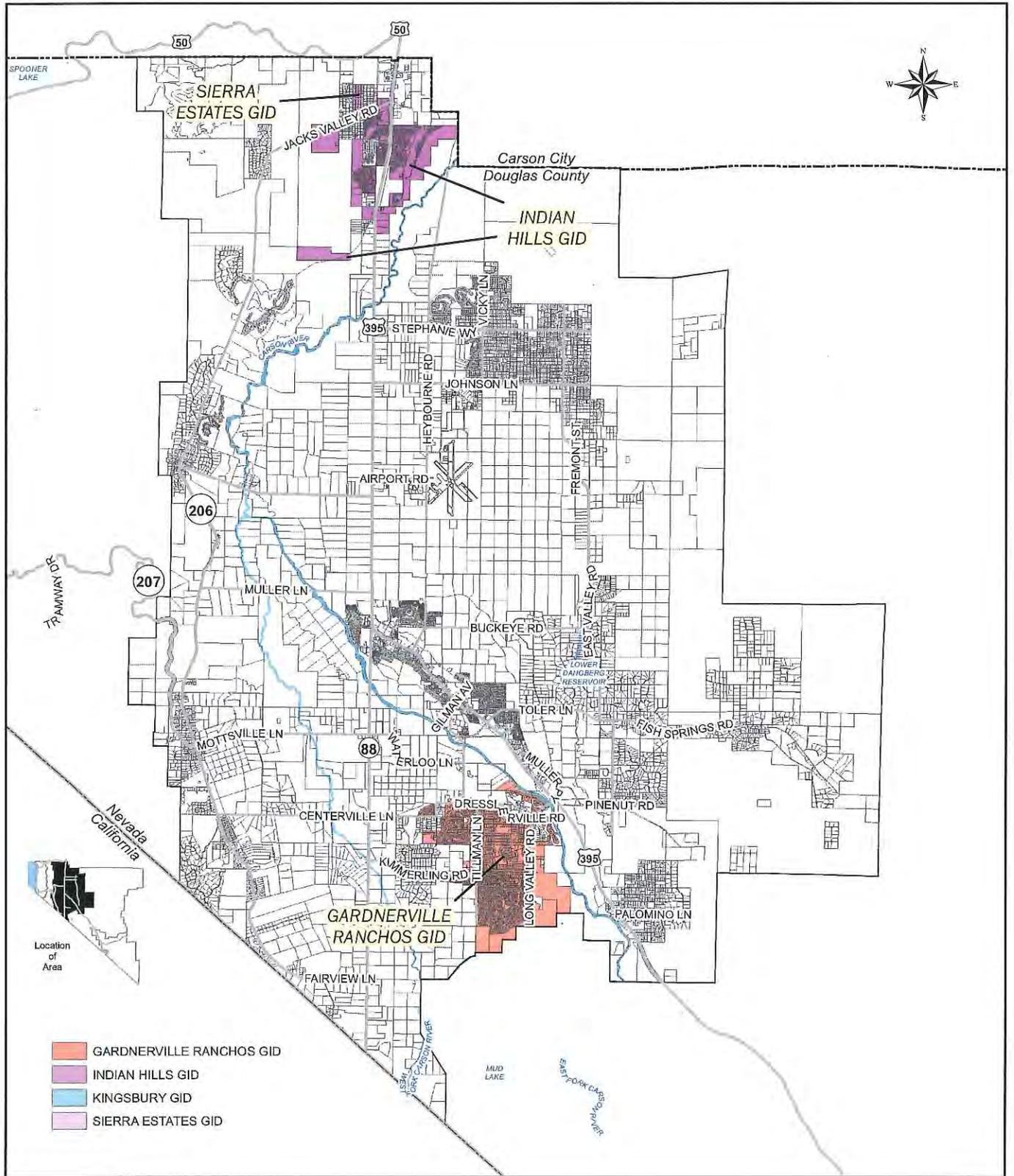
Maps 1-3 display the location of GIDs in the Carson Valley Region, the Topaz Region, and in the Tahoe Basin Region.

As shown in Map 1, there are three GIDs in the Carson Valley: Gardnerville Ranchos, Indian Hills, and Sierra Estates.

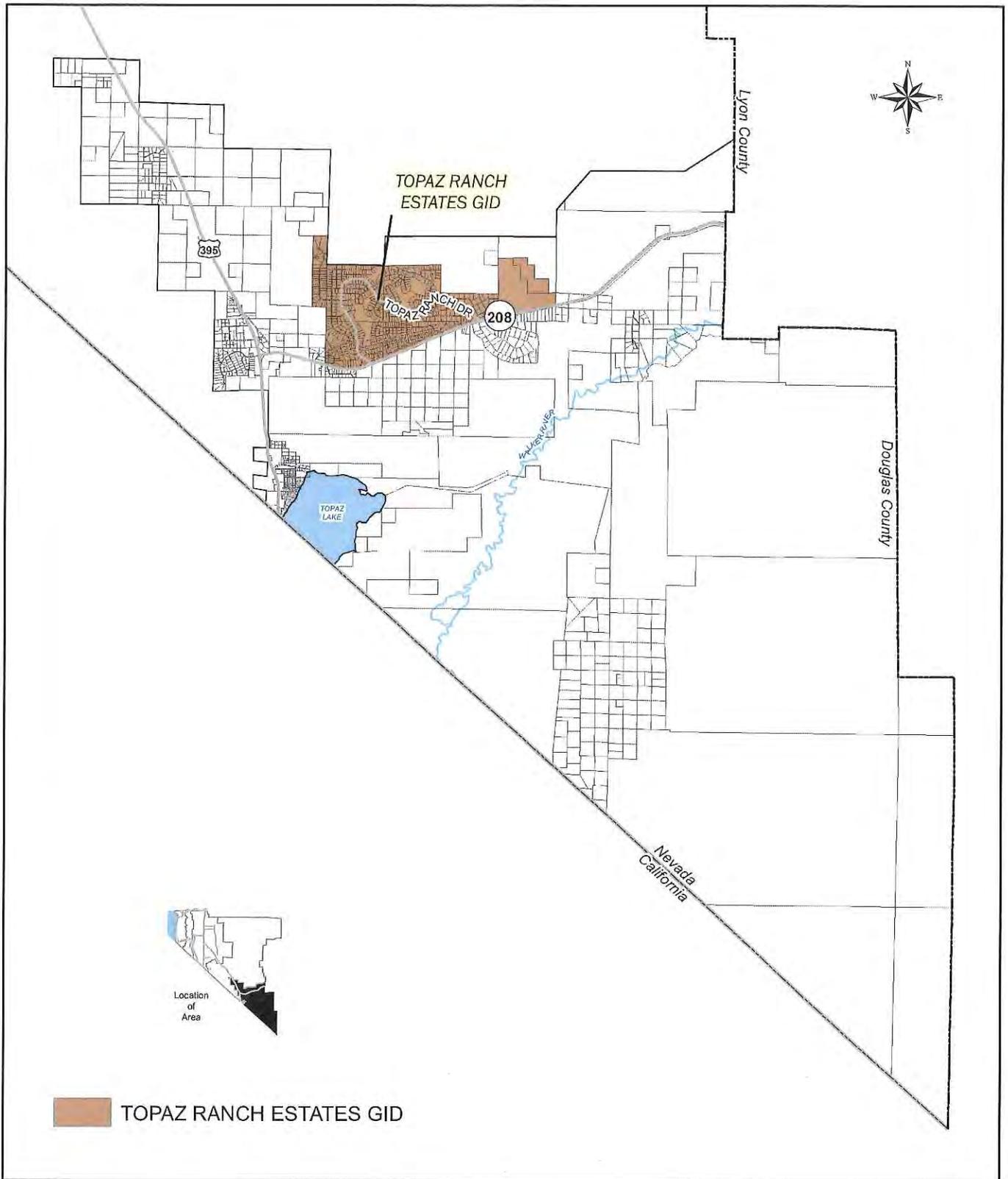
In the Topaz Region, there is one GID to cover the Topaz Ranch Estates development. Map 2 displays the boundaries for the TRE GID.

In the Tahoe Basin, there are thirteen GIDs, including Kingsbury, Round Hill, and Zephyr Heights. Map 3 displays the boundaries of these GIDs.

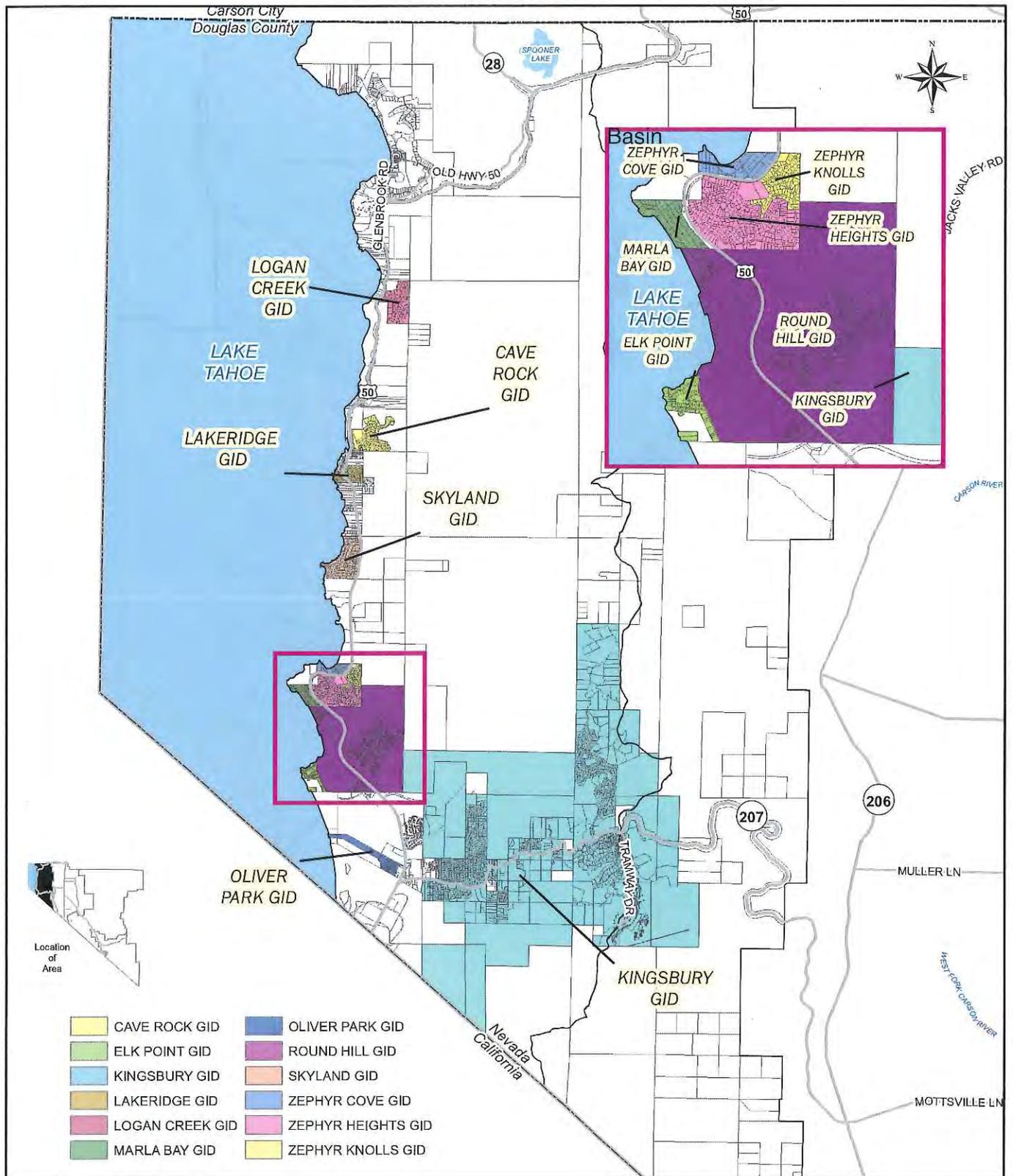
Map 1 GIDs in Carson Valley Region



Map 2
GIDS in Topaz Region



Map 3
GIDs in the Tahoe Basin



WATER SERVICES

There are 39 public water systems in Douglas County, including 26 water systems in the Carson Valley and Topaz Regions, and 13 water systems in the Tahoe Basin Region. Public water systems have at least 15 connections or serve an average of 25 people for at least 60 days per year. Water systems are classified as either community systems, non-transient non-community, or transient non-community.

Under Chapter 20.100 of the Douglas County Development Code, new development is exempt from connecting to a public water supply if the area is not identified in the Master Plan as anticipating connection to or construction of a water system. In areas where public water supply is currently within 2,000 feet, developments must be approved with conditions requiring installation of a water distribution system connecting to the public water supply.

Table 2 contains information on major water systems in the Carson Valley. The largest water provider is the Gardnerville Ranchos GID, which serves a population of 9,500. The Indian Hills GID provides water to 5,900 people and the Gardnerville Water Company serves 4,500 people. Douglas County's Carson Valley Water Utility serves a population of 5,239 with 3,429 service connections. The Carson Valley Water Utility serves residential, commercial, and industrial development in the Airport, Johnson Lane, and Genoa areas as well as the Clear Creek development south of US Highway 50. The Carson Valley Water Utility also serves development along Foothill Road and the Douglas County Fairgrounds east of US Highway 395. The Gardnerville Water Company serves the Town of Gardnerville as well as adjacent areas. The Water Company is also providing water service to the Washoe Tribe Travel Plaza/Casino south of Pinenut Road. The Town of Minden serves a population of 3,500 and provides water to Douglas County as a result of the inter-tie project.

**Table 2
Major Water Systems in Carson Valley**

	Carson Valley Water Utility (Douglas County)	Gardnerville Water Co.	Gardnerville Ranchos GID	Town of Minden	Indian Hills GID	Sierra Estates GID
Active Wells	15	7	7	9	3	2
Storage Tanks	16	2	2	1	5	1
Service Connections	2,600	2,100	3,800	1,600	1,810	67
Population Served*	5,400	4500	9500	3,500	5,900	160

Source: NDEP, Drinking Water Branch, Water Systems

*For Douglas County, population served is based on the number of residential connections multiplied by the average household size of 2.38 residents.

Table 3 provides comparative information about the water systems in the Topaz Region. The Topaz Ranch Estates water system contains two wells and four storage tanks. There are 748 service connections and the system serves a population of 2,100. The Topaz Lake Water Company has three active wells and has 14 service connections and serves a population of 40.

Table 3
Major Water Systems in Topaz Region

	Topaz Ranch Estates	Topaz Lake Water Co.
Active Wells	2	3
Storage Tanks	4	N/A
Service Connections	748	14
Population Served	2,100	40

Source: NDEP, Drinking Water Branch, Water Systems

In the Tahoe Basin, Douglas County operates the Cave Rock, Skyland, Uppaway, and Zephyr Water Systems. The other major water system providers include Edgewood Water Company, Elks Point, Kingsbury GID, Logan Creek, and Round Hill. Most water systems in the Tahoe Basin rely on Lake Tahoe intake systems instead of groundwater. The largest water system is operated by the Kingsbury GID, with 2,450 service connections and a population of 3,839. Table 4 provides comparative information for each major public water system in the Tahoe Basin.

Table 4
Major Water Systems in Tahoe Basin

	Cave Rock & Skyland	Uppaway	Zephyr	Edgewood Water Co	Elks Point	Kingsbury GID	Logan Creek	Round Hill
# Wells or Intake	Intake	2	Intake	Intake	2	Intake	1	Intake
Tanks	5	3	1	2	3	8	1	5
Service Connections	533	33	514	21	88	2450	22	479
Population Served	1267	85	1,197	3800	325	3839	60	1200

Source: NDEP, Drinking Water Branch, Water Systems

PUBLIC WATER SYSTEM DEFICIENCIES

The major challenges for water purveyors include fixing old piping, consolidation of water systems, maintaining or replacing groundwater wells, carrying out water conservation measures, meeting fire flow requirements, and complying with Clean Water Act regulations (e.g., reducing arsenic levels). Douglas County has acquired older water systems in the Tahoe Basin and in the Carson Valley that did not meet Clean Water Act regulations and continues to spend funds on upgrading older water systems. To meet federal arsenic standards, the County constructed the 24 inch inter-tie project and purchases water from the Town of Minden.

In 2016, Douglas County hired a consultant to carry out preliminary engineering reports (PERS) to identify water system deficiencies and to provide recommendations and preliminary costs for recommended improvements to the County's water systems in the Tahoe Basin. The PERs identified the following types of deficiencies for the Cave Rock, Skyland, Uppaway, and Zephyr water systems:

- 1) Water system capacity is potentially limited by low water levels at Lake Tahoe which is a constraint during peak summer demands.
- 2) There are excessive line leaks due to old piping and insufficient fire flows and system pressures.
- 3) Most service connections are not metered (e.g., only 8 percent of service connections for the Zephyr Water Utility are metered).
- 4) Water supply redundancy is required to provide a backup source

The planning level estimate for the needed capital improvements for the County's water systems in the Tahoe Basin, based on these Preliminary Engineering Reports, is \$39.0 million.

The cost of upgrading water systems can be significant. Douglas County's Capital Improvement Program has included funding for several water facility projects during the last few years. Table 5 shows the different water projects included in the FY2016-2017 Capital Improvement Program for the County. The four water utility projects total almost \$4.0 million and include water facility upgrades for the Carson Valley Water Utility.

