

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion and direction to town manager concerning Douglas County Master Plan, including various proposed changes and additions to elements relevant to the Town of Gardnerville currently being considered by the county; with public comment prior to board action.

2. **Recommended Motion:** Based on board discussion.

Funds Available: ☐ Yes ☒ N/A

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** January 2, 2018 **Time Requested:** 20 minutes

6. **Agenda:** ☐ Consent ☒ Administrative

Background Information: In last month's packet, town staff provided the town board with the elements of the Master Plan that would be applicable to the town. Staff has asked that board members provide some feedback prior to the board meeting so we can highlight the issues of the plan. This version has my review of the Master Plan and I hope there are other comments or concerns that we can bring up with county staff and recommend changes. This is the opportunity to provide direction to staff to request modification to the Master Plan.

This version of the Master Plan is the latest provided by the County Staff.

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

8. **Board Action:**

☐ Approved ☐ Approved with Modifications
☐ Denied ☐ Continued

CHAPTER 7 HOUSING ELEMENT

SECOND DRAFT

NOVEMBER 2017



HOUSING ELEMENT

PURPOSE

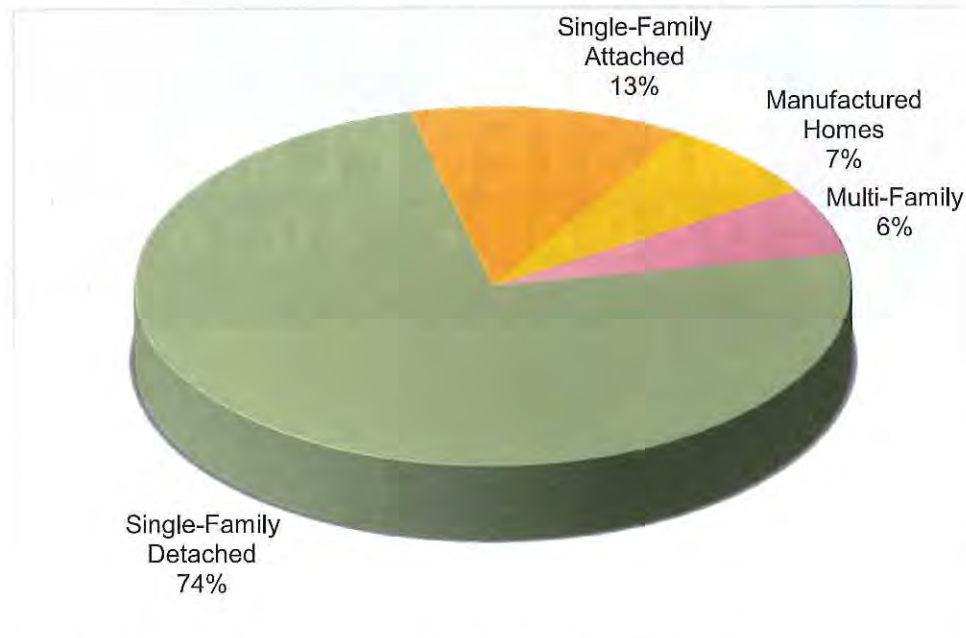
The purpose of the Housing Element is to present an overview of the housing inventory and housing market in Douglas County, to present an updated analysis of housing problems, and to present housing issues and opportunities. The Housing Element concludes with goals, policies, and actions to address housing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

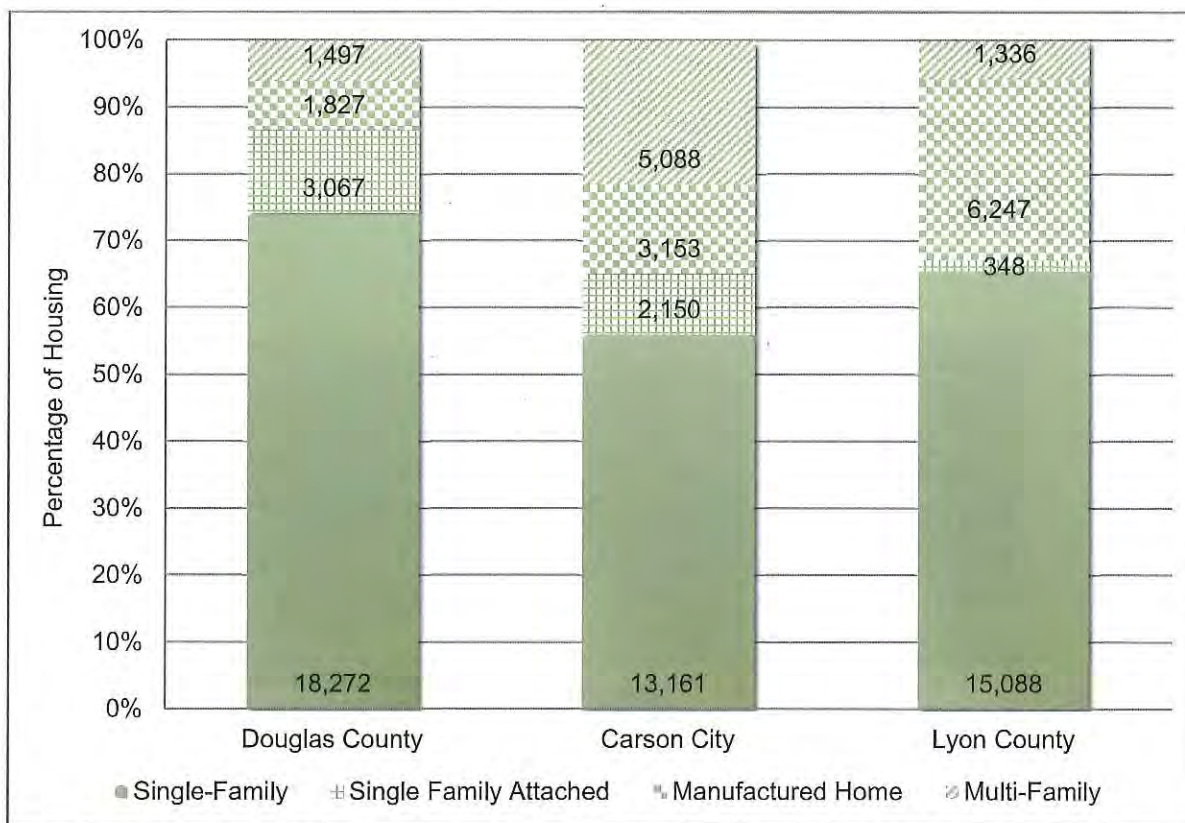
Figure 1
Douglas County Housing Inventory, 2016
(Total Units = 24,663)