**Table 5
Capital Improvement Projects for Water Systems**

Project	Fiscal Year	Budget
James Canyon Water Line Upgrade*	2016-2017	\$2,269,000
Sierra County Estates Water System Improvements	2016-2017	\$1,476,000
West Valley Water Distribution Improvements	2016-2017	\$90,000
Electric Supply for Upper Montana Tank		\$60,000
Total		\$3,895,000

*The County share is \$269,000

The Indian Hills and Topaz Ranch Estates GIDs have been able to obtain loans and grants from the US Department of Agriculture (USDA) Rural Development Community Program during the last six years. USDA Rural Development has provided more than \$8.0 million in loans and grants for arsenic mitigation and new water lines, as shown in Table 6.

**Table 6
USDA RD Community Program Loans and Grants for Water**

Recipient	Project	Project Description	Fiscal Year	Date Obligated	USDA Loan Amount	USDA Grant Amount
Indian Hills GID	Arsenic Mitigation/ water line project	Arsenic Mitigation	FY10	7/23/10	\$900,000.00	\$783,302.00
Topaz Ranch Estates GID	Water lines & well	Water lines & well	FY15	6/9/15	\$3,812,000.00	\$2,699,625.00
Total					\$4,712,000.00	\$3,4822,927.00

Source: USDA RD Community Program

FUTURE WATER DEMANDS

The capacity of public water systems in Douglas County to meet water demand for residential, commercial, and industrial customers will depend on the following factors:

- 1) Future water levels for groundwater and surface water during drought periods
- 2) Water Conservation measures, including metering, and potential state restrictions on water use
- 3) Maintenance of existing infrastructure to meet high demand periods during the summer days
- 4) Protection of wellheads from contamination
- 5) Need for back-up systems, as required by Nevada Administrative Code

In terms of growth outside of the Tahoe Basin, the areas expected to experience the most population growth in the County will be in Gardnerville, Minden, and Gardnerville Ranchos. The Gardnerville Water Company has more than enough capacity to meet growth within its current service area. The Town of Minden also has more than enough water to meet future demands and has been able to protect its water rights by participating in the inter-tie project.

A 2014 Water Resource Plan prepared for the Gardnerville Ranchos GID stated that GRGID has enough water rights for the build out of existing parcels. The 2014 report estimated 265 to 593 additional new dwelling units over the next 20 years. The biggest concerns related to well production, arsenic levels, proximity to contaminating land uses, and potential need for re-drilling of wells. In relation to water conservation measures, the Gardnerville Ranchos GID is expected to have all service connections metered by the end of 2017. The 2014 Water Resource Plan noted that when un-metered services become metered, water use can decrease by as much as 31 percent.

Maps 4-6 display the service areas of public water systems in Douglas County.

As shown on Map 4, there are six public water systems in the Carson Valley:

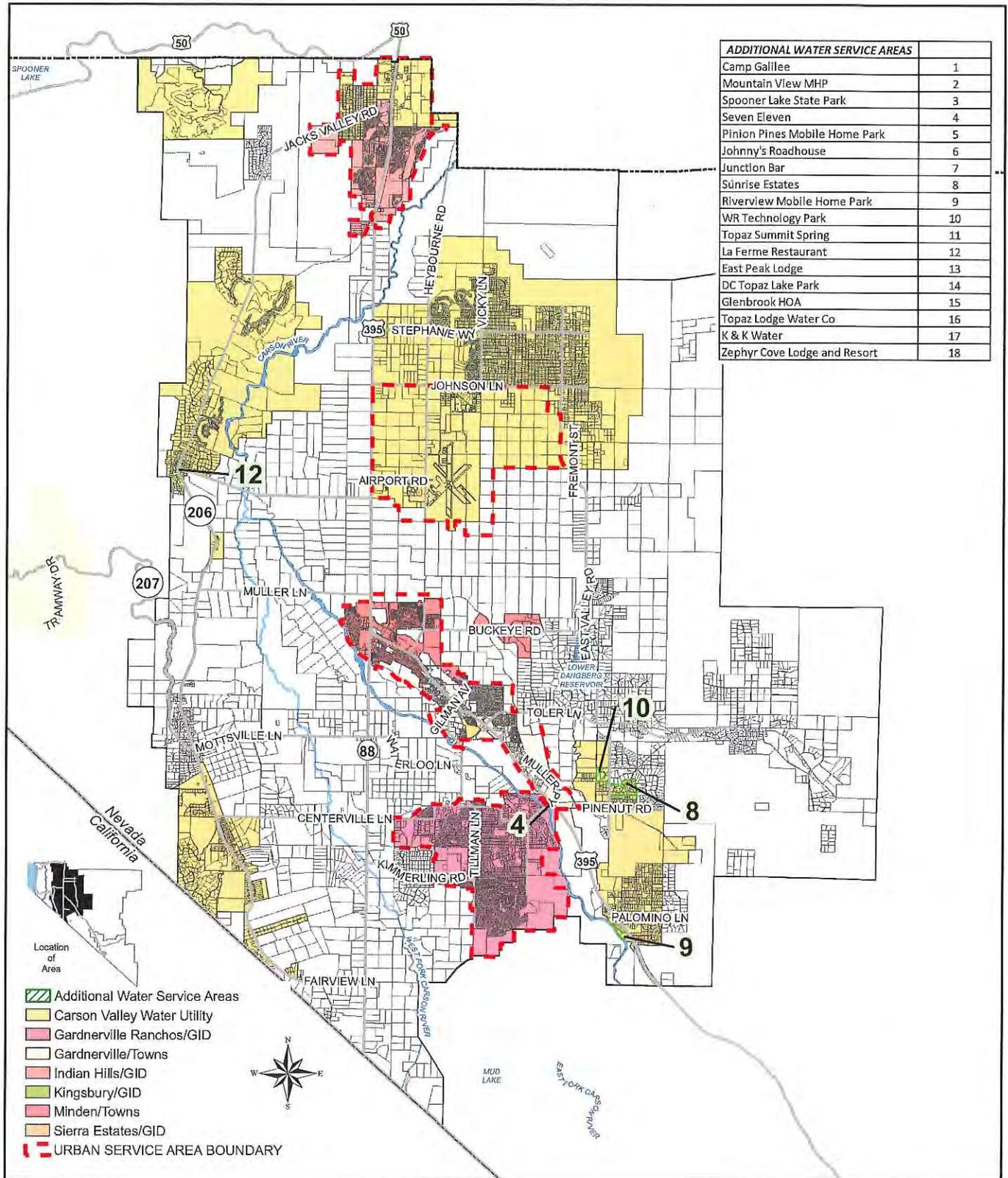
- 1) Carson Valley Water Utility (Douglas County)
- 2) Gardnerville Water Company
- 3) Gardnerville Ranchos GID
- 4) Indian Hills GID
- 5) Town of Minden
- 6) Sierra Estates GID

Map 5 displays the existing service area of the Gardnerville Water Company as well as the Expansion Area contained in the Water Company's 2007 Master Plan. Almost the entire existing service area is within the County's urban service boundary, except for a parcel adjacent to Stodick Park north of Toler Lane and the Washoe Tribe Travel Plaza south of Pinenut Rd.

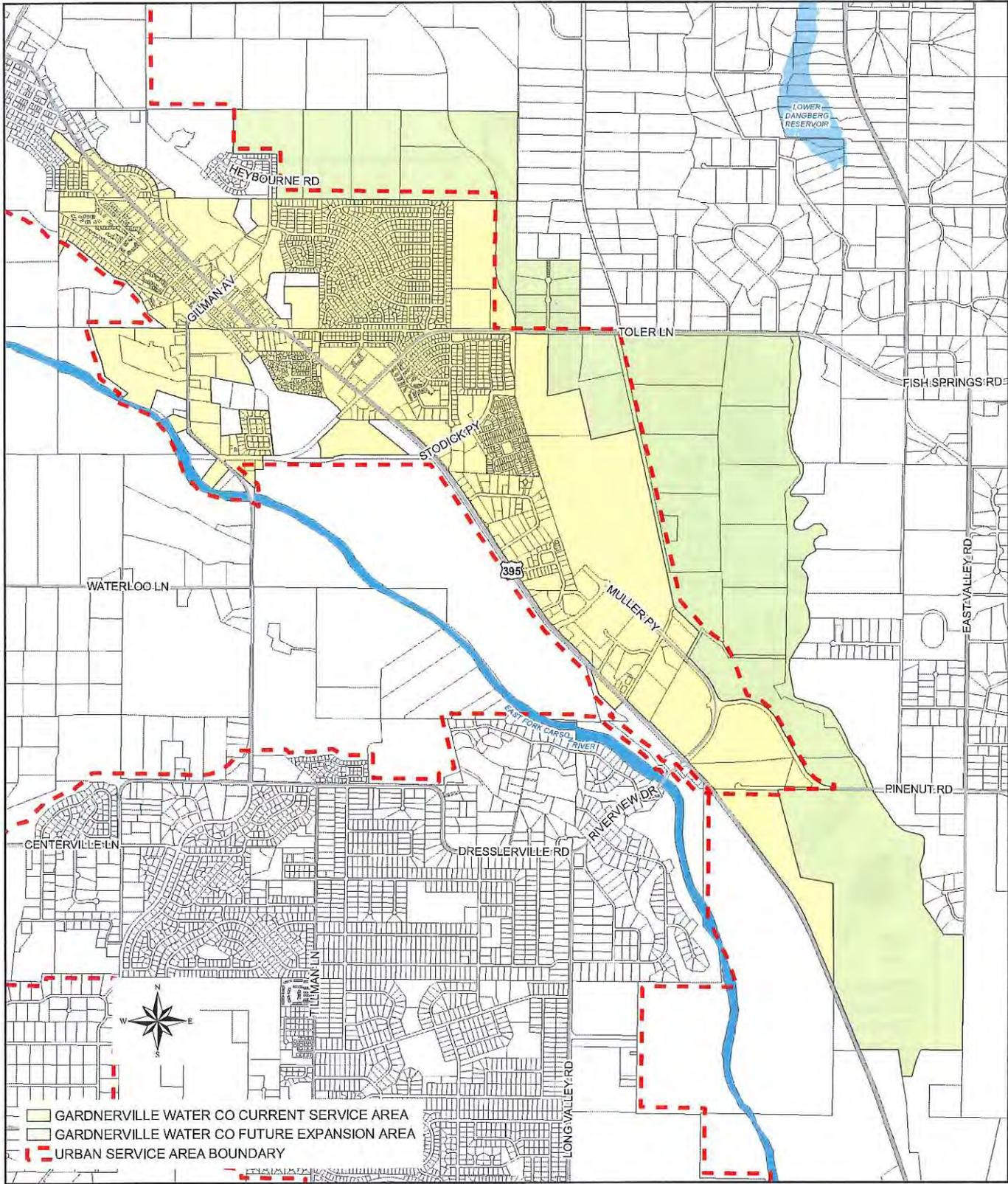
Water purveyors in the Topaz Region are depicted on Map 6. Besides Topaz Ranch Estates GID, there are smaller water systems located at Holbrook Junction and near Topaz Lake.

Map 7 depicts the service areas of the public water systems in the Tahoe Basin.

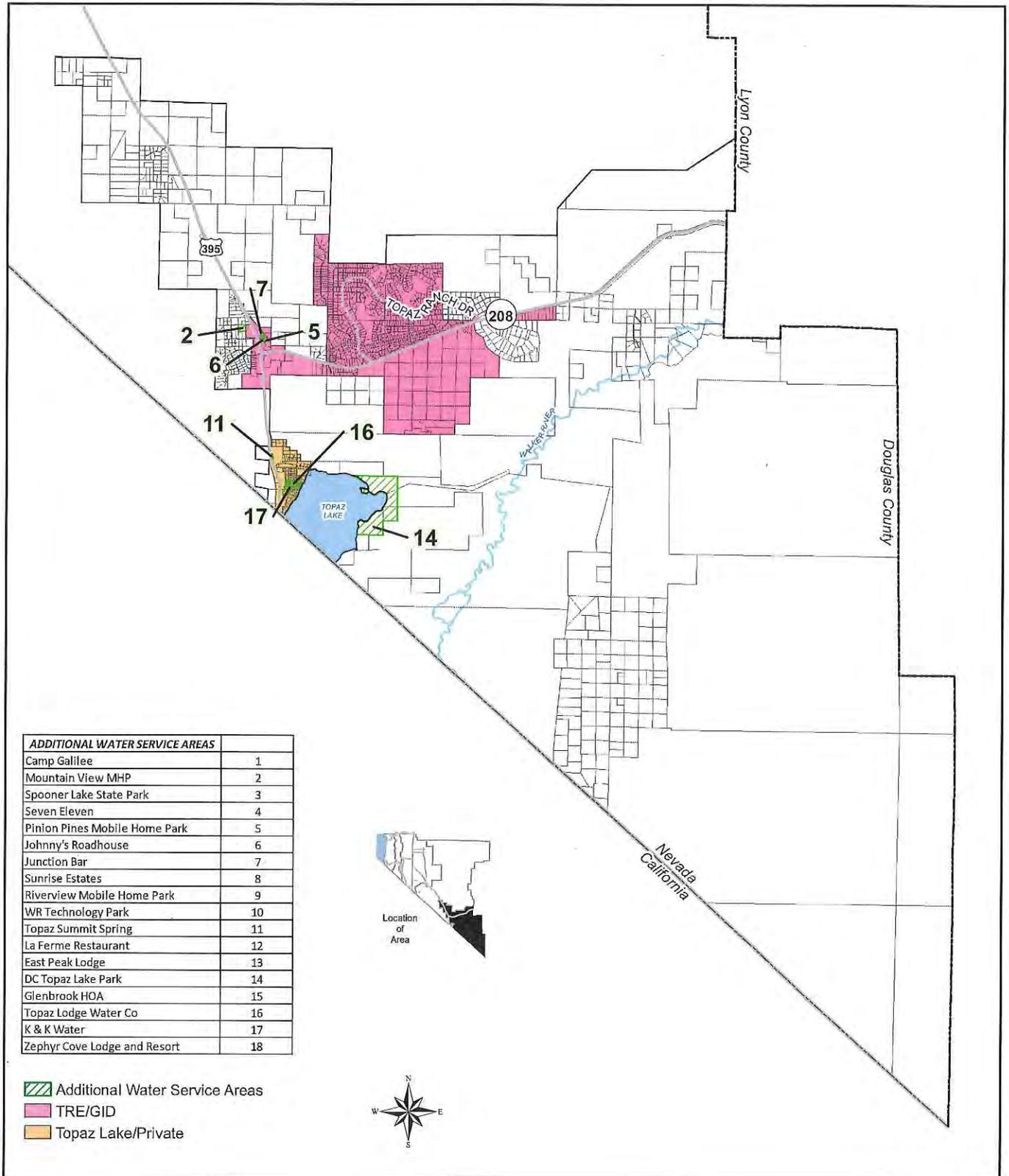
Map 4 Water Systems in the Carson Valley



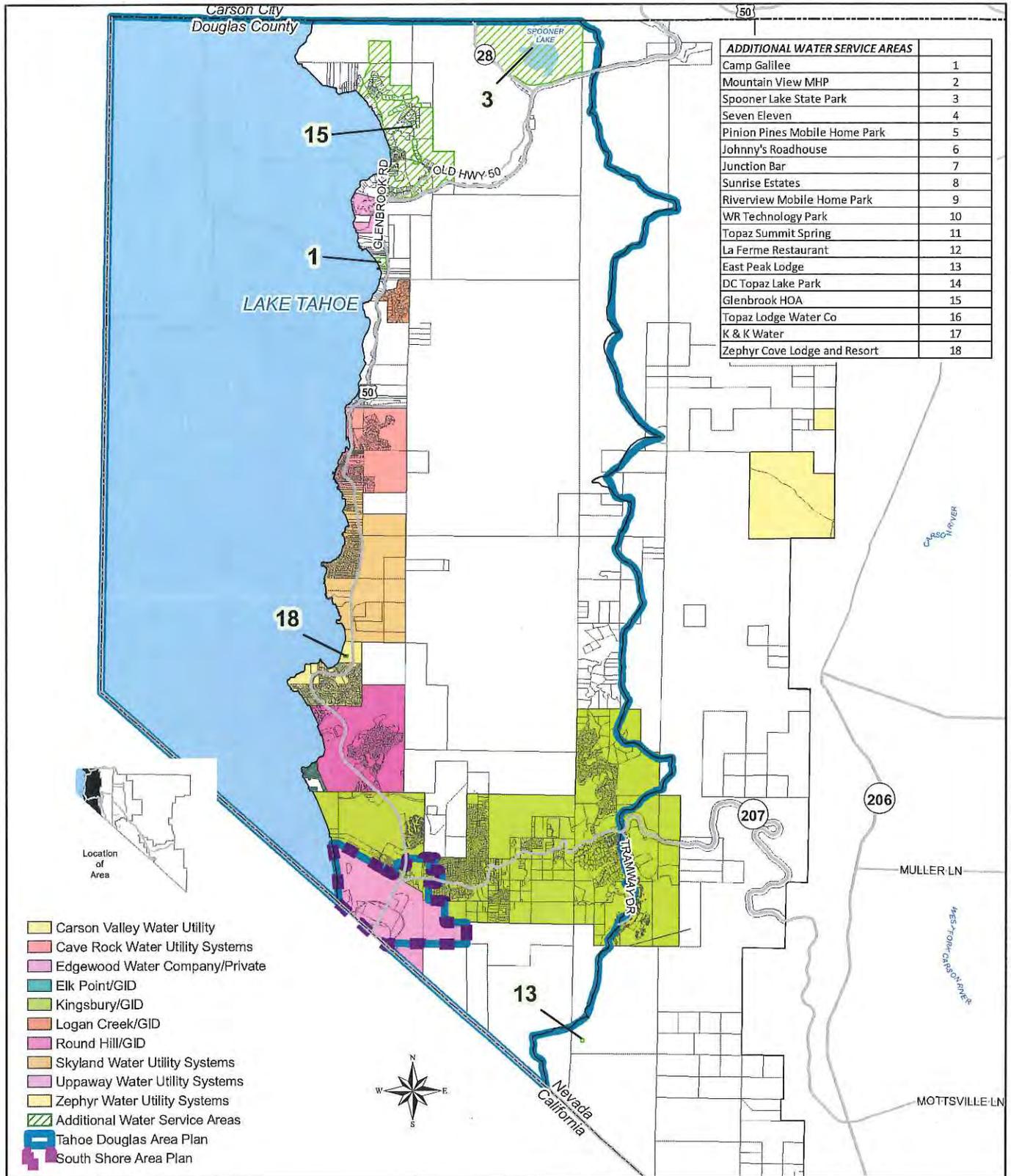
Map 5
 Gardnerville Water Company Service Area



Map 6 Water Systems in the Topaz Region



Map 7 Water Systems in the Tahoe Basin



WASTEWATER SERVICES

Wastewater services in Douglas County are provided by Douglas County, GIDs, and private package systems.

Under Douglas County Development Code Section 20.100, property owners are not required to hook up to public wastewater systems if the wastewater service area is not identified, and are permitted to use individual sewage disposal systems (ISDS). If a property is located within an anticipated public wastewater service area, but not within 2,000 feet, an ISDS may be utilized on an interim basis. The property owner must make provisions for connections to the system, however, including installation of sewer laterals, dry sewer lines within the project or mandatory connection when located within 330 feet of an existing sewer line.

PUBLIC WASTEWATER SYSTEMS

There are three public wastewater systems in the Carson Valley: 1) the Douglas County North Valley Wastewater Treatment Service Area; 2) the Minden-Gardnerville Sanitation District, and 3) Indian Hills GID.

As shown in Table 6, MGSD is currently treating approximately 1.6 million gallons per day (MGD) with a treatment capacity of 2.8 MGD. The Indian Hills GID is currently treating 300,000 MGD and has a treatment capacity of 600,000 per day. The Douglas County North Valley Wastewater Treatment Plant is nearing its design capacity, however. The Wastewater Treatment Plant is approaching 85 percent capacity and is required to upgrade its treatment capacity in order to continue to serve more customers. Table 6 provides comparative information on the public wastewater systems in the Carson Valley.

Table 6
Wastewater Service Providers in the Carson Valley

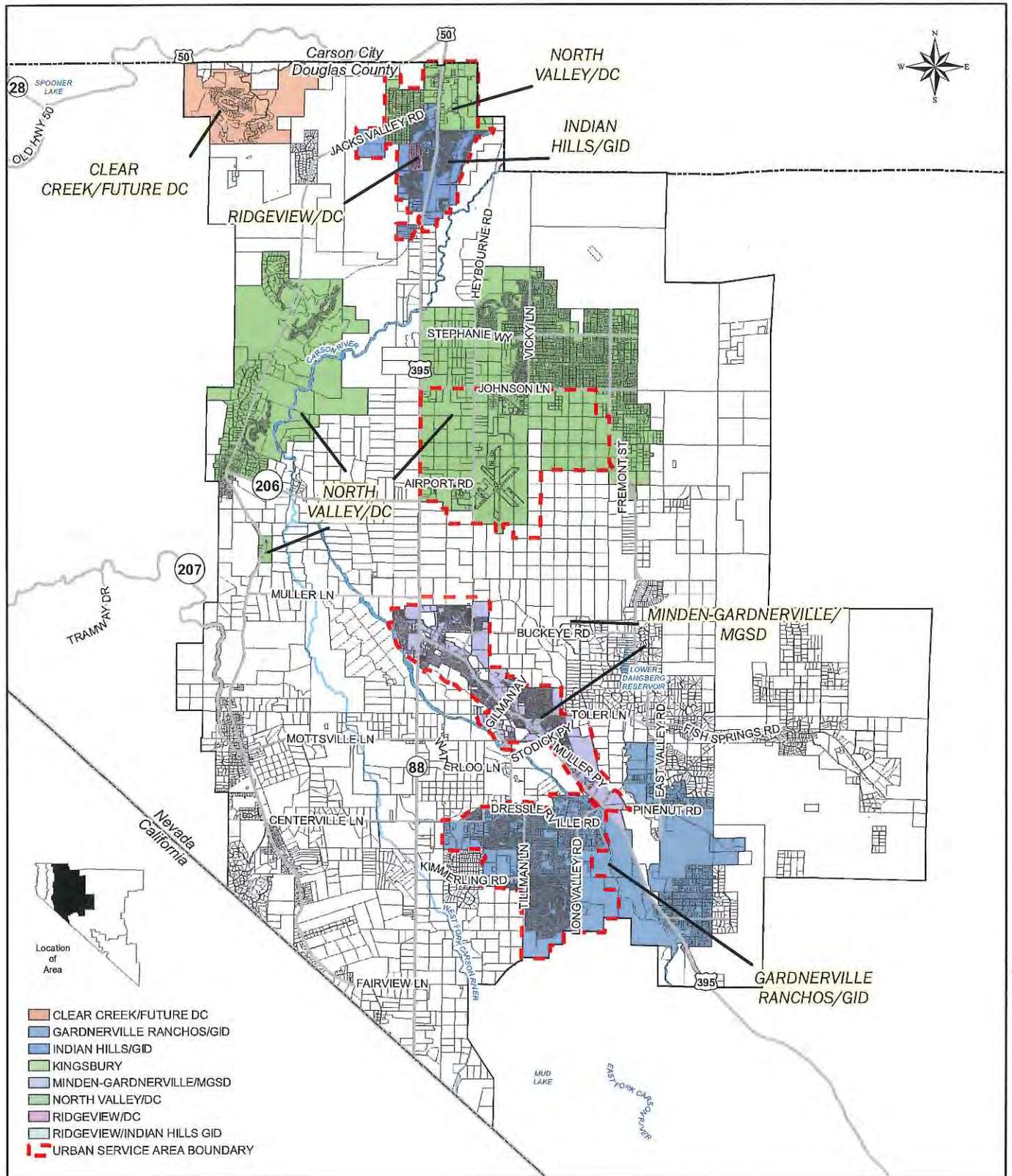
	Douglas County North Valley	MGSD	Indian Hills GID
Current Treatment (MGD)	0.29	1.5 to 1.6	0.30
Treatment Capacity (MGD)	0.34	2.8	0.60
Number of EDUs	2,599	7,513	N/A

Source: 2015 CH2M Hill Technical Memos on NVWWTP, 9/8/17 Email from Nick Charles, P.E., Douglas County Public Works, MGSD Interview, MGSD Master Plan (2012)

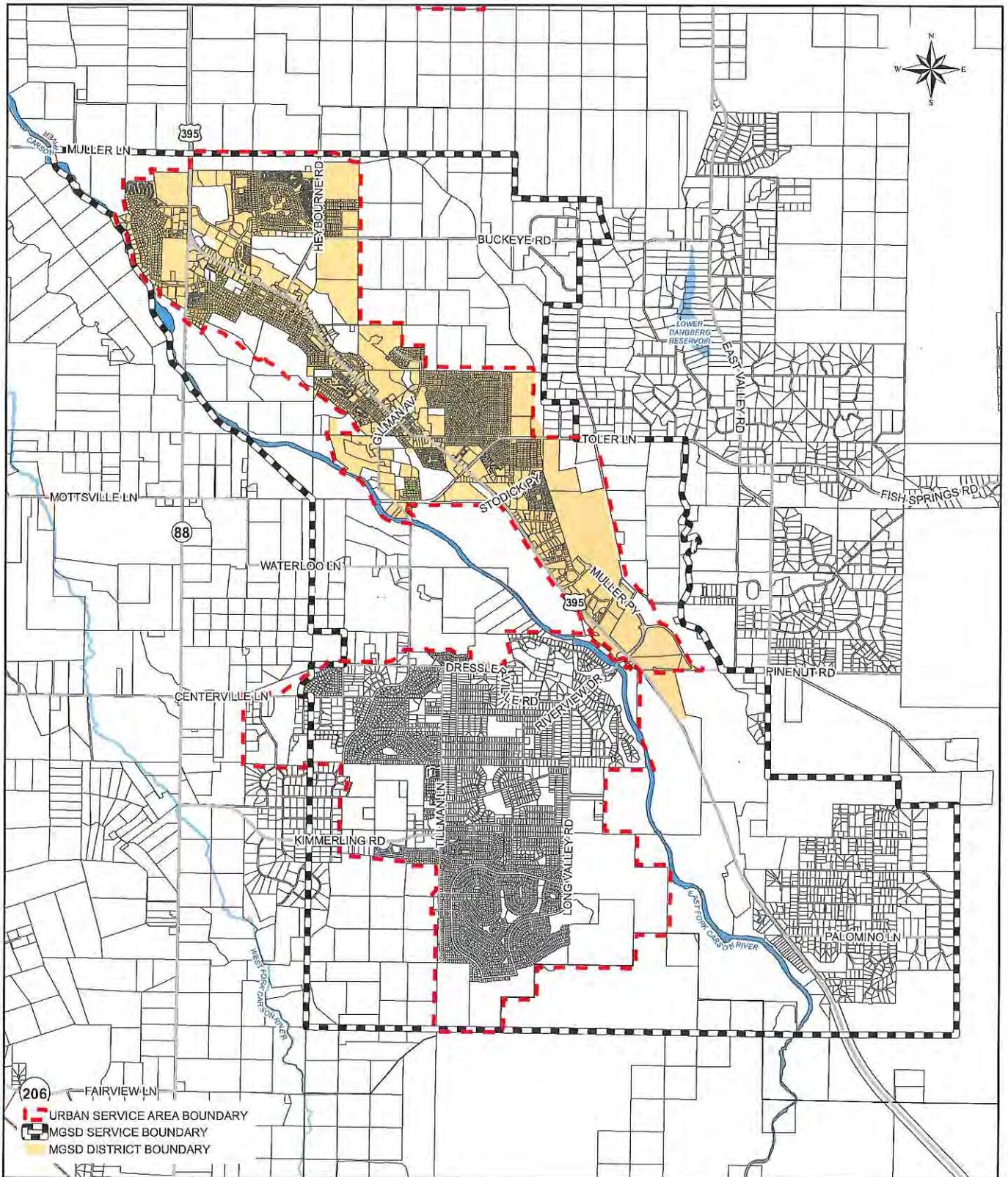
In the Tahoe Basin, there are five public wastewater systems: 1) Douglas County Lake Tahoe Sewer Authority (formerly DCSID), 2) Kingsbury GID; 3) Elk Point Sanitation District; 4) Tahoe Douglas Sewer District; and 5) Round Hill GID. The Douglas County Tahoe Sewer Authority contracts with the other Tahoe Basin GIDs to treat the effluent and transport it outside of the basin to be used as irrigation water for the Carson Valley.

Maps 8-10 display the service areas for different wastewater providers. Map 8 depicts the service areas for the North Valley Wastewater System, Indian Hills GID, and MGSD. The Gardnerville Ranchos GID collects and maintains its own wastewater lines, but is under contract with MGSD to treat the effluent. Wastewater services are provided to the Washoe Tribe. Map 9 displays the MGSD service boundary as well as the current District Boundary. The MGSD service boundary depicts the boundary of the potential service area for MGSD. It should be noted that district boundary does not reflect areas where MGSD provides contracted services. Contracted services are provided to the Gardnerville Ranchos GID as well as the Bently Industrial Park along Buckeye Road. Map 10 displays the wastewater service areas for the Tahoe Basin.

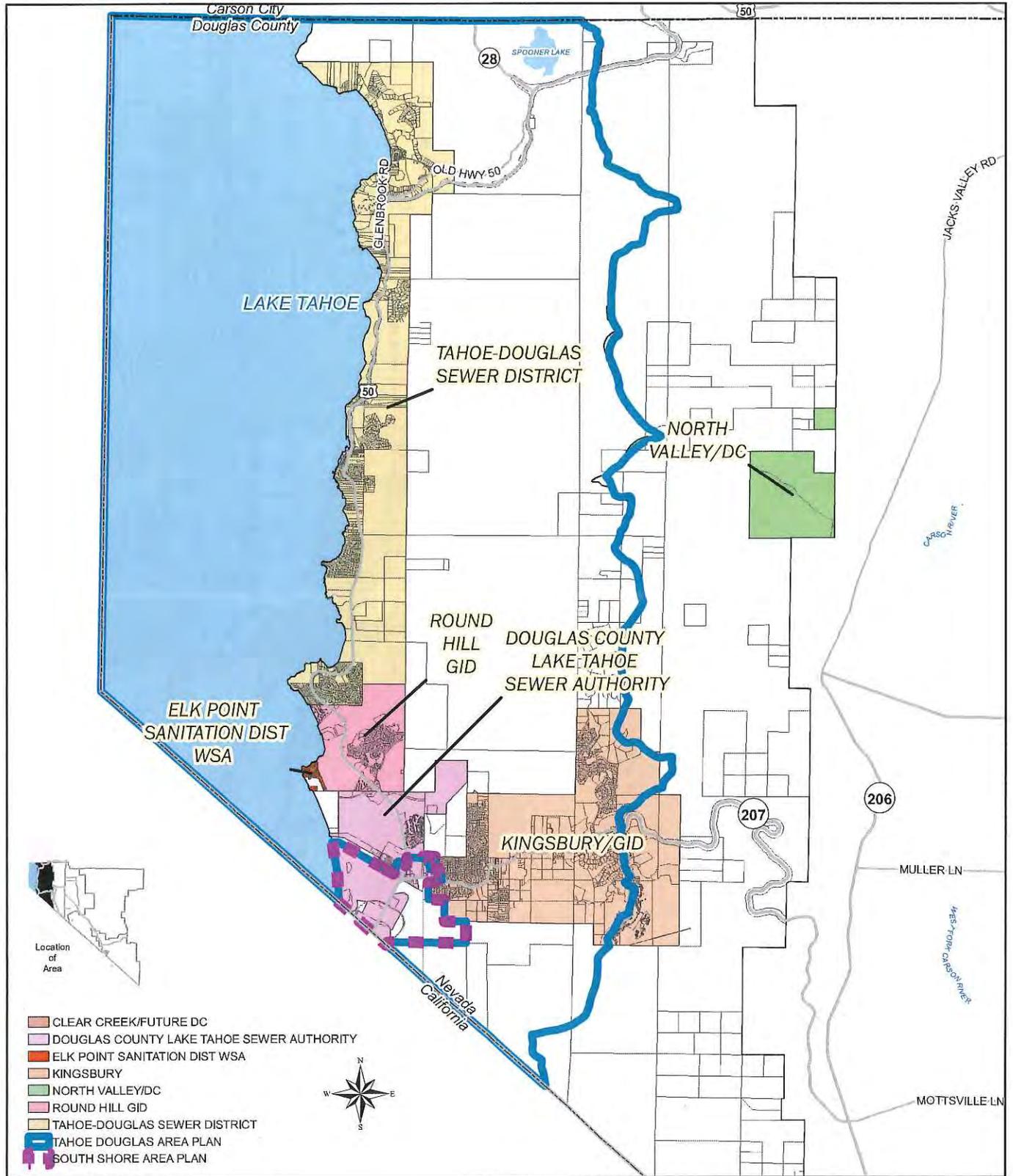
Map 8 Wastewater Service Areas in the Carson Valley Region



Map 9
Wastewater Service Area for the Minden-Gardnerville Sanitation District



Map 10
Wastewater Service Areas in Tahoe Basin Region



INDIVIDUAL DISPOSAL SYSTEMS

There are approximately 5,960 parcels in Douglas County that contain septic systems. Septic systems are concentrated in the Johnson Lane, Ruhensroth, and East Valley communities. The 2013 USGS Report ([Scientific Investigation Report 2013-5136](#)) on nitrates in groundwater and septic systems in the Carson Valley described this problem in detail. Areas with high concentration of septic systems are resulting in elevated levels of nitrate-N which are showing up on groundwater wells.

In recent technical memos on the North Valley Wastewater Treatment Plant, CH2M Hill stated there were 421 parcels located within 330 feet of sewer lines and another 1,048 parcels in the Johnson Lane community that are more than 330 feet from the nearest sewer line. It was assumed that those parcels within 330 feet would be required to hook up to sewer services, thereby reducing septic tank concentrations while also increasing flows to the County's wastewater treatment plant.

Map 11 displays the location of septic systems in the Johnson Lane Community.

PUBLIC WASTEWATER SYSTEM DEFICIENCIES

The cost to expand the County's North Valley Wastewater Treatment Plant, now estimated at \$10.2 million, will be funded with \$4.7 million in Redevelopment Agency funding, \$5.5 million in State Revolving Funds, and \$192,000 in Community Development Block Grant (CDBG) funds for construction contingency.