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% |

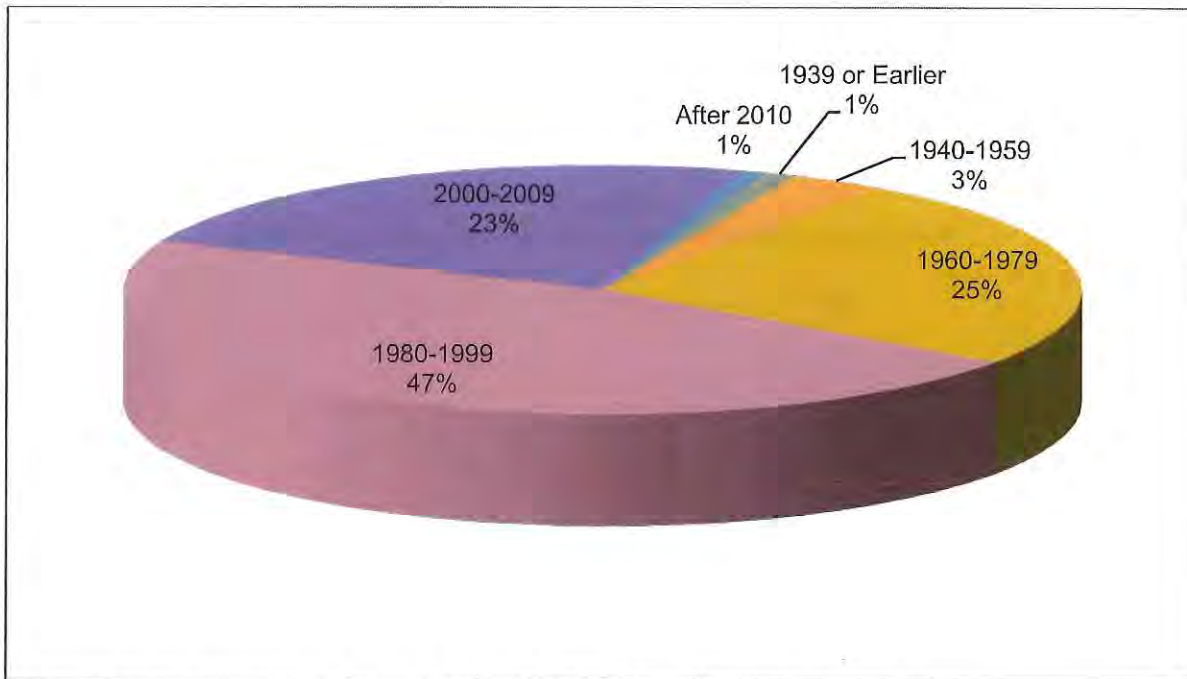
Sources: Douglas County Assessor, Nevada State Demographer.

*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.

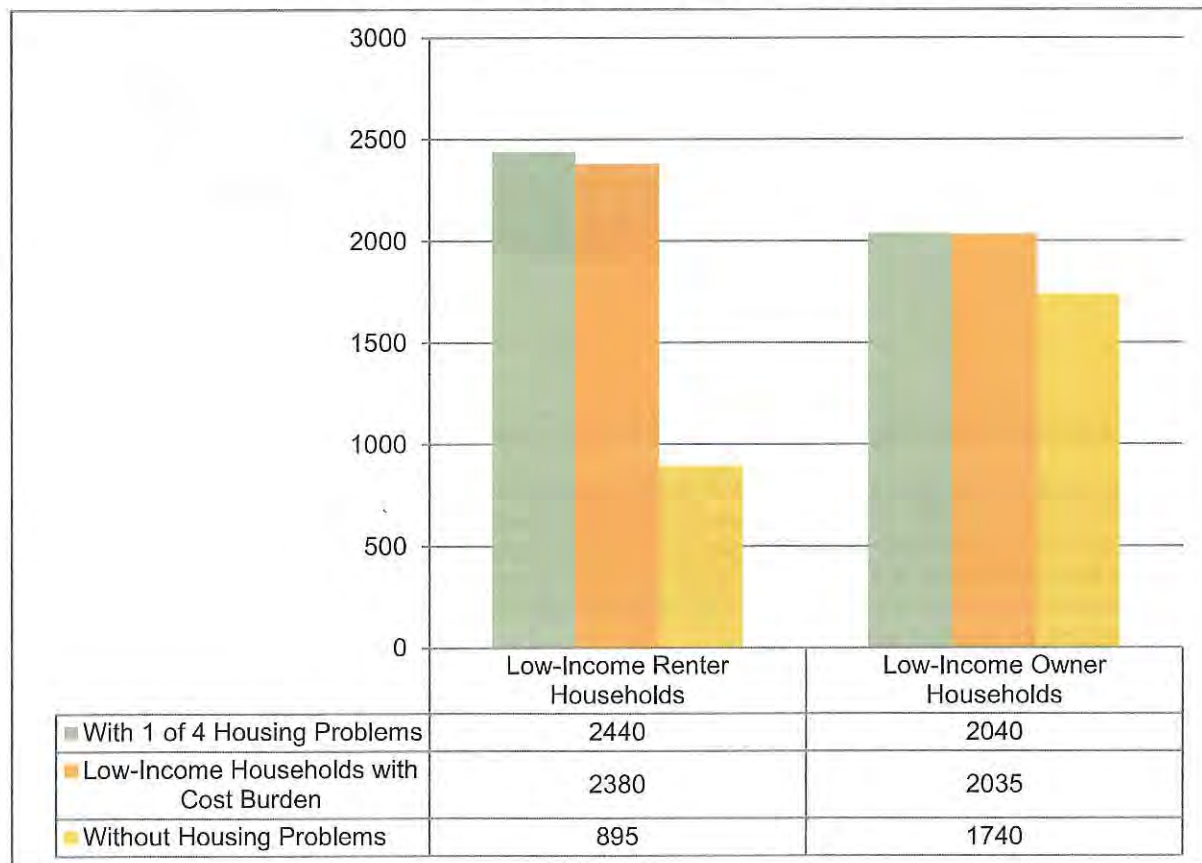
Table 4
Housing Conditions in Douglas County, 2015