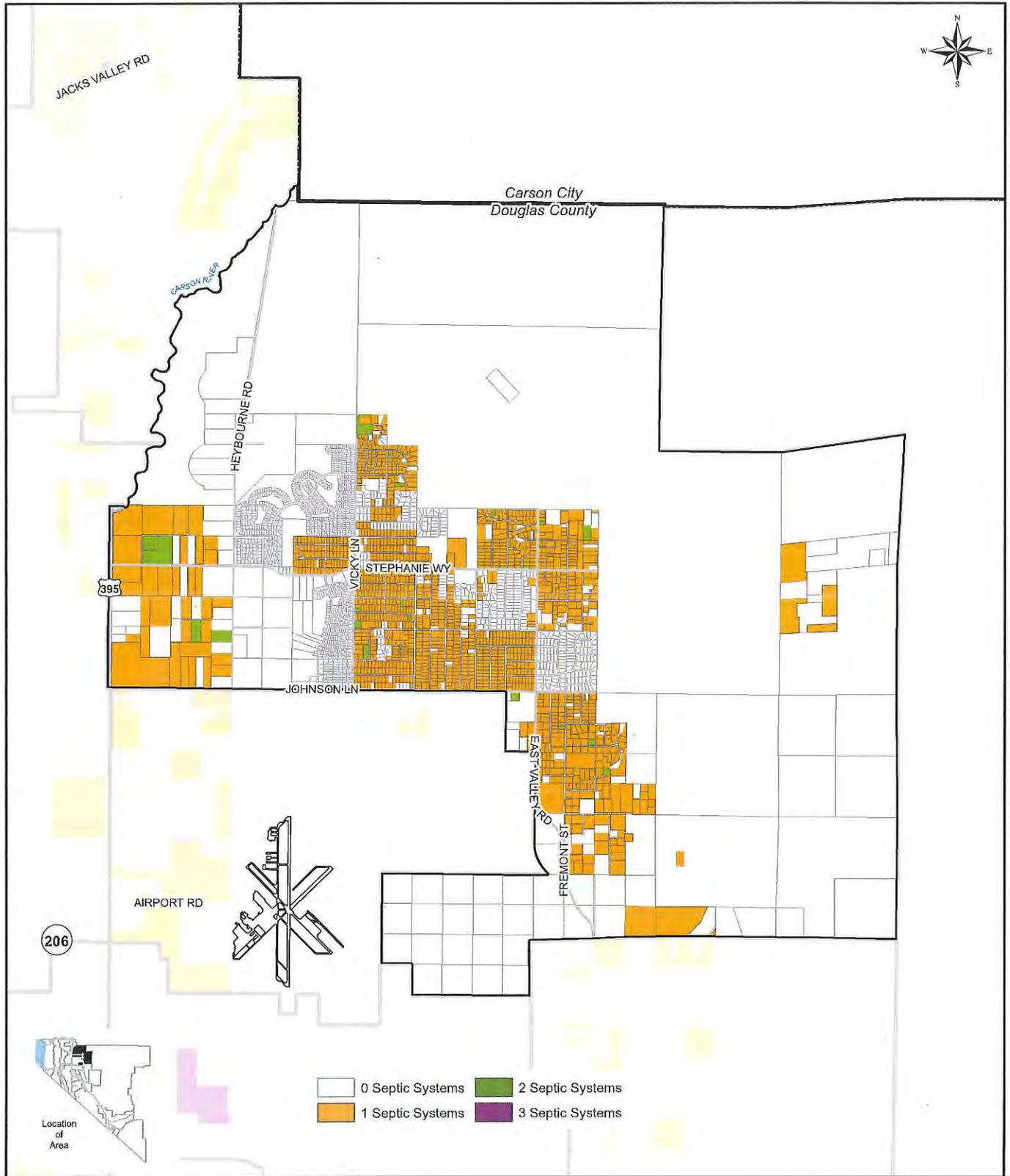
Wastewater system upgrades have been carried out for the Indian Hills GID, as shown in Table 7 below. The USDA Rural Development Program provided a loan of \$1.5 million for sludge dewatering. The Pine View Estates south of Ruhensroth has also obtained assistance from the USDA Rural Development program to evaluate the wastewater treatment problems at this subdivision.

Table 7
USDA RD Community Program Loans and Grants for Wastewater

Recipient	Project	Project Description	Fiscal Year	Date Obligated	USDA Loan Amount	USDA Grant Amount
Indian Hills GID	Sludge Dewatering	Sludge Dewatering	FY11	8/1/11	\$1,512,000.00	
Pine View Estates H.O.A.	SEARCH Grant	PER/ER for wastewater	FY15	5/19/15		\$30,000.00
Total					\$1,512,000	\$30,000.00

Source: USDA RD Community Program

Map 11
Septic Systems in the Johnson Lane Community Plan



SOLID WASTE

Douglas County is required to submit a solid waste management plan to the Nevada Department of Environmental Protection every five years pursuant to Nevada Administrative Code 444.658. The most recent [Solid Waste Management Plan](#) for the County was submitted to NDEP on March 6, 2014 and was approved by NDEP on April 9, 2014. Due to voter initiatives from 1994, the County does not mandate garbage service for residents but allows residents to request garbage pick-up services on a voluntary subscription basis. The only mandatory trash service occurs within the Towns of Gardnerville and Minden.

Douglas Disposal has the current franchise agreement with Douglas County. Solid waste is transported either to the Douglas County Transfer Station or the South Tahoe Refuse Transfer Station. Waste is consolidated at the Transfer Stations and then transported to the Lockwood Sanitary Landfill in Storey County or else the Carson City Landfill. Douglas County's only landfill closed in 1993. The design capacity of the Douglas County Transfer Station is 112.5 tons per day. According to the 2014 Solid Waste Management Plan, the current usage at the Douglas County Transfer Station is 69.3 tons per day.

RECYCLING

Only six counties in Nevada are currently required to provide some type of recycling and hazardous waste disposal program, per NRS 444A. Counties with populations greater than 100,000 (Clark and Washoe Counties) are required to provide curbside recycling. Counties with populations between 45,000 and 100,000 are required to provide recycling as well as hazardous waste centers, but are not required to provide curbside recycling. Carson City and the City of Elko do provide curbside recycling to their residents already even though both communities are below the 100,000 population threshold.

The only curbside recycling in Douglas County takes place in the Tahoe Basin with the Blue Bag single stream recycling program. There is no curbside recycling in the rest of Douglas County, however, and residents must take their recyclables to the Douglas County Transfer Station or drop boxes at limited locations.

Table 8 compares recycling rates for Nevada, Carson City, Douglas County, and Washoe County. The recycling rate is based on the ratio of municipal solid waste (MSW) that is recycled to the tons of total MSW generated (which includes recycled MSW). The State of Nevada recycling goal is 25 percent and Douglas County has consistently exceeded this rate. Douglas County's recycling rate in 2011 was 53.8% and increased to 62.3% in 2015. By comparison, the State of Nevada recycling rate was 25.3 percent in 2011 and decreased slightly to 20.8 percent in 2015.

Table 8
Recycling Rates for Nevada, Douglas County, and Adjacent Counties, 2011, 2013, 2015

County	2011 Recycling Rate	2013 Recycling Rate	2015 Recycling Rate
Carson City	23.9%	27.9%	28.5%
Douglas County	53.8%	57.3%	62.3%
Washoe County	35.6%	36.5%	31.4%
State of Nevada	25.3%	25.1%	20.8%

Source: 2015 Recycling and Waste Reduction Report, Nevada Division of Environmental Protection

According to NDEP, the County's high recycling rate is due to the composting and biofuel programs operated by private businesses, such as Full Circle Compost and Bently Ranch. Douglas Disposal commenced a six-month pilot curbside recycling program in February 2017 for 140 customers in Gardnerville Ranchos. This was a single stream pilot recycling program. The Town of Gardnerville is

also commencing a curbside pilot recycling program in 2017. The Town's pilot program will serve 180 customers. Single stream recycling, which allows residents to place all recyclable into one container, as opposed to sorting paper, glass, and cans into different containers, has been shown to increase the recycling rate.

ABOVEGROUND UTILITY PLAN

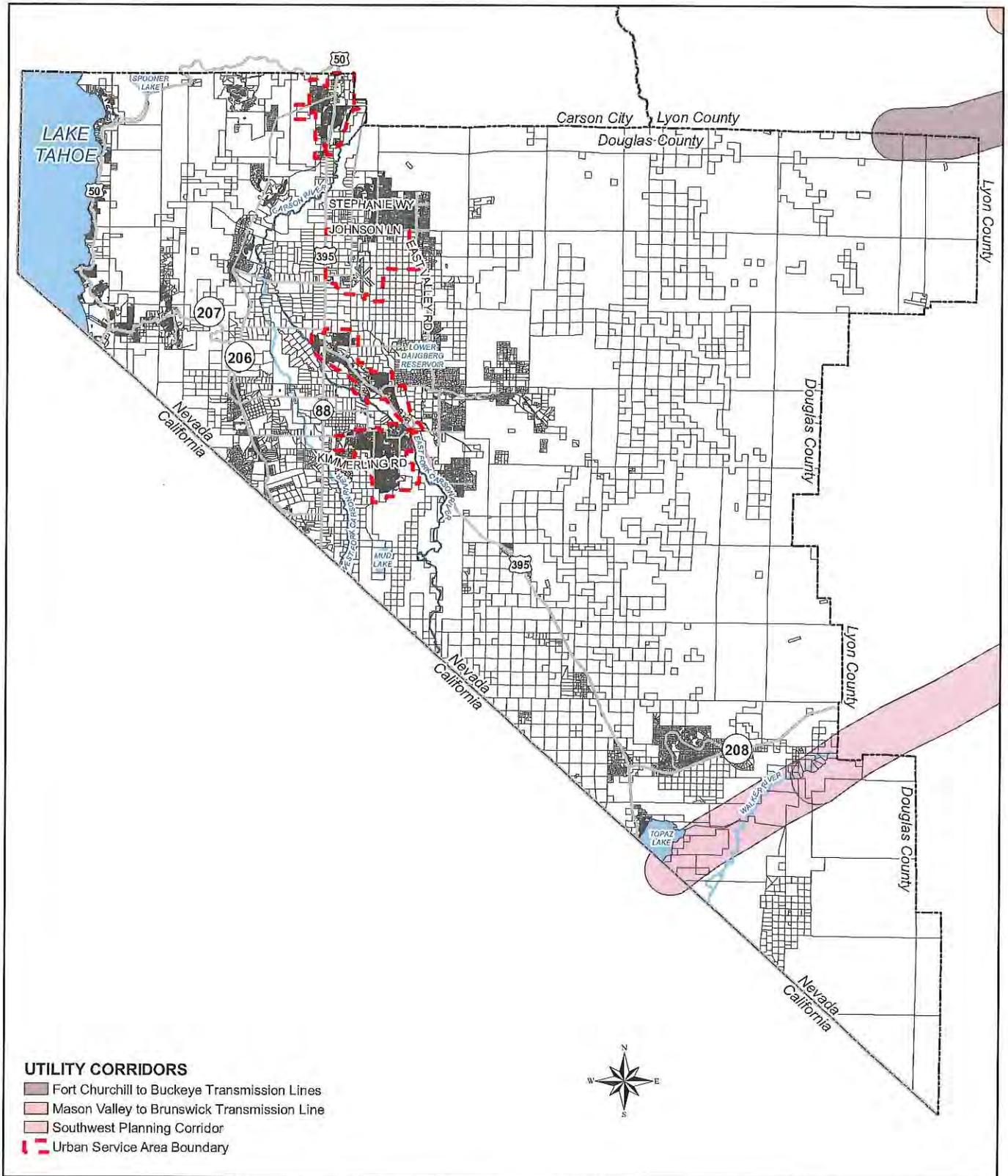
In 2013, several sections of the planning enabling sections of Nevada Revised Statutes were amended to require counties to adopt aboveground utility plans (NRS 278.165) within the Public Facilities Element. As a result, the Public Facilities Element of the Douglas County Master Plan was amended in March 2015 to incorporate such a plan.

In compliance with NRS, the County adopted, by reference, the Bureau of Land Management (BLM) Utility Corridors identified in the Carson Field Office Consolidated Resource Management Plan (2001) and subsequent amendments.

Additional corridors may be adopted through the County's Master Plan Amendment process as requested.

Map 12 depicts the location of utility corridors in the 2001 BLM Carson City District Resource Management Plan. One utility corridor is depicted in the Topaz Region near the Walker River and a second corridor is located in the northeast corner of the County.

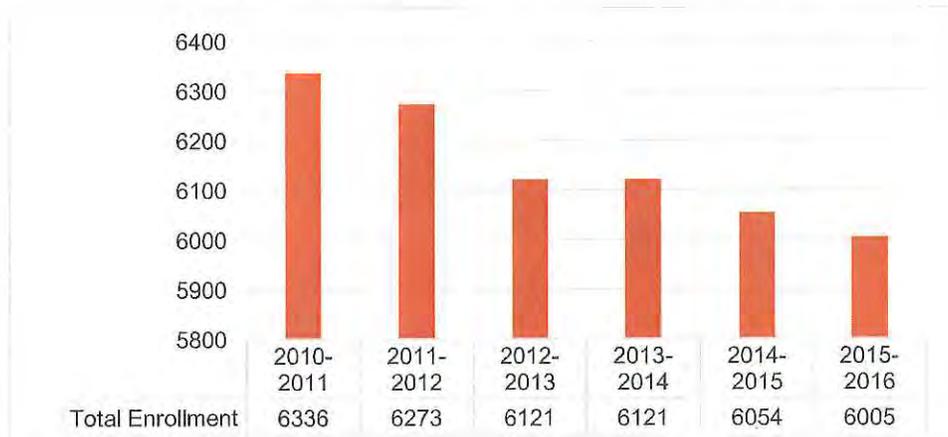
Map 12
BLM Utility Corridors



DOUGLAS COUNTY SCHOOL DISTRICT

The Douglas County School District serves just over 6,000 students. The District's total student enrollment has continued to decline for several years. Figure 1 displays the enrollment figures starting with the 2010-2011 school year. Total enrollment was 6,336 in the 2010-2011 school year but decreased to 6,005 students in the 2015-2016 school year. The total enrollment was 7,035 in the 2005-2006 school year.

Figure 1
Douglas County Student Enrollment, 2010-2015



Source: NV Department of Education

Table 9 provides information on the estimated capacity for each school along with the actual student enrollment for the 2015-2016 school year.

Table 9
School Capacity vs. Actual Enrollment

School	Estimated Capacity	2015-2016 Enrollment	Excess Capacity	Utilization %
<i>Elementary</i>				
CC Meneley Elementary	563	465	98	83%
Gardnerville Elementary	570	457	113	80%
Jacks Valley Elementary	563	386	177	69%
Minden Elementary	468	353	115	75%
Pinon Hills Elementary	689	378	311	55%
Scarselli Elementary	594	451	143	76%
Zephyr Cove Elementary	253	183		72%
<i>Middle</i>				
Carson Valley Middle	802	726	76	91%
Pa Wa Lu Middle	782	588	194	75%
<i>High School</i>				
Aspire Academy	100	82	18	82%
Douglas High School	1920	1672	248	87%
George Whittell	354	211	143	60%
Total	7,738	6,005	1,733	78%

Source: Douglas County School District Business Office, 2/24/16

There is excess capacity in each elementary, middle, and high school in Douglas County. According to the Douglas County School District Business Office, there is enough capacity to serve 1,733 additional students.

The graduation rate for the school district is one of the highest in the State of Nevada. As shown in Table 10, the graduation rate for the last two school years has exceeded the rate for Carson City, Lyon County, and the State of Nevada.

Table 10
High School Graduation Rates in Northern Nevada, State of Nevada

Jurisdiction	2014-2015 Graduation Rate	2015-2016 Graduation Rate
Douglas County	90.61%	88.52%
Lyon County	74.69%	81.30%
Carson City	74.30%	80.31%
State of Nevada	70.77%	73.55%

SCHOOL DISTRICT FACILITY NEEDS

The School District is currently facing \$38.8 million in capital needs. The School District was not successful in securing a quarter-cent sales tax from Douglas County voters in 2016 and will need to carry out capital improvements on a "pay as you go" basis. In addition to property tax revenues for operations and debt service, the School District receives funding from the Residential Construction Tax (RCT) based on \$1,600 per residential building permit and funds from the Motor Vehicle Privilege Tax. The RCT currently provides approximately \$200,000 per year, but was as high as \$1,039,104 in FY 2004-2005.

DOUGLAS COUNTY PUBLIC LIBRARY DISTRICT

The Douglas County Public Library system consists of the main library in Minden, the Lake Tahoe Branch Library in Zephyr Cove, a satellite library at China Spring Youth Camp, which includes dormitory and classroom collections at China Spring Youth Camp and Aurora Pines Girls Facility, and a reading and reference library at the Lake Tahoe Juvenile Detention Facility.

The Library offers an extensive range of services, materials, programs and technology at both public facilities, including reference and referral in person, by telephone and by email to assist residents in accessing information; free meeting room space to community organizations; programs for children, teens, families, and seniors; delivery of materials to homebound patrons; borrowing materials not available locally; exhibit and display space for community interests, art, and displays; orientation sessions for students and other youth groups; a variety of electronic databases accessible from the library, school, home or work; downloadable eBooks, eAudiobooks, music, and movies; public-use typewriters and computers and connectivity and wireless printing; individual instruction in technology resources and mobile technology; and technology for patrons with visual disabilities.

Reduced public hours went into effect due to budget shortfalls in 2008. In 2016, public hours were 50 hours per week in Minden and 32 hours per week at Lake Tahoe.

Tables 11 and 12 shows the number of library visits and the number of registered users. Annual library visits reached 175,429 in FY 2011 but decreased to 117,677 in FY 2016. The number of registered users reached 38,286 in FY 2014 but decreased to 32,656 in FY 2016.

**Table 11
Library Visits, FY 2010 to FY 2016**

Year	No. of Visits
2009-10	173,555
2010-11	175,429
2011-12	147,571
2012-13	148,834
2013-14	153,699
2014-15	120,192
2015-16	117,677

**Table 12
Registered Library Users**

Fiscal Year	10-11	11-12	12-13	13-14	14-15	15-16
Total Number	33,915	35,556	37,112	38,286	35,216	32,652
% of County Pop	72.2%	74.6%	77.3%	79.9%	72.5%	67.7%

The Douglas County Public Library budget is approximately \$1,500,000 per year for operating expenses, and \$500,000 for services and supplies. Funding for the library comes from the room tax and also the sales tax. Douglas County approves the annual budget for the Library District.

The Library owns approximately 133,000 physical items: books, magazines, newspapers, audiobooks, DVDs, microforms and mobile devices, as well as downloadable media.