| 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

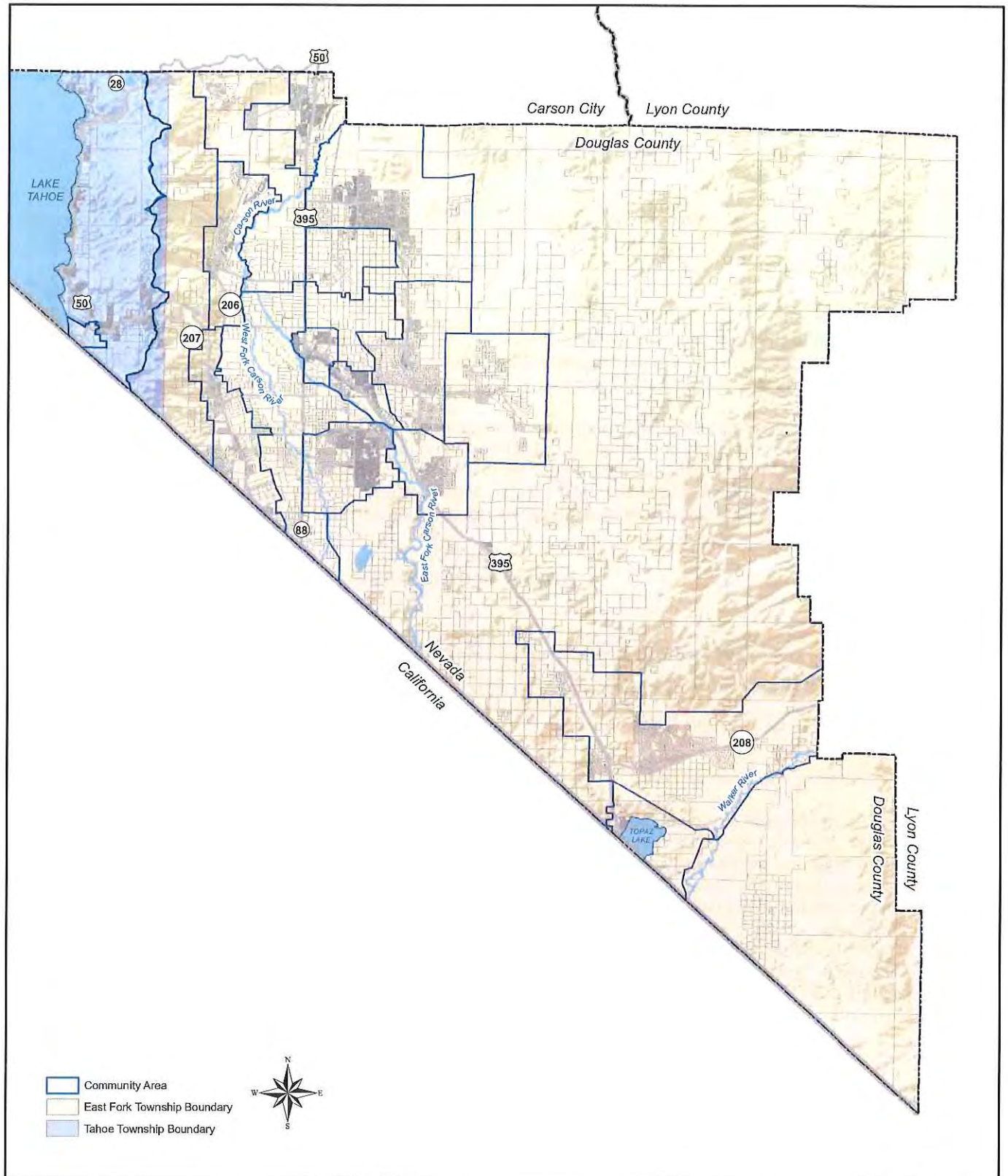


Table 6 provides information on the number of vacant units in Douglas County based on the 2010 Census and more recent five-year estimates from the ACS. According to the ACS Surveys, the number of dwellings for sale decreased from 403 to 220 in 2015. The number of dwellings available for rent have decreased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