LIBRARY DISTRICT FACILITY NEEDS

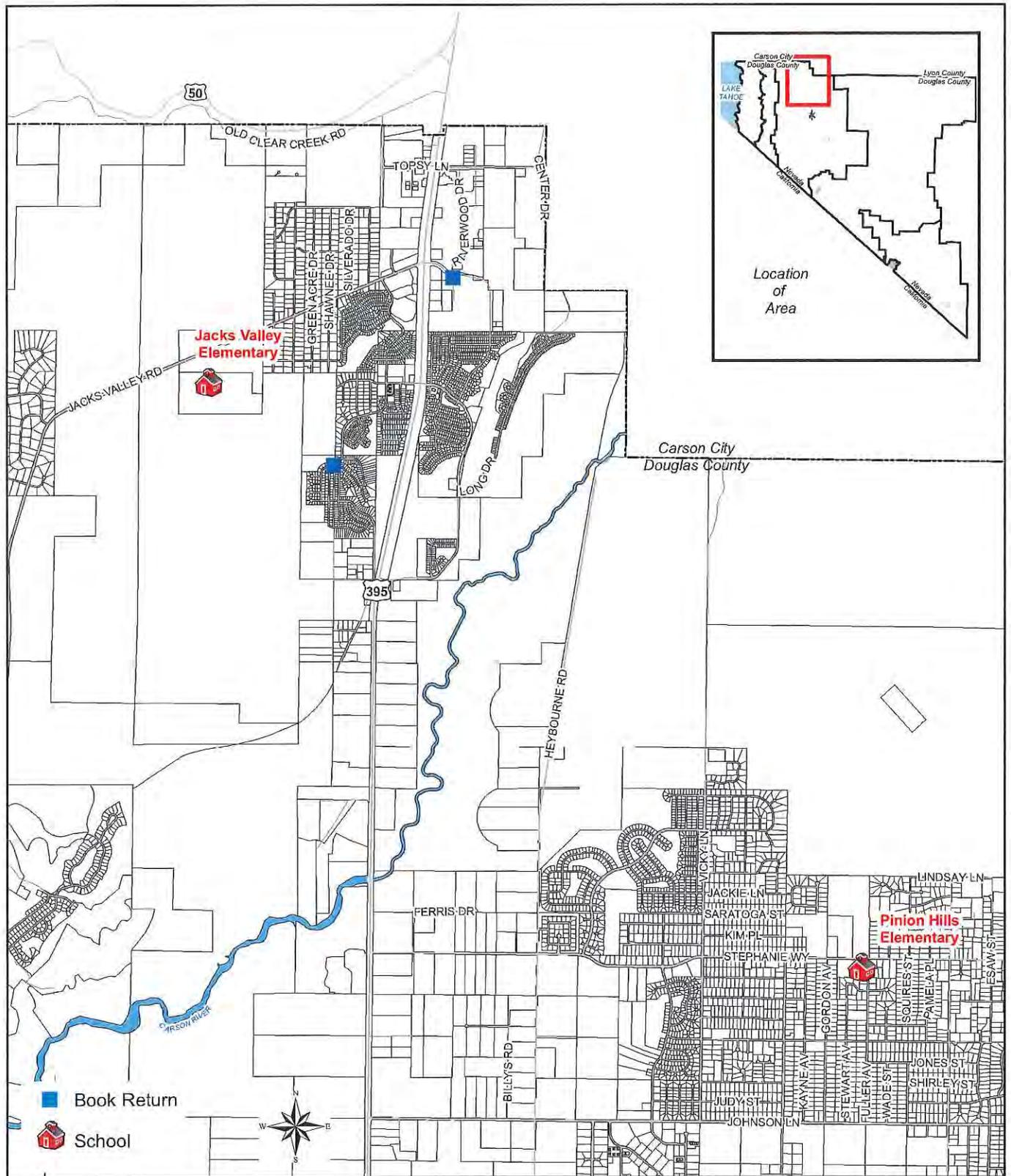
In 2000, the Minden library was expanded and as a result there is .42 square feet per capita, which is still below the recommended average of .6 (per seat for read) and .1 (per seat for technology) square foot per capita. Thus, to resolve existing deficiencies and future growth, the Library needs to expand. The expansion could take place under several scenarios; (a) an expansion of the current location with land acquisition; (b) a new main library at a different location with (1) either utilizing the existing facility or (2) disposing of the existing facility; or (c) utilizing the existing facility and constructing branch libraries. The 5-year CIP identifies an expansion for the Minden Library of approximately 2,500 square feet to be used primarily for collection shelving and a shipping and receiving area. The project has yet to be fully funded.

More specific library facility needs are provided below:

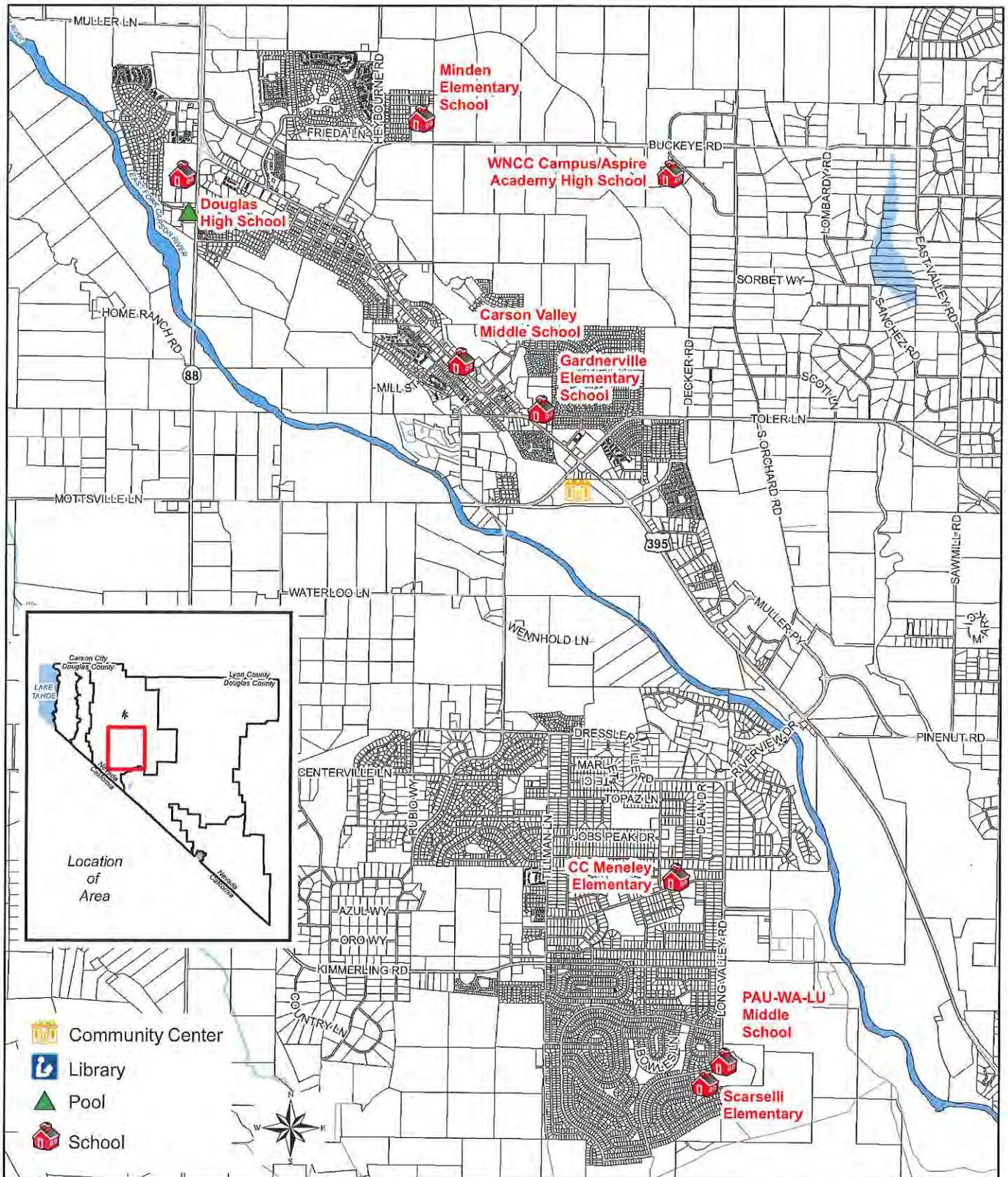
- 1) Seating capacity of 196 or 4.1 seats for every 1,000 people served.
- 2) Increased public computer access, utilizing both desktop and laptop technology, to provide 72 workstations or 1.5 computers for every 1,000 people served.
- 3) Enhanced public programming space, including a large meeting room, dividable into two or three separate spaces with seating capacity for 300, adequate storage and current AV projection technology.
- 4) A computer lab to offer hands-on technology training.
- 5) A Teen Zone to provide space specifically for teenagers.
- 6) Two enclosed group study rooms for students, tutoring, and similar uses.
- 7) Shelving to accommodate an increase to the physical collection of books and AV media with a total collection size of 190,000, excluding digital collections.
- 8) Increased incorporation of self-service technologies for improved staff productivity.
- 9) Increased volunteer and staff workspace and storage space.

Maps 13-16 display the location of public schools and library facilities in Douglas County. Map 13 depicts the location of public schools and library facilities in the Indian Hills/Jack Valley and Johnson Lane communities. Map 14 depicts the location of public schools and library facilities in the Towns of Gardnerville and Minden and the Gardnerville Ranchos GID. Map 15 depicts the location of public schools and library facilities in the Pinenuts and Topaz Regions. Map 16 depicts the location of public schools and library facilities in the Tahoe Basin Region.

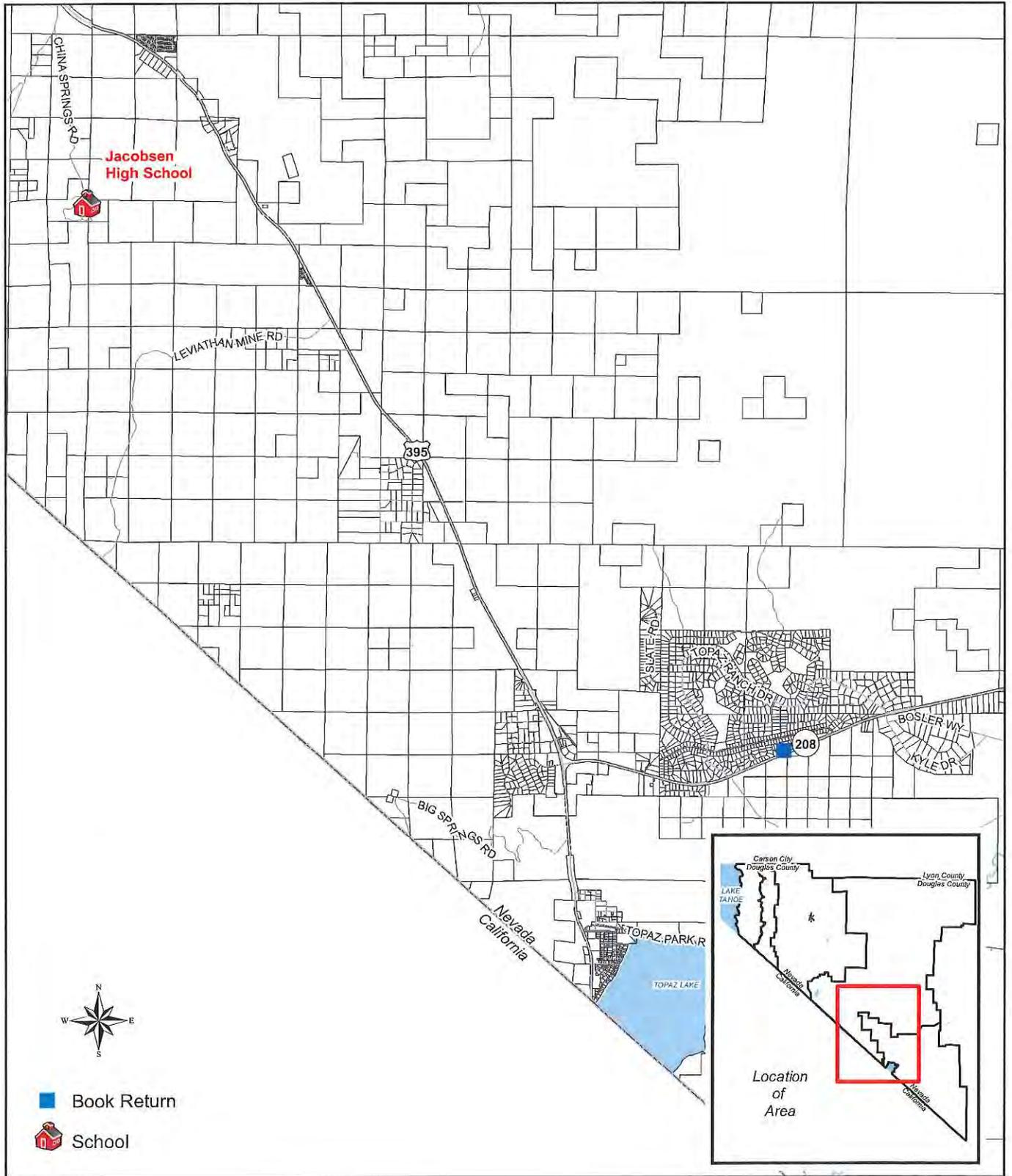
Map 13
School and Library Facilities in Indian Hills/Jack Valley and Johnson Lane



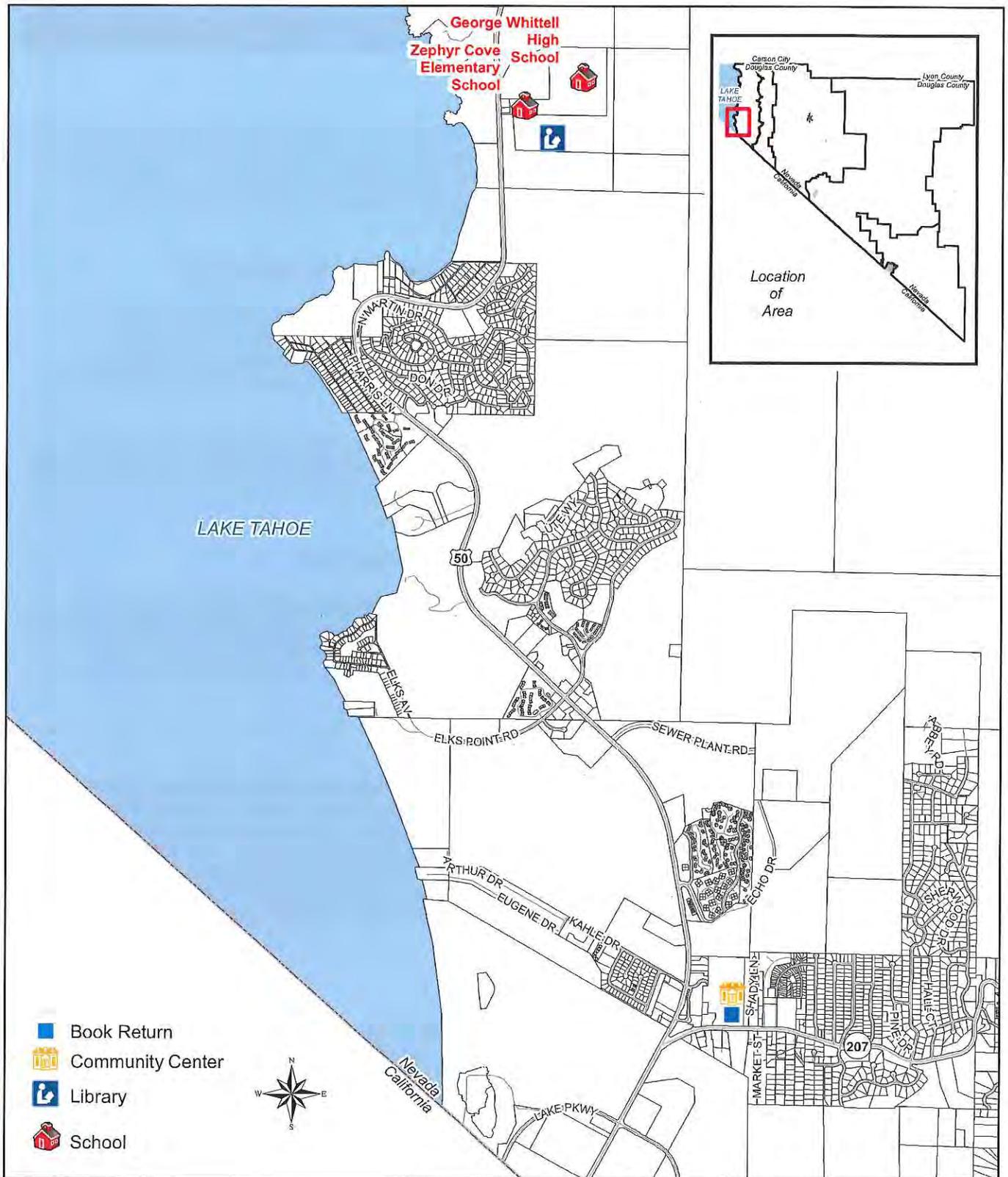
Map 14
School and Library Facilities in Gardnerville, Minden, & Gardnerville Ranchos



Map 15
School and Library Facilities in the Pinenut and Topaz Regions



Map 16
School and Library Facilities in the Tahoe Basin Region



PUBLIC FACILITY AND SERVICES ISSUES AND OPPORTUNITIES

2016 MASTER PLAN SURVEY

For the 2016 Master Plan Survey, respondents were asked to rank several different topics on a scale of 1 to 5, with 5 being most important. Public infrastructure (water, wastewater) was tied with preservation of agricultural land. Both topics were ranked in sixth place and received a rating of 3.99. Police and fire services were ranked first at 4.30 and natural resource conservation was ranked second at 4.15. Education (K-12) was ranked fourth with a score of 4.09.

PUBLIC FACILITY SERVICE AREAS VS. URBAN SERVICE BOUNDARY

As shown on the water and wastewater maps included in this Element, the location of the Master Plan Urban Service Boundary does not always coincide with the service area for different water and wastewater providers. The North Valley Wastewater Treatment Area, for example, covers the Clear Creek development and subdivisions north of the Town of Genoa, areas that are not included within the Urban Service Boundary.

There is an urban service boundary for the Airport Community Plan, which is within the North Valley Wastewater Treatment Area, but none of Johnson Lane is included within the urban service area, despite dense residential development and the need to encourage property owners to hook up to the North Valley Treatment Plant.

SEPTIC SYSTEMS AND GROUNDWATER CONTAMINATION

The County has established assessment districts in the past to convert septic systems to community wastewater systems. It may be time for the County to explore setting up new assessment districts for areas with septic tank concentrations that can be served either by Douglas County or MGSD. The overconcentration of septic systems in Johnson Lane and Ruhensroth contribute to nitrate concentration that can harm groundwater.

WATER CONSERVATION

The ability to meet future water demands in the County will include many different strategies (protecting water rights, maintaining infrastructure) and water conservation through the use of metering is being pursued in many areas of the County. Metering is important not only as a way to reduce water consumption but will also provide more accurate information to the Nevada Division of Water Resources. The Gardnerville Ranchos GID, for example, has 4,143 service connections and 1,609 were metered as of 2014. By December 2015, 50 percent of GRGID's service connections were metered. The remaining service connections will be required to be metered by 2017. Indian Hills GID and Gardnerville Water are both 100 percent metered.

FINANCING FOR PUBLIC FACILITIES

Although the Douglas County Development Code includes provisions regarding impact fees (Section 20.300), the County has not established any impact fees to pay for public facilities. Under NRS 278B, impact fees may only be used for certain types of capital improvements, such as parks, fire and police stations, wastewater, drainage, and streets. Impact fees can't be used for school facilities under Nevada law.

The impact fee section of the Douglas County Development Code was adopted as part of the 1996 Consolidated Development Code and set forth that the Planning Commission would act as the capital improvements advisory committee for impact fees. The Planning Commission considered potential impact fees to pay for transportation improvements several years ago, but decided against recommending this funding mechanism to the Board of Commissioners.

Instead of impact fees, Douglas County has utilized development agreements, bonds, grants, and loans to pay for public facilities. The County adopted residential construction taxes to help fund facility needs for roads, parks, and schools (County Code, Sections 3.24, 3.25, and 3.26), but the revenues from these taxes have not been sufficient.

PUBLIC FACILITIES AND SERVICES GOALS, POLICIES, AND ACTIONS

The following goals, policies, and actions for the Douglas County Public Facilities and Services Element set forth priorities for the next five to ten years.

PUBLIC FACILITIES AND SERVICES GOAL 1

TO DEVELOP REGIONAL APPROACHES TO PROVIDING PUBLIC SERVICES AND FACILITIES IN DOUGLAS COUNTY IN COORDINATION WITH GIDS, TOWNS, THE STATE, AND OTHER JURISDICTIONS.

Public Facilities & Services Policy 1.1

Douglas County shall cooperate with other service providers to encourage the use of common improvement standards, to coordinate the timing of capital projects, to ensure that requirements of adequacy and concurrency are met, and develop programs to reduce the cost of providing public services and facilities.

Public Facilities & Services Action 1.1.

Douglas County will prepare amendments to the Development Code to support a Dig Once Policy for underground telecommunications infrastructure.

PUBLIC FACILITIES AND SERVICES GOAL 2

TO PLAN AND PROVIDE FOR THE SERVICES NECESSARY TO IMPLEMENT THIS MASTER PLAN BY UPDATING THE CIP ON AN ANNUAL BASIS.

Public Facilities & Services Policy 2.1

Douglas County shall only include capital projects in the CIP when they are consistent or do not conflict with the Master Plan and all its elements.

Public Facilities & Services Policy 2.2

Douglas County shall evaluate potential capital projects according to an established set of criteria to determine their importance in implementing the Master Plan's goals and policies. Priorities in the CIP shall be based on projects' importance to the Master Plan implementation.

Public Facilities & Services Policy 2.3

Douglas County shall use its CIP to repair or replace existing public facilities.

PUBLIC FACILITIES AND SERVICES GOAL 3

TO PROVIDE LEVELS OF SERVICES FOR ITS RESIDENTS TO MAINTAIN AT A MINIMUM, THE CURRENT QUALITY OF LIFE FOR THE COUNTY'S CITIZENS.

Public Facilities & Services Policy 3.1

The County shall select specific capital improvements needed to achieve and maintain standards for existing and future population.

Public Facilities & Services Policy 3.2

Adequate public facilities shall be provided by constructing needed capital improvements which 1) repair or replace obsolete or worn out facilities, 2) eliminate existing deficiencies, and 3) meet the needs of future development and redevelopment caused by previously issued and new development permits. The County's ability to provide needed improvements will be demonstrated by maintaining a financially feasible schedule of capital improvements.

PUBLIC FACILITIES AND SERVICES GOAL 4

TO ENSURE THAT NEW DEVELOPMENT PAYS ITS EQUITABLE SHARE OF THE COSTS FOR PUBLIC SERVICES AND FACILITIES NEEDED TO SERVE IT.

Public Facilities & Services Policy 4.1

The County shall pursue development agreements in situations where it is necessary to ensure that new development pays its equitable share for needed public services and facilities, most importantly in the area of public safety

Public Facilities & Services Action 4.1

The County shall study the feasibility of adopting impact fees to pay for one or more capital improvement needs before the next Master Plan update.

PUBLIC FACILITIES AND SERVICES GOAL 5

DOUGLAS COUNTY RESIDENTS AND VISITORS TO THE DOUGLAS COUNTY LIBRARY WILL ACCESS THE DIGITAL WORLD USING HIGH-SPEED CONNECTIVITY, EMERGING TECHNOLOGIES AND GUIDANCE FROM SPECIALISTS IN INFORMATION, MEDIA AND TECHNOLOGY.

Public Facilities & Services Action 5.1

Douglas County will work with the Library District to implement their Strategic Plan, which includes researching and evaluating Radio Frequency Identification RFID technology for library collections in all locations; increasing technology available to patrons with circulating technology devices; evaluating database offerings, and assessing, testing, and streamlining eResources.

PUBLIC FACILITIES AND SERVICES GOAL 6

DOUGLAS COUNTY RESIDENTS WILL HAVE LIBRARY SERVICES, RESOURCES AND PROGRAMS DESIGNED TO STIMULATE IMAGINATION, SATISFY CURIOSITY AND CREATE YOUNG READERS.

Public Facilities & Services Action 6.1 Douglas County will work with the Library District to implement their Strategic Plan, which includes exploring feasibility of moving to a Book Industry Standards and Communications (BISAC) or BISAC hybrid classification system; establishing a bookmobile service for the Carson Valley region, introducing new programs for children and adults, and including a sports and fitness theme of “Build a Better World” for summer reading patrons.

PUBLIC FACILITIES AND SERVICES GOAL 7

TO PROVIDE SOLID WASTE MANAGEMENT PROCESSES THAT REDUCE THE WASTE STREAM, PROMOTE RECYCLING, AND PROVIDE FOR THE SEPARATION OF WASTE PRIOR TO INCINERATION OR LANDFILLING.

Public Facilities & Services Policy 7.1 The County and Towns shall seek to expand recycling efforts.

Public Facilities & Services Policy 7.2 The County and Towns shall seek to implement additional waste diversion programs, such as plastics recycling and yard waste collection for composting.

Public Facilities & Services Policy 7.3 The programs to pick up recycling and yard waste should be expanded where feasible.

Public Facilities & Services Policy 7.4 The County should ensure that the services provided under franchise agreements are cost effective for County businesses and residents.

PUBLIC FACILITIES AND SERVICES GOAL 8

TO PROTECT THE PUBLIC'S HEALTH BY COMPLYING WITH ALL STATE AND FEDERAL WATER REGULATIONS.

Public Facilities & Services Policy 8.1 All water systems currently not meeting state and federal water regulations must be brought into compliance.

- Public Facilities & Services Action 8.1** **Prepare recommendations to amend the Douglas County Development Code to require new subdivisions to connect to a public water system.**
- Public Facilities & Services Action 8.2** **Prepare recommendations and secure funding for consolidating Douglas County's public water systems.**
- Public Facilities & Services Action 8.3** **Create incentives and explore the feasibility of connecting communities with high concentrations of private wells to public water systems.**

PUBLIC FACILITIES AND SERVICES GOAL 9

TO PROVIDE ADEQUATE COMMUNITY WASTEWATER FACILITIES IN URBAN SERVICE AREAS.

- Public Facilities & Services Policy 9.1 Neither new development nor the expansion of service areas should be allowed to decrease a system's level of service below state or federal standards.
- Public Facilities & Services Policy 9.2 The County shall promote a coordinated regional approach to the disposal and use of treated effluent. The County shall encourage the reuse of treated effluent to promote the goals and policies of the Master Plan. The County shall periodically review and inspect monitoring and control of effluent to protect surface and groundwater resources.

PUBLIC FACILITIES AND SERVICES GOAL 10

TO PREVENT INDIVIDUAL SEWAGE DISPOSAL SYSTEMS IN RURAL AREAS FROM DEGRADING GROUNDWATER QUALITY.

- Public Facilities & Services Policy 10.1 Rural areas may be served by individual sewage disposal systems if groundwater quality will not result in degradation beyond Federal and State standards.
- Public Facilities & Services Policy 10.2 The County shall utilize State of Nevada standards for the evaluation of new septic systems on the basis of the site's susceptibility to groundwater pollution by septic effluent.
- Public Facilities & Services Policy 10.3 The location, design, and construction and inspection of on-site sewage disposal systems (i.e. septic systems and engineer systems) shall comply with the Development Code and Nevada Administrative Code Chapter 444, "Regulation Governing Individual Sewage Disposal Systems."

Public Facilities & Services Policy 10.4

The County shall continue to monitor areas with high septic system densities for signs of groundwater contamination.

Public Facilities & Services Policy 10.5

Septic systems which stop functioning must be abandoned and connected to a community sewer system, if located near an existing sewer line.

Public Facilities & Services Action 10.1

Create incentives and explore the feasibility of connecting communities to a public wastewater system in order to address issues with high concentrations of nitrates in groundwater.

CHAPTER 12 IMPLEMENTATION ELEMENT

SECOND DRAFT

NOVEMBER 2017



IMPLEMENTATION ELEMENT

PURPOSE

The purpose of the Implementation Element is to set forth the Master Plan work program for the next five to ten years.

MASTER PLAN ACTION MATRIX

The Action Matrix for the 2016 update of the Douglas County Master Plan lists the goals and actions for each Master Plan Element along with the responsible party and target dates. The Action Matrix also identifies actions which will require amendments to the Douglas County Development Code as well as actions that need to be included in the County's five-year Capital Improvement Program.

MASTER PLAN ANNUAL REPORTS AND ACCOMPLISHMENTS

The Planning Commission is required to submit an annual report to the Board of Commissioners on the implementation status of the Master Plan (NRS 278.190). When the 2011 Master Plan (15-year update) was adopted on March 1, 2012, it contained 95 actions. When the South Shore Area Plan was adopted by the County in 2013, 11 more actions were added, increasing the total to 106 actions.

The Planning Commission has submitted four annual reports (2012, 2013, 2014, 2015) to the Board of Commissioners on the implementation status of each action. The 2015 Annual Report stated that 22 actions had been completed, 33 actions were underway, and 51 had not been started yet. An annual report was not prepared for calendar year 2016 due to the preparation of the five-year update of the Master Plan.

Appendix A provides information on Master Plan Accomplishments since the adoption of the original Master Plan in 1996.

MASTER PLAN AMENDMENTS

Master Plan amendments can be initiated by the Douglas County Community Development Department (as in the case of five year updates), or by individual property owners. Master Plan Amendments are required for any proposals to change the future land use designation on the future land use maps, to change water or wastewater service boundaries or the urban service area boundary, as well as to change any goals, policies, or actions in the adopted Master Plan.

To amend the Master Plan, an applicant must meet the four findings specified in Section 20.608.040 of the Douglas County Code:

1. The proposed amendment is consistent with the policies embodied in the adopted master plan and the applicant has demonstrated the amendment proposes the overall goals and objectives of the master plan and has demonstrated a change in circumstances since the adoption of the plan that makes it appropriate to reconsider one or more of the goals and objectives or land use designations.
2. The proposed amendment is based on a demonstrated need for additional land to be used for the proposed use, and that the demand cannot be reasonably accommodated within the current boundaries of the area.

3. The proposed amendment would not materially affect the availability, adequacy, or level of service of any public improvement serving people outside of the applicant's property and will not be inconsistent with the adequate public facilities policies contained in Chapter 20.100 of Title 20.
4. The proposed amendment is compatible with the actual and master planned use of the adjacent properties and reflects a logical change to the boundaries of the area in that it allows infrastructure to be extended in efficient increments and patterns, it creates a perceivable community edge as strong as the one it replaces, and it maintains relatively compact development patterns.

The Planning Commission is responsible for reviewing Master Plan Map and Text Amendments and forwarding a recommendation of approval or denial to the Board of Commissioners. A three-fifths majority vote is required for approval.

Appendix B provides a listing of all Master Plan Amendments submitted after the adoption of the original Master Plan in 1996.

2016 Master Plan
Action Matrix

Item #	Goals	Action Number	Responsible Entity	Target Date (2017-2020)	Code or CIP	Status
1	Agriculture Goal 1: To protect and encourage conservation and enhancement of productivity and potentially productive agricultural land, agricultural activities and supportive industries throughout Douglas County.	Agriculture Action 1.1 - Douglas County will create new opportunities for small-scale agricultural activities and small-scale animal husbandry by amending the Livestock Overlay District and/or by creating more by right small-scale agricultural uses in the existing residential zoning districts.	Community Development / Carson Valley Agriculture Association	2020	Code Amendment	
2	Agriculture Goal 2: To create alternatives to the urban development of existing agricultural lands in order to preserve these agricultural areas.	Agriculture Action 2.1 - Douglas County will examine the potential benefits of a county-wide nonprofit farmland community land trust that would hold title to agricultural lands in perpetuity and lease the land to viable agricultural businesses.	Community Development / Carson Valley Agriculture Association	2018		
3	Agriculture Goal 3: To allow routine agriculture practices and structures used for agriculture production and processing without restriction except for compliance with county health laws and federal and state environmental laws and except where sensitive environmental resources would not be adequately protected.	Agriculture Action 3.1 - Douglas County will prepare amendments to the Development Code to facilitate large scale agricultural activities, such as creating an Agricultural 100 acre minimum (A-100) zoning district.	Community Development / Carson Valley Agriculture Association	2020	Code Amendment	
4	Agriculture Goal 4: To increase Douglas County's capacity to acquire permanent open space with the cooperation of the agricultural community.	Agriculture Action 4.1 - Douglas County will prepare recommendations on establishment of a TDR bank to encourage conservation of open space areas in the County.	Community Development / Carson Valley Agriculture Association	2018		
5	Conservation Goal 1: To protect surface water quality in the county from the effects of growth, urbanization and agricultural practices and improve water quality by reducing the negative impacts of stormwater runoff and increasing best management practices for new development and redevelopment.	Conservation Action 1.1 - Prepare a Low Impact Development Ordinance for all new residential, commercial, and industrial development to reduce pollutants from entering surface waters in Douglas County.	Community Development, CWSD	2019	Code Amendment	
6	Conservation Goal 1: To protect surface water quality in the county from the effects of growth, urbanization and agricultural practices and improve water quality by reducing the negative impacts of stormwater runoff and increasing best management practices for new development and redevelopment.	Conservation Action 1.2 - Revise development code regulations to eliminate or ameliorate harmful agricultural practices that contribute to surface water pollution, including waste management practices.	Community Development	2020	Code Amendment	
7	Conservation Goal 1: To protect surface water quality in the county from the effects of growth, urbanization and agricultural practices and improve water quality by reducing the negative impacts of stormwater runoff and increasing best management practices for new development and redevelopment.	Conservation Action 1.3 - Work with NDEP and the Carson Water Subconservancy to remove one or more river segments from the EPA list of 303 (d) impaired waters.	Community Development/NDEP/CWSD	2019		
8	Conservation Goal 1: To protect surface water quality in the county from the effects of growth, urbanization and agricultural practices and improve water quality by reducing the negative impacts of stormwater runoff and increasing best management practices for new development and redevelopment.	Conservation Action 1.4 - Develop a funding source to develop and implement a stormwater management plan for the Carson Valley and Lake Tahoe.	County Manager/Community Development	2017		Underway