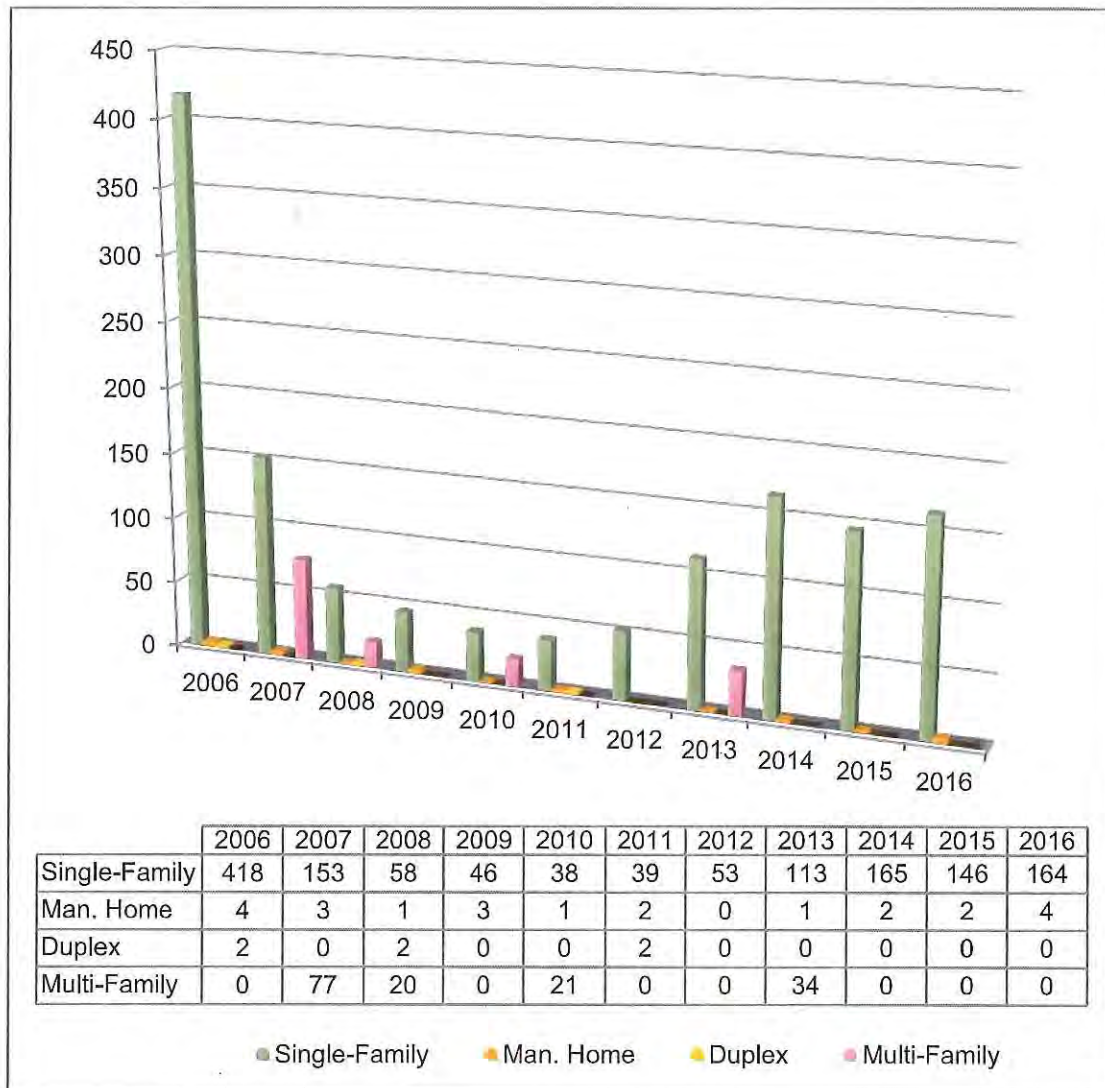
| | 2010 Census | 2011-2015 ACS |
|---|--------------------|----------------------|
| Average Household Size of Owner-Occupied Unit | 2.35 | 2.33 |
| Average Household Size of Renter-Occupied Unit | 2.47 | 2.48 |

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

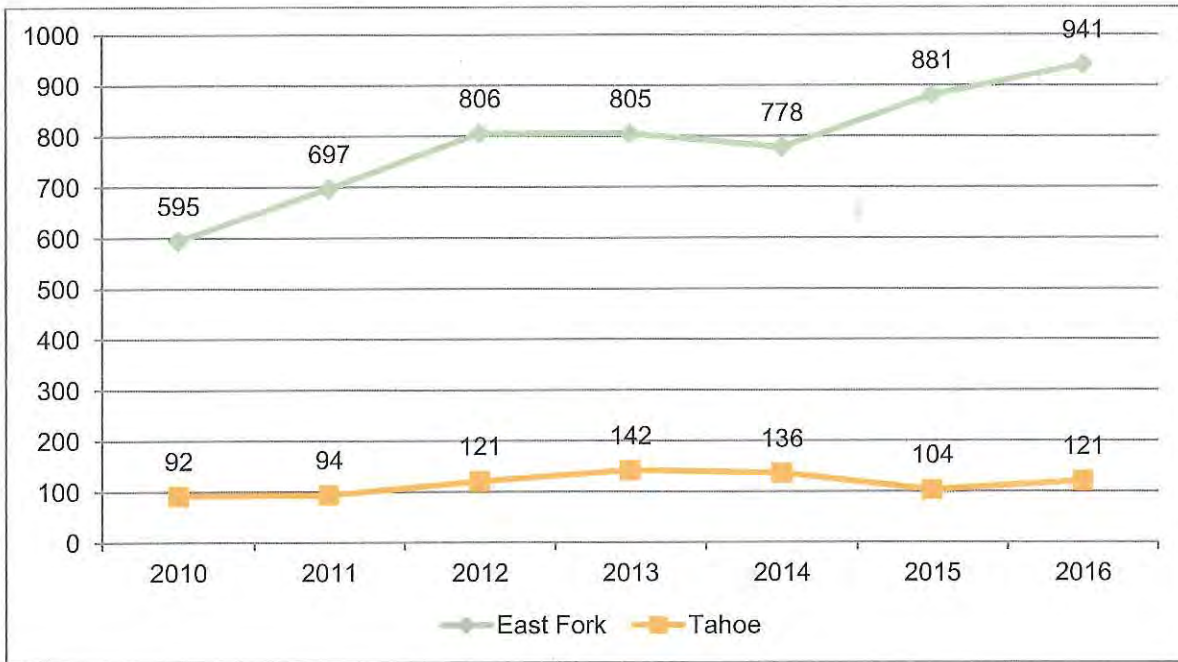


Figure 8
Average Single-Family Sales Prices, 2010-2016, by Township

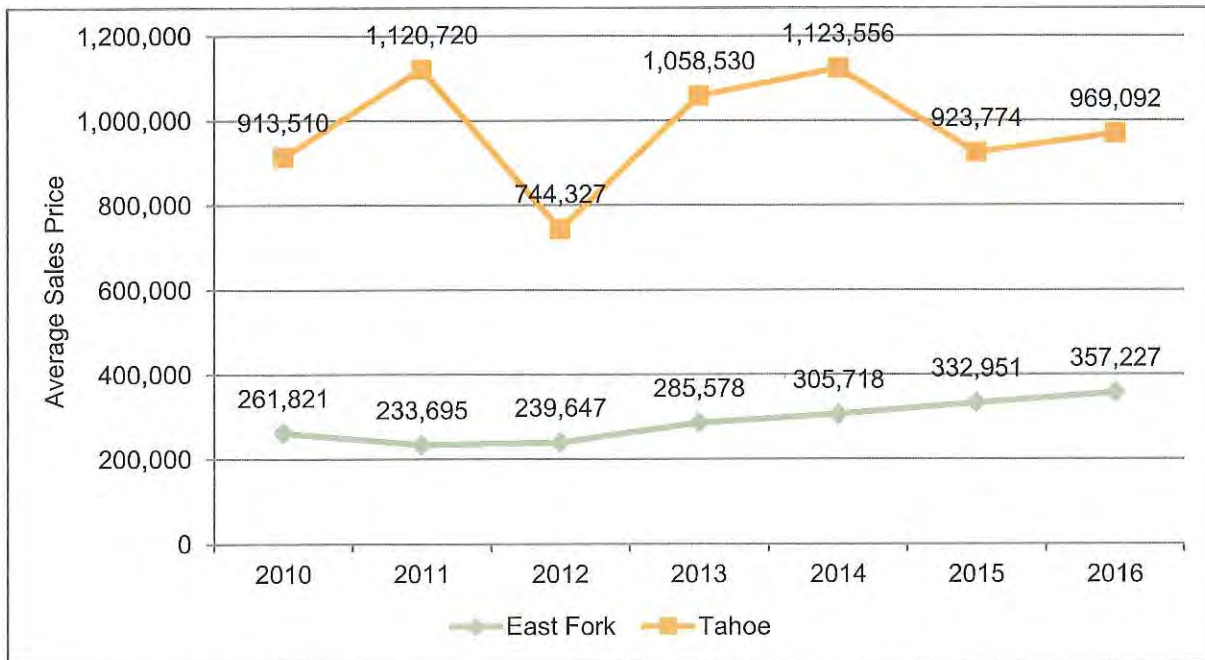


Figure 9 provides a snapshot of the 2016 housing market for single-family homes in Douglas County. Sales Prices in the Tahoe Township are approximately 200 to 300 percent higher than those in the East Fork Township. The median sales price for a single-family home in the East Fork Township was \$319,000 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



EVICTIIONS 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

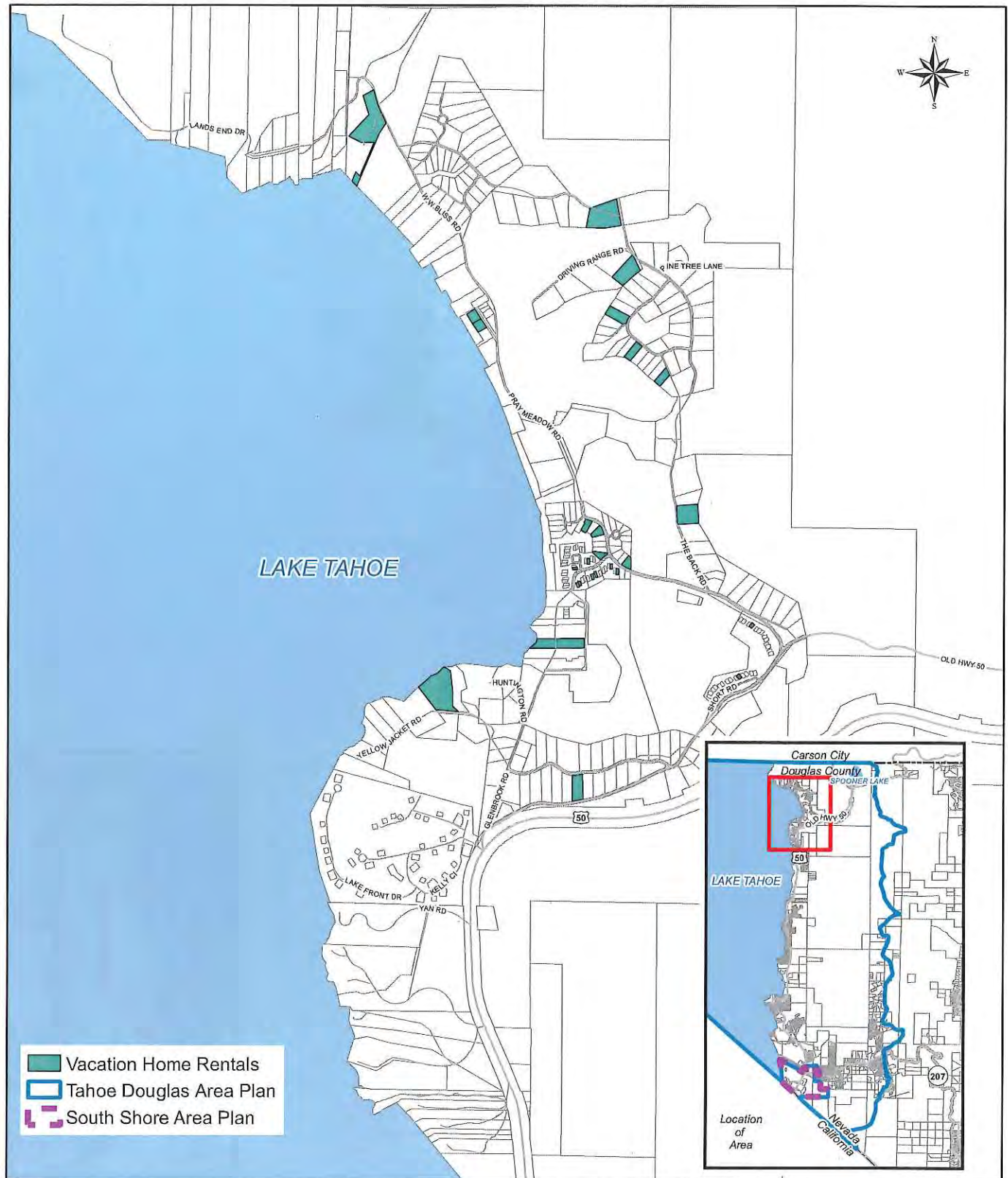
| Year | Evictions Served |
|--------------|-------------------------|
| 2015 | 473 |
| 2016 | 388 |
| Total | 861 |

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.