2016 Master Plan
Action Matrix

Item #	Goals	Action Number	Responsible Entity	Target Date (2017-2020)	Code or CIP	Status
9	<p>Conservation Goal 1: To protect surface water quality in the county from the effects of growth, urbanization and agricultural practices and improve water quality by reducing the negative impacts of stormwater runoff and increasing best management practices for new development and redevelopment.</p> <p>Conservation Goal 1: To protect surface water quality in the county from the effects of growth, urbanization and agricultural practices and improve water quality by reducing the negative impacts of stormwater runoff and increasing best management practices for new development and redevelopment.</p>	<p>Conservation Action 1.5 - Develop a program for inspecting and maintaining storm water runoff facilities in the public right-of-way and in parking lots to protect the quality of water that is conveyed into irrigation ditches, and other conveyances.</p>	Community Development	2018		
10	<p>Conservation Goal 1: To protect surface water quality in the county from the effects of growth, urbanization and agricultural practices and improve water quality by reducing the negative impacts of stormwater runoff and increasing best management practices for new development and redevelopment.</p>	<p>Conservation Action 1.6 - Implement the Tahoe TMDL program as required by the Interlocal Agreement with NDEP.</p> <p>Conservation Action 3.1 - Douglas County will update the 2007 Open Space and Agricultural Land Preservation Plan for voter approval of a quarter cent sales tax before the next Master Plan Update to acquire floodplain and wetland areas in the County for floodplain storage, aquifer recharge, wildlife habitat, open space and recreation purposes, either by fee simple, conservation easements, or purchase of development rights.</p>	Community Development	2020		Underway
11	<p>Conservation Goal 3: To protect floodplains and wetlands for their values for groundwater recharge, flood protection, sediment and pollution control, wildlife habitat, and open space.</p> <p>Conservation Goal 4 - To protect potable water supplies, limit non-point source impacts on groundwater quality, and promote a regional approach to aquifer management.</p>	<p>Conservation Action 4.1 - The County shall prepare a Community Wellhead Protection Zoning Overlay District to protect sourcewater from pollution sources associated with potential contaminants.</p>	Community Development	2018		
12	<p>Conservation Goal 5: To protect the functions and values of surface water systems, which include fish and wildlife habitat, aquifer recharge and discharge, and recreational opportunities.</p>	<p>Conservation Action 5.1 - Douglas County will amend the Development Code to increase setbacks from "blue streams."</p>	Community Development	2018	Code Amendment	
13	<p>Conservation Goal 7: To maintain groundwater withdrawals at, or preferably, below the limits prescribed by the State Engineer for the Carson Valley and Antelope Valley groundwater basins to protect or manage the County's groundwater resources.</p>	<p>Conservation Action 7.1 - Work with water service providers to achieve 100 percent water metering of service connections.</p>	County Manager/Community Development	2018	Code Amendment	
14	<p>Conservation Goal 9: To maintain or improve existing air quality.</p>	<p>Conservation Action 9.1 - Douglas County will work with the agricultural community to investigate the feasibility, benefits, and funding opportunities to reduce dust associated with agricultural practices.</p>	Community Development/Water Service Providers	2020		
15	<p>Conservation Goal 11: To encourage the efficient use of available energy resources and to provide incentives for energy conservation in construction.</p>	<p>Conservation Action 11.1 - The County will investigate the feasibility of draft green building code regulations and will include incentives in Title 20 to increase green building construction.</p>	Community Development/Agricultural Association	2020		
16	<p>Conservation Goal 11: To encourage the efficient use of available energy resources and to provide incentives for energy conservation in construction.</p>	<p>Conservation Action 11.1 - The County will investigate the feasibility of draft green building code regulations and will include incentives in Title 20 to increase green building construction.</p>	Community Development	2018	Code Amendment	

2016 Master Plan
Action Matrix

Item #	Goals	Action Number	Responsible Entity	Target Date (2017-2020)	Code or CIP	Status
17	Conservation Goal 12: To minimize noise levels throughout the county and wherever economically feasible mitigate the effects of noise to provide a safe and healthy environment.	Conservation Action 12.1 - The County will prepare noise standards for noise generating activities, including limitations on hours of operation within the day. Conservation Action 13.1 - Douglas County will revise master plan and zoning map amendment applications to require the applicant to address all elements of the Master Plan in relation to each proposal, particularly the Conservation Element.	Community Development	2018	Code Amendment	
18	Conservation Goal 13: To increase awareness of the condition of natural resources in Douglas County and prevent further degradation of natural resources.	Economic Development Action 1.1 - Develop a pilot work-based program including school districts and community colleges in the region.	Community Development	2018		
19	Economic Development Goal 1: To develop a thriving climate for business and learning.	Economic Development Action 2.1 - Identify and secure funding for purchase of the LeFerne property in Genoa.	Economic Vitality	2018		
20	Economic Development Goal 2: To emphasize the importance of "place" and promote the development of attractive downtown centers.	Economic Development Action 2.2 - Consider amendments to the development code to reduce or waive off-street parking requirements in the downtowns.	Economic Vitality	2017		
21	Economic Development Goal 2: To emphasize the importance of "place" and promote the development of attractive downtown centers.	Economic Development Action 2.3 - Engage a consultant to illustrate the Main Street Gardnerville Vision.	Community Development/Economic Vitality	2018	Code Amendment	
22	Economic Development Goal 2: To emphasize the importance of "place" and promote the development of attractive downtown centers.	Economic Development Action 2.4 - Promote business opportunities and visitor experiences in Gardnerville using a GIS mobile map.	Economic Vitality/Main Street Gardnerville	2020		
23	Economic Development Goal 2: To emphasize the importance of "place" and promote the development of attractive downtown centers.	Economic Development Action 2.5 - Develop and promote more retail experiences in the Towns and engage a placemaking consultant.	Economic Vitality	2020		
24	Economic Development Goal 2: To emphasize the importance of "place" and promote the development of attractive downtown centers.	Economic Development Action 2.6 - Consider amendments to the Development Code to allow permanent sidewalk merchandise displays in the downtowns.	Economic Vitality/Towns/Main Street Gardnerville	2020		
25	Economic Development Goal 2: To emphasize the importance of "place" and promote the development of attractive downtown centers.	Economic Development Action 2.7 - Complete infrastructure projects such as the Martin-Slough Trail; Muller Parkway; and utilization of Complete Streets vision and plan for U.S. Highway 395.	Vitality/Community Development	2018	Code Amendment	
26	Economic Development Goal 2: To emphasize the importance of "place" and promote the development of attractive downtown centers.	Economic Development Action 2.8 - Implement the South Shore Area Plan for Stataline.	Community Development/Towns/Public Works	2020	Capitol Improvement Plan	
27	Economic Development Goal 2: To emphasize the importance of "place" and promote the development of attractive downtown centers.	Economic Development Action 2.9 - Implement recommendations of the Tahoe Workforce Project and Connected Tahoe Broadband.	Community Development/TRPA/Property Owners	2020		
28	Economic Development Goal 2: To emphasize the importance of "place" and promote the development of attractive downtown centers.	Economic Development Action 2.10 - Work with local partners to initiate the development of an event venue in Stataline.	Economic Vitality/Tahoe Prosperity Center	2020		
29	Economic Development Goal 2: To emphasize the importance of "place" and promote the development of attractive downtown centers.		Economic Vitality/Tahoe Visitors Authority	2018		Underway

2016 Master Plan
Action Matrix

Item #	Goals	Action Number	Responsible Entity	Target Date (2017-2020)	Code or CIP	Status
30	Economic Development Goal 3: To capitalize on outdoor recreation and lifestyle.	Economic Development Action 3.1 - Develop a communication and marketing plan for the Minden-Tahoe Airport.	Economic Vitality/Minden-Tahoe Airport	2018		
31	Economic Development Goal 3: To capitalize on outdoor recreation and lifestyle.	Economic Development Action 3.2 - Update the Airport Economic Study.	Economic Vitality/Minden-Tahoe Airport	2018		
32	Economic Development Goal 3: To capitalize on outdoor recreation and lifestyle.	Economic Development Action 3.3 - Communicate/Prepare for Aviation Terminal including Historical Gardens at the Airport to enhance community awareness of the airport, aviation history, and aviation careers.	Economic Vitality/Minden-Tahoe Airport	2019		
33	Economic Development Goal 3: To capitalize on outdoor recreation and lifestyle.	Economic Development Action 3.4 - Initiate Economic Impact Study to quantify the value of outdoor recreation.	Economic Vitality	2019		
34	Economic Development Goal 3: To capitalize on outdoor recreation and lifestyle.	Economic Development Action 3.5 - Identify, recruit and promote major events to build excitement and understanding of the outdoor recreational assets.	Economic Vitality	2020		
35	Economic Development Goal 3: To capitalize on outdoor recreation and lifestyle.	Economic Development Action 3.6 - Develop a GIS layer for the public viewer which shows existing trails in Douglas County.	Economic Vitality/GIS	2018		Underway
36	Economic Development Goal 3: To capitalize on outdoor recreation and lifestyle.	Economic Development Action 3.7 - Pursue development of trail concept plan for the upper Kingsbury Grade segment of Pony Express National Historic Trail.	Economic Vitality/Parks & Rec/US Forest Svc	2018		Underway
37	Economic Development Goal 3: To capitalize on outdoor recreation and lifestyle.	Economic Development Action 3.8 - Implement agrihood strategy consistent with the land use, conservation, and growth management elements of the Master Plan.	Economic Vitality	2020		
38	Growth Management Goal 1: To keep growth in Douglas County to a sustainable level that natural and fiscal resources can support. Growth Management Goal 3: To continue to work to secure federal, state, and private funding to purchase open space and establish conservation easements, and establish an open space acquisition program.	Growth Management Action 1.1 - Douglas County shall develop key indicators to monitor the impacts of growth, as well as progress being made towards implementing the County's growth management programs, and report on them on an annual basis.	Community Development	2020		
39	Historic Preservation Goal 1: To preserve Douglas County's historic, cultural, and archaeological resources as physical reminders of the county's past and as unique focal points to shape the county's identity.	Growth Management Action 3.1 - Douglas County shall analyze the effectiveness of the Transfer Development Rights Program before the next update of the Douglas County Master Plan and prepare recommendations on sending and receiving areas and TDR values.	Community Development	2018	Code Amendment	
40	Historic Preservation Goal 1: To preserve Douglas County's historic, cultural, and archaeological resources as physical reminders of the county's past and as unique focal points to shape the county's identity.	Historic Preservation Action 1.1 - Douglas County shall work with the Towns of Gardnerville and Minden to determine if nomination packages for Historic District status should be submitted to the State of Nevada.	Community Development / Minden / Gardnerville	2020		
41	Historic Preservation Goal 1: To preserve Douglas County's historic, cultural, and archaeological resources as physical reminders of the county's past and as unique focal points to shape the county's identity.	Historic Preservation Action 1.2 - Douglas County will revise Master Plan and Zoning Map Amendment Applications to require the applicant to provide information on historic resources.	Community Development	2018		

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Item #	Goals	Action Number	Responsible Entity	Target Date (2017-2020)	Code or CIP	Status
42	Historic Preservation Goal 2: To increase capacity of local organizations to carry out historic preservation activities.	Historic Preservation Action 2.1 - Douglas County shall submit an application for Certified Local Government status to the State of Nevada.	Community Development/Towns/ Main Street Programs	2020		
43	Historic Preservation Goal 2: To increase capacity of local organizations to carry out historic preservation activities.	Historic Preservation Action 2.2 - The Community Development Department shall revise the Development Code to create a unified chapter on Historic District Overlay Zoning Districts.	Community Development Douglas County Historical Society / Community Development / Towns	2018	Code Amendment	
44	Historic Preservation Goal 2: To increase capacity of local organizations to carry out historic preservation activities.	Historic Preservation Action 2.3 - Douglas County will develop incentives for preservation of historic properties and sites, both urban and rural, such as historic tax credits.	Douglas County Historical Society / Community Development / Towns	2020		
45	Housing Goal 1: To increase housing opportunities in Douglas County by removing regulatory barriers.	Housing Action 1.1 - Amend the Douglas County Development Code to include a provision on reasonable accommodation, in conformance with the Fair Housing Act.	Community Development	2018	Code Amendment	
46	Housing Goal 1: To increase housing opportunities in Douglas County by removing regulatory barriers.	Housing Action 1.2 - Amend the Douglas County Development Code to remove limits on the number of unrelated persons that can live in a dwelling unit.	Community Development	2018	Code Amendment	
47	Housing Goal 1: To increase housing opportunities in Douglas County by removing regulatory barriers.	Housing Action 1.3 - Amend the Douglas County Development Code to include minimum density requirements in the multifamily residential and mixed use commercial zoning districts.	Community Development	2018	Code Amendment	
48	Housing Goal 1: To increase housing opportunities in Douglas County by removing regulatory barriers.	Housing Action 1.4 - Douglas County will review the single-family design standards in the Development Code to determine whether or not impediments exist for the development of moderately priced entry level homes including single-family attached units.	Community Development	2018	Code Amendment	
49	Housing Goal 1: To increase housing opportunities in Douglas County by removing regulatory barriers.	Housing Action 1.5 - Douglas County will revise the criteria in the Mixed-Use Zoning District to reduce the percentage of commercial usage required in MUC Zoning Districts.	Community Development	2018	Code Amendment	
50	Housing Goal 1: To increase housing opportunities in Douglas County by removing regulatory barriers.	Housing Action 1.6 - Douglas County will amend the Building Permit Allocation and Growth Management Ordinance to exempt accessory dwelling units from the allocation provisions of the Ordinance.	Community Development	2018	Code Amendment	
51	Housing Goal 2: To increase awareness of affordable housing needs in Douglas County.	Housing Action 2.1 - Douglas County shall convene a Housing Task Force during 2018 to examine housing issues in the County, including County organizational issues, and will prepare a report with housing recommendations to the Board of Commissioners by 2019.	Community Development	2018		Underway
52	Housing Goal 2: To increase awareness of affordable housing needs in Douglas County.	Housing Action 2.2 - As part of the required annual report on the Master Plan, include a status report on affordable housing in Douglas County, including developments with density bonuses.	Community Development	2018		

2016 Master Plan
Action Matrix

Item #	Goals	Action Number	Responsible Entity	Target Date (2017-2020)	Code or CIP	Status
53	Housing Goal 3: To reduce predevelopment costs associated with affordable housing developments, including land acquisition, and other up front development costs.	Housing Action 3.1 - Prepare recommendations on strategies to reduce predevelopment costs for affordable housing, including donation of County tax parcels.	Community Development/Housing Task Force	2018		
54	Housing Goal 4: To increase affordable rental housing units for elderly and disabled households in the Minden/Gardnerville area and Indian Hills.	Housing Action 4.1 - Develop an additional 40 to 80 units of affordable rental units within ten years for elderly and disabled households.	Community Development	2020		
55	Housing Goal 5: To increase availability of affordable homeownership opportunities for household with incomes up to 80 percent of AMI.	Housing Action 5.1 - Douglas County will amend the Density Bonus ordinance to require developers to include a percentage of affordable units in large subdivisions in return for a density bonus.	Community Development	2018	Code Amendment	
56	Housing Goal 6: To increase housing opportunities for special needs households including persons with physical and mental disabilities, the elderly, and at-risk children.	Housing Action 6.1 - Douglas County will prepare recommendations concerning visitability requirements for new single family detached and attached dwelling units.	Community Development	2018	Code Amendment	
57	Land Use - General Goal 2: To use the master plan future land use map to graphically depict the County's desired community land use pattern and character.	Land Use Action 2.1 - Douglas County will amend Title 20 to incorporate the Master Plan Land Use Designations and compatible Zoning Districts.	Community Development	2018	Code Amendment	
58	Land Use - General Goal 2: To use the master plan future land use map to graphically depict the County's desired community land use pattern and character.	Land Use Action 2.2 - Douglas County Community Development shall work with Douglas County GIS and affected property owners to eliminate parcels with split land uses and split zoning before the next update of the Master Plan.	Community Development/GIS/Property Owners	2020		
59	Land Use - General Goal 2: To use the master plan future land use map to graphically depict the County's desired community land use pattern and character.	Land Use Action 2.3 - Douglas County Community Development will amend the Master Plan future land use maps to change the land use designation for built out receiving areas.	Community Development	2018		
60	Land Use Airport Community Plan Goal 2: To promote planned development in the airport community that reduces risks related to airport activities.	Airport Community Plan Action 2.1 - The County will pursue funding for an FAA Part 150 Noise Study and Part 77 Hazard Study so as to prepare an Airport Overlay Zoning District for the Minden-Tahoe Airport.	Community Development	2020	Code Amendment	
61	Land Use Genoa Community Plan Goal 1: To preserve and enhance the existing character of the Town of Genoa and Genoa Community.	Genoa Community Plan Action 1.1 - Conduct an annexation analysis to determine financial impact of expansion of Genoa Town Boundary.	Genoa, Economic Vitality	2020		
62	Land Use Genoa Community Plan Goal 1: To preserve and enhance the existing character of the Town of Genoa and Genoa Community.	Genoa Community Plan Action 1.2 - Work with the County Redevelopment Agency to explore funding opportunities to underground any existing overhead power lines by end of 2020	Town of Genoa/Redevelopment Agency	2020		
63	Land Use Genoa Community Plan Goal 1: To preserve and enhance the existing character of the Town of Genoa and Genoa Community.	Genoa Community Plan Action 1.3 - Identify public/private opportunities to increase public parking spaces in downtown Genoa.	Town of Genoa/Community Development	2020	Code Amendment	