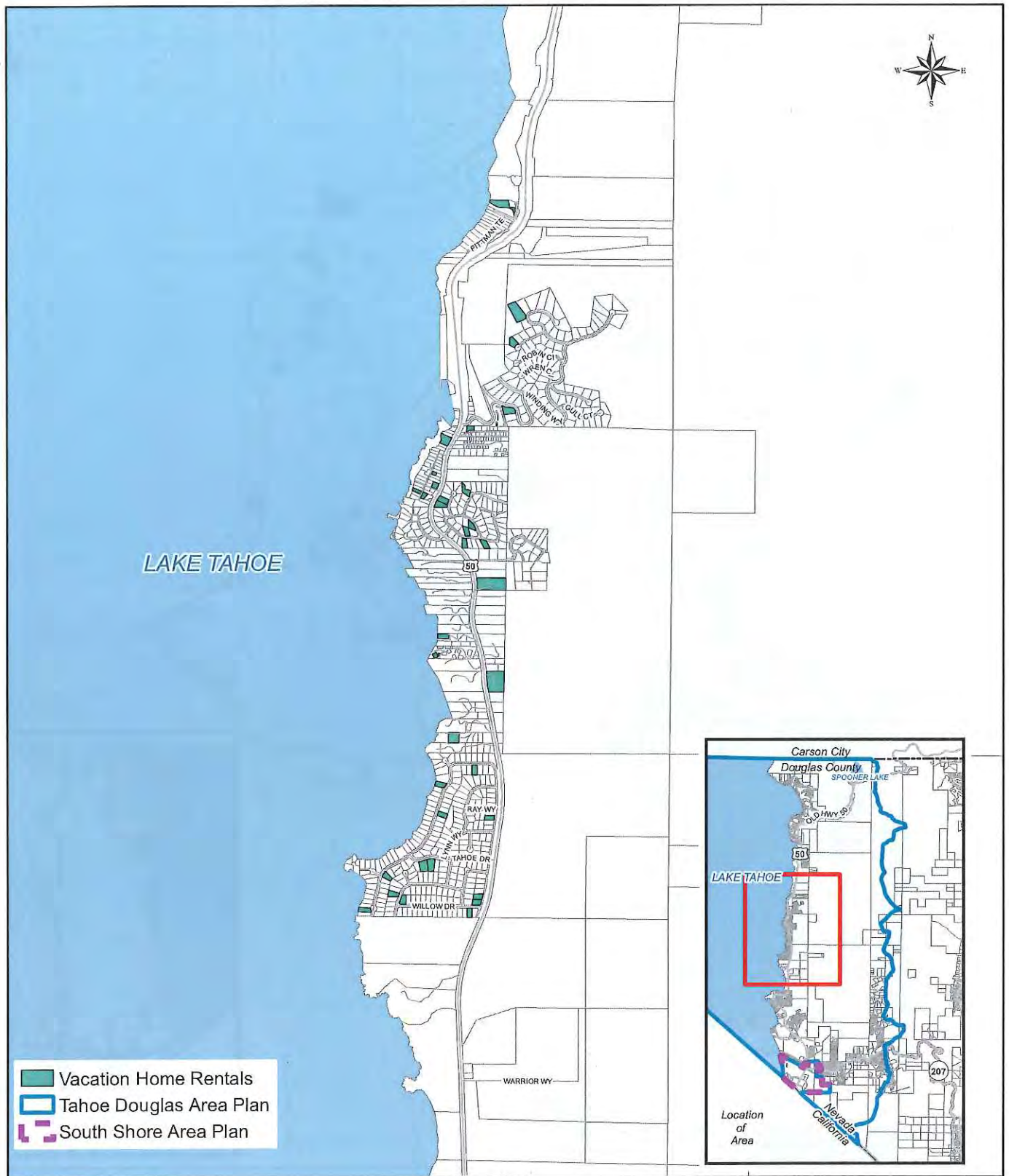
VACATION HOME RENTALS

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.

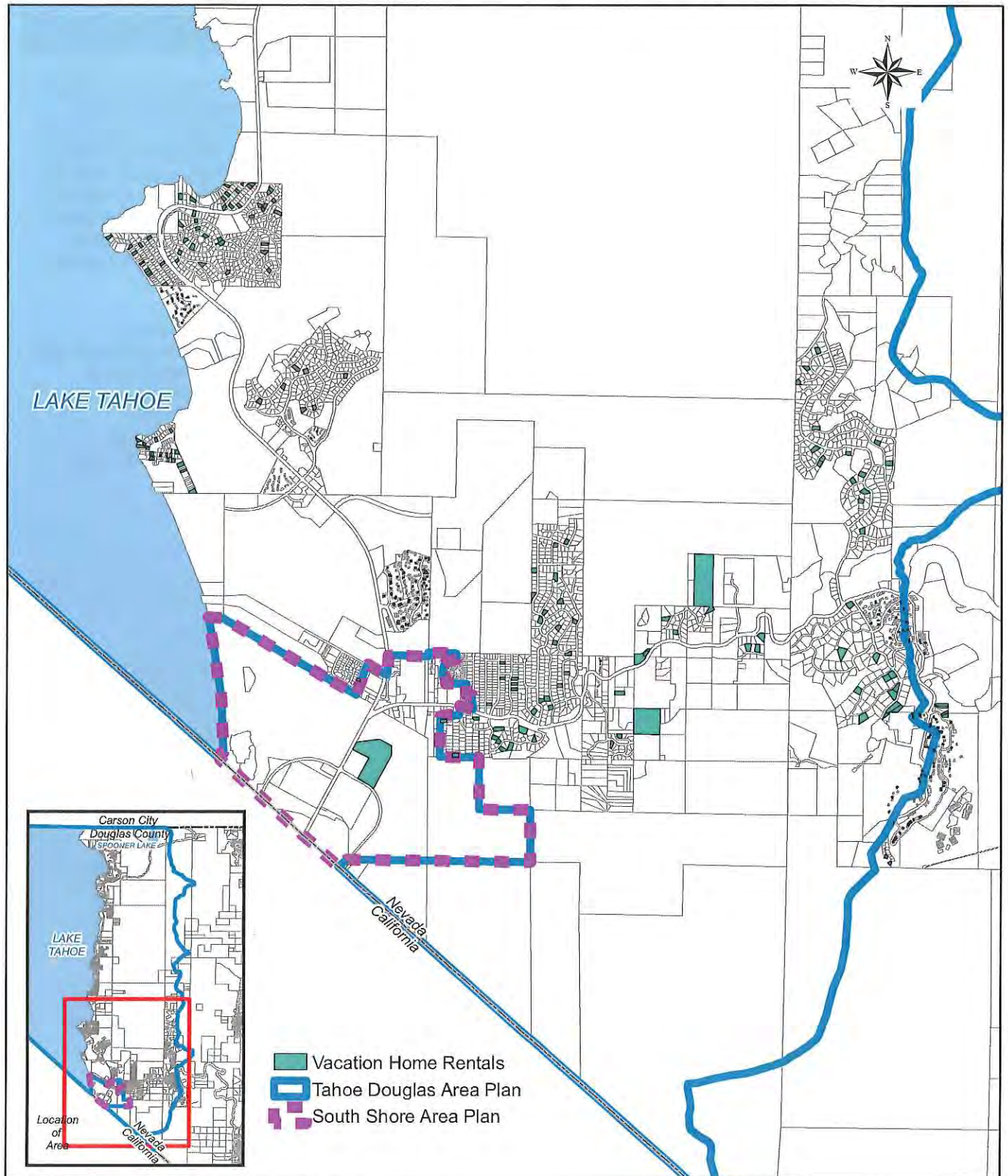
Map 2
Vacation Home Rentals in Glenbrook



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

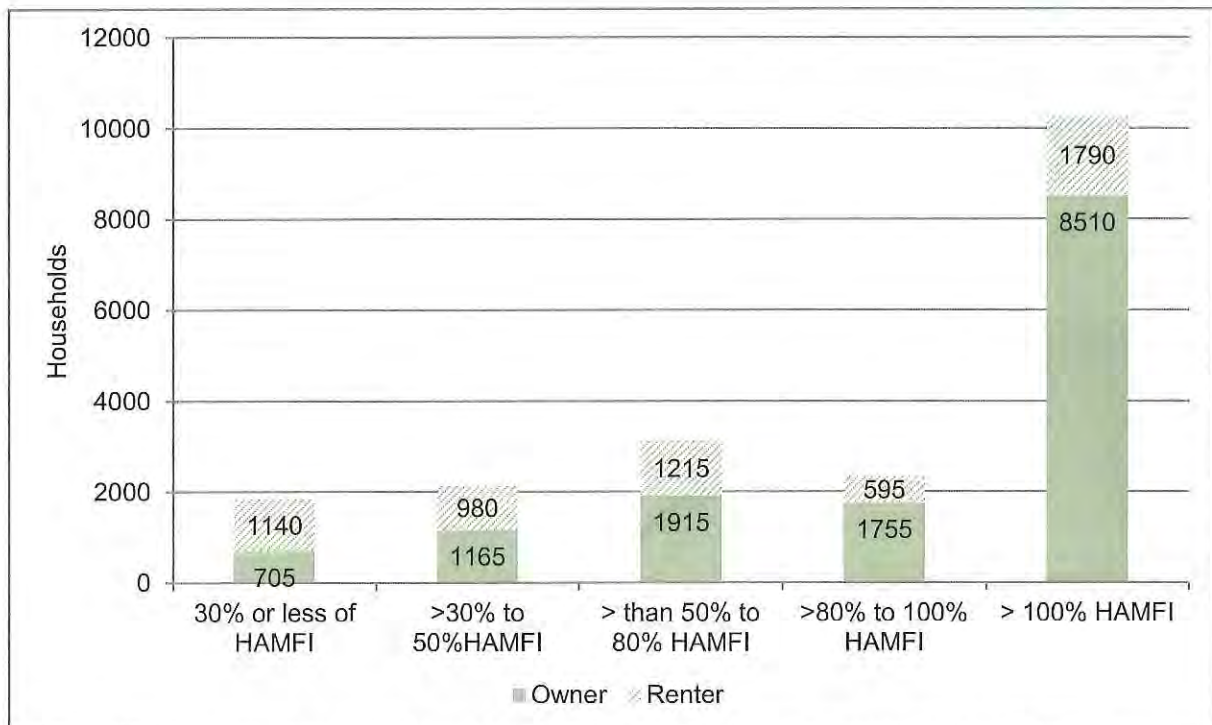


AFFORDABLE HOUSING

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 | Household Size | | | |
|--|-----------------------|----------|----------|----------|
| Income Range | 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 Sheriff'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