2016 Master Plan
Action Matrix

Item #	Goals	Action Number	Responsible Entity	Target Date (2017-2020)	Code or CIP	Status
64	Land Use Genoa Community Plan Goal 1: To preserve and enhance the existing character of the Town of Genoa and Genoa Community.	Genoa Community Plan Action 1.4 - Douglas County shall work with the Town of Genoa to develop County Code provisions that address our unique historical, geographical and topographical constraints. Genoa Community Plan Action 1.5 - Douglas County shall coordinate with the Nevada Department of Transportation to ensure that modifications to State Route 208 through Genoa are compatible with the existing character of Genoa and increase the safety or desirability of pedestrian traffic in the Town's commercial center.	Town of Genoa/Community Development Town of Genoa/Community Development/NDOT	2020	Code Amendment	
65	Land Use Genoa Community Plan Goal 1: To preserve and enhance the existing character of the Town of Genoa and Genoa Community.	Genoa Community Plan Action 3.1 - Douglas County shall work with the Town to prioritize areas for improvement to drainage facilities.	Town of Genoa/Community Development	2020		
66	Land Use Genoa Community Plan Goal 3: To ensure the timely provision of community facilities, services and infrastructure at levels adequate for the Genoa Community.	Genoa Community Plan Action 3.2 - The County should evaluate the status of drainage ditches on the west side of Main Street and develop a plan for cleaning and maintaining these ditches.	Town of Genoa/Public Works	2020		
67	Land Use Indian Hills/Jacks Valley Community Plan Goal 2: To ensure the timely provision of community facilities, services, and infrastructure at levels that are appropriate to the Indian Hills/Jacks Valley Community.	Indian Hills/Jacks Valley Community Plan Action 2.1 - Douglas County shall work with the U.S. Forest Service to acquire the right-of-way necessary to extend Vista Grande Blvd from Jacks Valley Road to Topsy Lane.	Community Development/US Forest Service/Indian Hills GID/Redevelopment Agency	2018		
68	Land Use Indian Hills/Jacks Valley Community Plan Goal 2: To ensure the timely provision of community facilities and infrastructure, at levels adequate for the rural Ruhlenstroth community.	Ruhlenstroth Community Plan Action 2.1 - Douglas County shall improve Mustang Lane in order to provide a second access out of the Ruhlenstroth community during an emergency.	Community Development/Public Works	2018	CIP	
69	Land Use Topaz Regional Plan Goal 4: To provide appropriate public safety service to the Topaz area communities.	Topaz Regional Plan Action 4.1 - Douglas County shall prepare a new Topaz Regional Plan as part of the next update of the Master Plan in cooperation with property owners, businesses, and federal lands agencies that considers expansion of commercial and public facility uses to serve the rural communities.	Community Development/Property Owners & Businesses	2020		
70	Public Facilities and Services Goal 1: To develop regional approaches to providing public services and facilities in Douglas County in coordination with GIDs, Towns, the State, and other jurisdictions.	Public Facilities and Services Action 1.1 - Douglas County will prepare amendments to the Development Code to support a Dig Once Policy for underground telecommunications infrastructure.	Community Development/IT/Public Works	2020	Code Amendment	
71	Public Facilities and Services Goal 4: To ensure that new development pays its equitable share of the costs for public services and facilities needed to serve it.	Public Facilities and Services Action 4.1 - The County shall study feasibility of adopting impact fees to pay for one or more capital improvements needs before the next Master Plan.	County Manager's Office/Community Development	2018		

2016 Master Plan
Action Matrix

Item #	Goals	Action Number	Responsible Entity	Target Date (2017-2020)	Code or CIP	Status
73	Public Facilities and Services Goal 5: Douglas County residents and visitors to the Douglas County Library will access the digital world using high-speed connectivity; emerging technologies and guidance from specialists in information, media and technology.	Public Facilities and Services Action 5.1 - Douglas County will work with the Library District to implement their Strategic Plan, which includes researching and evaluating Radio Frequency Identification (RFID) technology for library collections in all locations; increasing technology available to patrons with circulating technology devices; evaluating database offerings, and assessing, testing, and streamlining eResources.	Library District	2018		
74	Public Facilities and Services Goal 6: Douglas County residents will have library services, resources and programs designed to stimulate imagination, satisfy curiosity and create young readers.	Public Facilities and Services Action 6.1 - Douglas County will work with the Library District to implement their Strategic Plan, which includes exploring feasibility of moving to Book Industry Standards and Communications (BISAC) or BISAC hybrid classification system; establishing a bookmobile service for the Carson Valley region; introducing new programs for children and adults; and including a sports and fitness them of "Build a Better World" for summer reading patrons.	Library District	2020		
75	Public Facilities and Services Goal 8: To protect the public's health by complying with all state and federal water regulations.	Public Facilities and Services Action 8.1 - Prepare recommendations to amend the Douglas County Development Code to require new subdivisions to connect to a public water system.	Public Works/Community Development	2018	Code Amendment	
76	Public Facilities and Services Goal 8: To protect the public's health by complying with all state and federal water regulations.	Public Facilities and Services Action 8.2 - Prepare recommendations and secure funding for consolidating Douglas County's public water system.	Public Works	2020		
77	Public Facilities and Services Goal 8: To protect the public's health by complying with all state and federal water regulations.	Public Facilities and Services Action 8.3 - Create incentives and explore the feasibility of connecting communities with high concentrations of private wells to public water systems.	Public Works/Community Development	2020	Capitol Improvement Plan	
78	Public Facilities and Services Goal 10: To prevent individual sewage disposal systems in rural areas from degrading groundwater quality.	Public Facilities and Services Action 10.1 - Create incentives and explore the feasibility of connecting communities to a public wastewater system in order to address issues with high concentrations of nitrates in groundwater.	Public Works/Community Development	2020		
79	Public Safety Goal 1: To provide the residents of Douglas County with increased safety from flooding.	Public Safety Action 1.1 - Develop a priority and phasing plan to provide for a detailed watershed analysis and improvement recommendations by watershed in relation to the seriousness of the existing and potential flood flow problems.	Community Development	2017		
80	Public Safety Goal 1: To provide the residents of Douglas County with increased safety from flooding.	Public Safety Action 1.2 - Investigate the use of existing irrigation ditches and canals to help alleviate Carson River and stormwater flooding problems, and prevent critical water conveyances from being obstructed or abandoned.	Community Development / Water Conveyance Advisory Committee	2017		

2016 Master Plan
Action Matrix

Item #	Goals	Action Number	Responsible Entity	Target Date (2017-2020)	Code or CIP	Status
81	Public Safety Goal 1: To provide the residents of Douglas County with increased safety from flooding.	Public Safety Action 1.3 - Improve portions of irrigation system to improve flood conveyance capacities while not impacting operational capabilities.	Community Development	2017		
82	Public Safety Goal 1: To provide the residents of Douglas County with increased safety from flooding.	Public Safety Action 1.4 - Evaluate and develop a fair share of maintenance costs for irrigation facilities used for flood control.	Community Development	2018		
83	Public Safety Goal 1: To provide the residents of Douglas County with increased safety from flooding.	Public Safety Action 1.5 - Determine transportation improvements required to allow for a minimum of one access to communities during 100-year flood events.	Community Development / Public Works	2019	Capitol Improvement Plan	
84	Public Safety Goal 1: To provide the residents of Douglas County with increased safety from flooding.	Public Safety Action 1.6 - Douglas County will add the East Valley Road realignment to the Capital Improvement Program to provide a bona fide evacuation route during flooding events.	Community Development / Public Works	2018	Capitol Improvement Plan	
85	Public Safety Goal 1: To provide the residents of Douglas County with increased safety from flooding.	Public Safety Action 1.7 - Douglas County will replace missing stream gauges and add rain gauges to existing warning system (HMP 2013).	Community Development/CWSD	2020		
86	Public Safety Goal 2: To protect the public and emergency personnel from manmade hazard incidents	Public Safety Action 2.1 - Douglas County will establish a business license permit beginning in 2018 to insure new and existing businesses are operating safely and compliant with building, fire, and zoning regulations.	Community Development/Economic Vitality	2018		
87	Public Safety Goal 5: To increase safety and resilience due to wildland fires.	Public Safety Action 5.1 - Douglas County will adopt the International Wildland Interface Code (IWUI), including ignition resistant building construction provisions (2013 HMP - Action 7A).	Community Development/EFFPD	2018	Code Amendment	

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion to approve, approve with modifications or deny policy number 21.5 entitled Extra Trash Collection Days; with public comment prior to board action.

2. **Recommended Motion:**

Funds Available: Yes N/A (requires staff time)

3. **Department:** Administration

4. **Prepared by:** Carol Louthan

5. **Meeting Date:** December 5, 2017 **Time Requested:** 10 minutes

6. **Agenda:** Consent Administrative

Background Information: We have never had a policy for the extra trash collection days we provide twice a year. This clarifies what can be picked up during those collection days. Please read over and let staff know any changes you would like to make.

7. **Other Agency Review of Action:** Douglas County N/A

8. **Board Action:**

Approved Approved with Modifications
 Denied Continued



TOWN OF GARDNERVILLE
TOWN OPERATIONS MANUAL
DIRECTIVES AND PROCEDURES

Number 00.00

SUBJECT: Extra Trash Collection Days

Issue Date 0/0/00

Directive: Gardnerville Health & Sanitation collects extra trash bags or cans from your neighborhood twice a year: spring and fall. Please use the directions below to ensure proper use of the program and to help keep your neighborhood clean.

Procedure:

1. A maximum of six (6) bags, boxes or cans of trash will be collected from each home per extra trash collection.
2. Place your items out by 5:30 AM.
3. Place items out on your normal day of trash service during your scheduled Extra Trash service week.
4. Make sure the items are visible and placed at least 2 feet away from your trash container, cars, poles and other obstructions.
5. Only set out bags or cans during your scheduled Extra Trash Service week. Setting items out at other times is considered illegal dumping.
6. Put trash in containers or bags no larger than 32 gallons and weighing no more than 50 pounds, or it cannot be collected.

Up to six (6) bags of trash per collection, including:

- Household trash
- Greenwaste

UNACCEPTABLE ITEMS FOR EXTRA TRASH COLLECTION

- Large furniture
- Mattresses and box springs
- Dressers, tables and television stands
- Toilets and sinks
- Carpet and rugs (must be rolled into pieces no larger than 4 feet in height or not greater than 50 pounds each piece)
- Exercise equipment (treadmills, stationary bikes, etc.)

Construction materials:

- Building materials, such as insulation or drywall
- Concrete or bricks
- Wood boards or fencing

Automotive materials:

- Automotive parts or fluids
- Car tires or batteries

Hazardous materials:

- Paints & chemicals
- Electronics (televisions, computers, etc.)
- Liquids
- Hot ashes
- Medical waste
- Propane tanks

Appliances:

- Freon-containing appliances, such as refrigerators, freezers and air conditioners
- Large metal appliances, such as stoves, dryers and washers
- Tubs, hot tubs or spas

Other:

- Commercial or industrial waste

Gardnerville Town Board

AGENDA ACTION SHEET



1. **Not For Possible Action:** Discussion on the Town Attorney's Monthly Report of activities for November 2017.

2.

3. Recommended Motion: N/A
Funds Available: Yes N/A

4. Department: Administration

5. Prepared by: Tom Dallaire

6. Meeting Date: December 5, 2017 Time Requested: 5 minutes

7. Agenda: Consent Administrative

Background Information: To be presented at meeting.

8. Other Agency Review of Action: Douglas County N/A

9. Board Action:

Approved Approved with Modifications
 Denied Continued

Gardnerville Town Board

AGENDA ACTION SHEET



1. **Not For Possible Action:** Discussion on the Town Manager's Monthly Report of activities for November 2017.

2. **Recommended Motion:** No action required.
Funds Available: Yes N/A

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** December 5, 2017 **Time Requested:** 5 minutes

6. **Agenda:** Consent Administrative

Background Information: See attached report.

7. **Other Agency Review of Action:** Douglas County N/A

8. **Board Action:**

- | | |
|-----------------------------------|--|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Approved with Modifications |
| <input type="checkbox"/> Denied | <input type="checkbox"/> Continued |



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

Town Manager Monthly Report December 2017 Board Meeting

- A. Gardnerville Station (former Eagle Gas):** The county needed a minor design review application submitted before releasing the building permit plans. We prepared the application this month and submitted them.
- B. 395 Crosswalks:** Still waiting on right-of-way. – I have been playing phone tag with the NDOT Staffer Kevin Verre. Keven lit a fire under the NDOT staff. They have at least reached out to us on our concerns for the Kingslane and crosswalk project.
- C. Kingslane Sidewalk Project:** NDOT has offered to handle this project but on their timeline. Meaning it would be next year that it was built but they would handle it if we can get it under \$225,000. Over the years and all the additional needs for the project with lights, crosswalk and irrigation box improvements the cost is estimated to be \$350,000. We are shaving things off the project and going to try to get the project in line with NDOT's request or the town will need to pick up the difference in cost from the original grant. I need to find out more information on this, and talk to other officials. I need to verify this is accurate. We are still working on the agreement with Southwest Gas. Jennifer is contacting them directly to record the contract. Once that is done I believe we do the contract docs and that should be ready to go out to bid. The town had budgeted \$13,000 for the project and \$50,000 for additions. The original project was roughly \$84,000. I need to review and get to NDOT for approval. This is coming together and I hope to get approval and the package out to bid this month or in January.
- D. Toiyabe Storm Drain Project & Maintenance yard plans:** -contract is signed and notice to proceed was issued.
- E. Nature Trail improvements and Storm Drain Outlet:** I am meeting with state lands on the project on Wednesday the 6th at 12:30 pm onsite. Impact Construction will be onsite Monday and start working on the concrete improvements, shelter footing, picnic table pads, and the sidewalk and concrete stairs. I may be doing the path improvement with town staff. The storm drain improvements need to be budgeted, permitted and placed out to bid. Once the path is done we will work on that issue.
- F. 395 Sidewalk @ the French:** I need to get with the bars on the project.
- G. Heritage Park Right of Way issues:** Farr West has provided draft plans and docs. I discussed with Jennifer the issues we are having with the right-of-way. We need to get the title company to do a title search for the owner of the existing right-of-way, or we can abandon and rededicate as needed to fit the improvements.
- H. Office Items:**
- 1 Met with Eric Schmidt and tested the collector app. We now need to get all the benches and trash cans collected and configure for the other town assets; buildings, signs, electric meters, water services and back flow preventers.
 - 2 Attended the kickoff meeting and will participate in the East Fork EOC training. The town will be more involved assisting the county in the flooding needs or road closures and assistance when needed.
 - 3 Built the new sleigh for the town float
 - 4 Review the projects on the agenda.
 - 5 Attended an NDOT County Workshop on their plans and projects – They are going to work on airport 395 intersection, Centerville 88 roundabout, and start planning Waterloo/756 intersection. They did mention the pavement in downtown Gardnerville getting on the list to repave like they did in Minden. I did bring up the S curve and the need to make those improvements prior to repaving the highway. I need to follow up with Lee on that issue.



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

6 Obtained a permit for the Waterloo meter that was hit this month.

Gardnerville Town Board

AGENDA ACTION SHEET



1. **Not For Possible Action:** Discussion on the Board members activities and liaison committee reports including but not limited to; Carson Valley Arts Council, Nevada League of Cities, and Main Street Gardnerville.

2. **Recommended Motion:** N/A

Funds Available: Yes N/A

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** December 5, 2017 **Time Requested:** 10 minutes

6. **Agenda:** Consent Administrative

Background Information: To be presented at meeting.

7. **Other Agency Review of Action:** Douglas County N/A

8. **Board Action:**

Approved Approved with Modifications
 Denied Continued

MSG Board of Directors Meeting

November 21, 2017 5:30 PM

EXECUTIVE DIRECTOR MONTHLY STATUS REPORT

This report provides a brief overview of operations of Main Street Gardnerville program.

MONTHLY SUMMARY

- **Financial**

- Current Bank Balance: **\$ 169,477.13**
- Revolving Loan Balance: **\$ 21,829.23**
 - Rec'd 1st loan payment of \$175.28 on 11/3/17

- **Membership**

- Current Membership is 57
- Possible new memberships are Fun & Feng Shui and Brown Bear Designs
- News among members: Sierra Chef has moved to Genoa

- **Organizational**

- Finished a Sq. Ft map of district
- Finished vacancy map of district
- Compiled, organized and submitted State Application

- **Social Media**

- **Twitter:** 419 to 430; followers; increase of 11 followers
- **Facebook:** 2,876 to 2,898 followers; increase of 22 followers
- **Instagram:** 226 to 252 followers; increase of 26 followers
- **Alignable:** 11 to 15 followers: increase of 4 followers

- **Website**

- New pictures on front page
- Updated calendar

- **Constant Contact Mails**

	Open Rate	Click Rate
○ Small Business Saturday #2	49%	24%
○ Biz Blast October 2017 Volume 2	31%	5%
○ MS Mingle #1	47%	11%
○ Biz Blast November 2017 Volume 1	33%	12%
○ MS Mingle #2	34%	4%
○ Wine Walk Survey #2	21%	3%

- **Media Mentions**

Record Courier: Coffins 'fund-race' down Slaughter House Lane 10/18/17, Letters to the editor for Friday, 10/20/17, Main Street Minden to dissolve 10/26/17, and 'Huffin' & Puffin' for turkey & stuffin' 11/12/17.

- **Press Releases**

- Coffin Races 10/10/17
- Coffin Races 10/16/17
- Small Business Saturday 10/30/17
- Small Business Saturday 11/17/17

OLD BUSINESS

- Annual Calendar- 3 Samples getting cost for a direct mail
- Committee Chairs or Co-Chairs needed for Design, Wine Walk and Coffin Races. *Wine walk has NEW co-chairs, still need a Design Chair or Co-chair and more volunteers or co-chair for Coffin Races*

NEW BUSINESS

- **Nevada Main Street-** the Director Peter Wallish has left, we were the only application and recipient of a NV Main Street

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion and election of Chair and Vice Chair of the Gardnerville Town Board for the calendar year 2018.
 - a. Election of Gardnerville Town Board Chairman for the 2018 calendar year; with public comment prior to Board action.
 - b. Election of Gardnerville Town Board Vice-Chairman for the 2018 calendar year; with public comment prior to Board action.

2. **Recommended Motion:**

Funds Available: Yes N/A (requires staff time)

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** December 5, 2017 **Time Requested:** 10 minutes

6. **Agenda:** Consent Administrative

Background Information:

7. **Other Agency Review of Action:** Douglas County N/A

8. **Board Action:**

- Approved Approved with Modifications
 Denied Continued