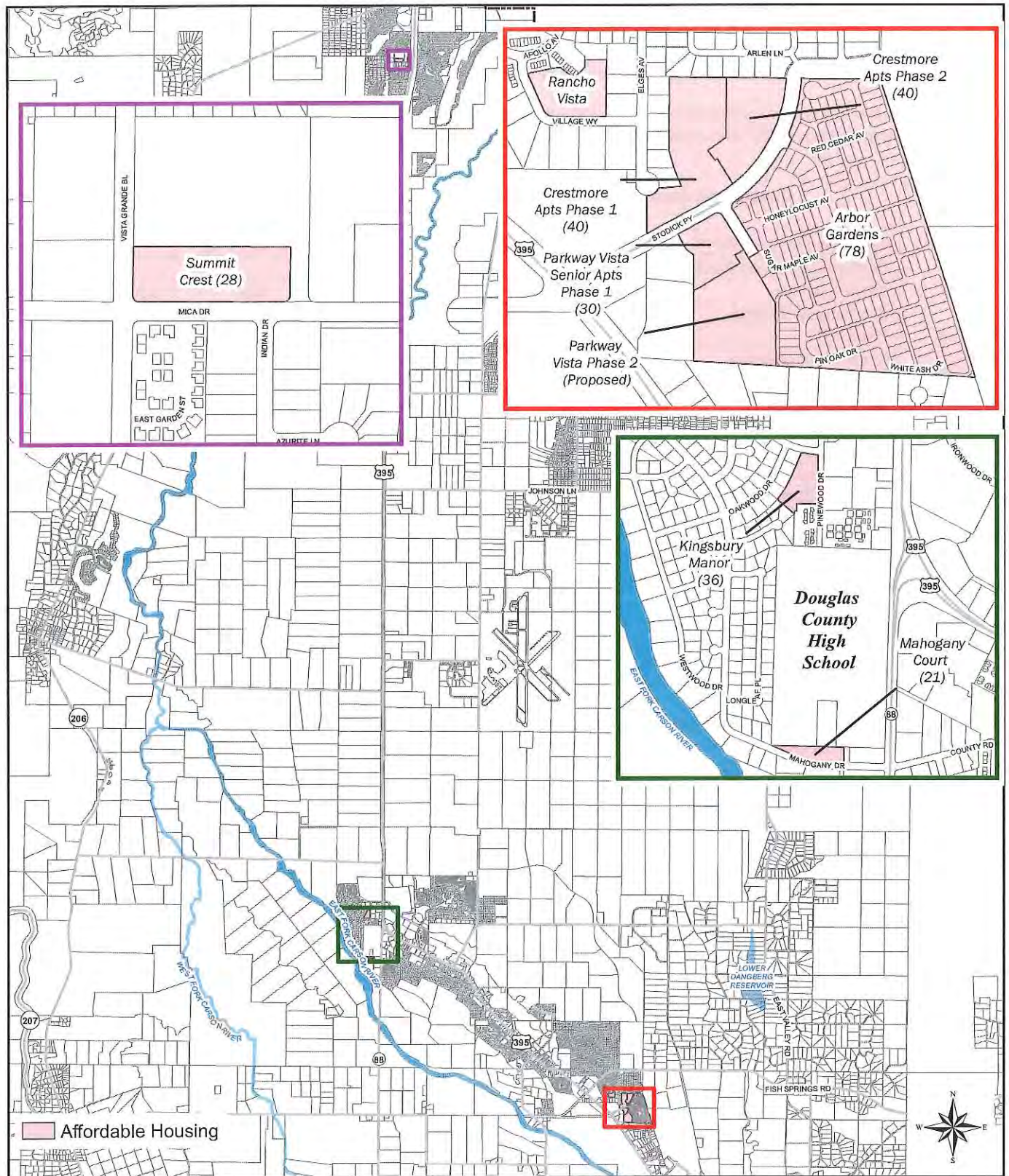
**Developments with Douglas County Affordable Housing Agreements*

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.

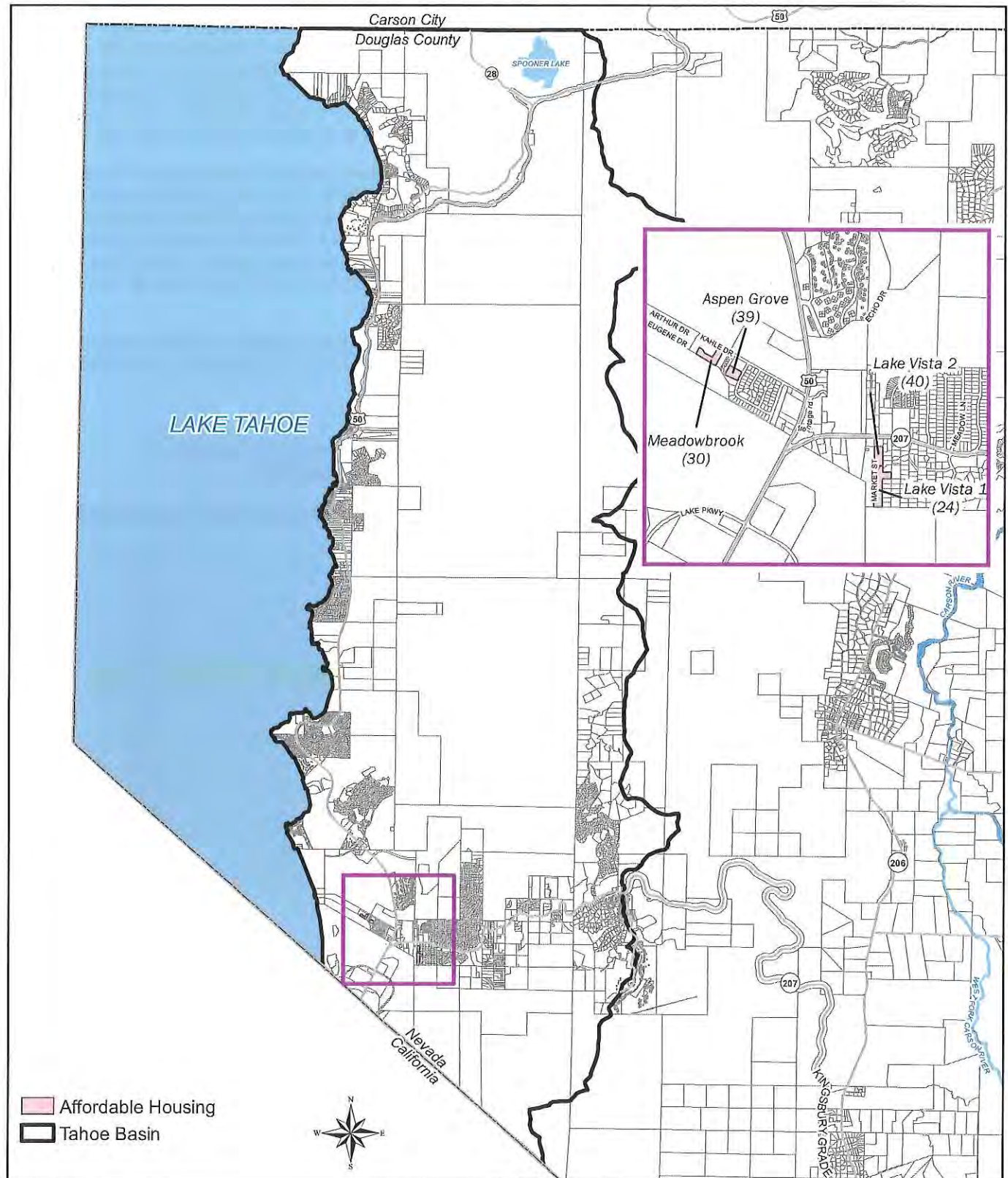
The Nevada Rural Housing Authority provides several programs to provide affordable home ownership to Nevada Residents. Under its Home At Last Programs, NRHA has provided down payment assistance to 179 families, for a total of \$35,470,477. The Mortgage Credit Certificate Program has assisted 141 families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

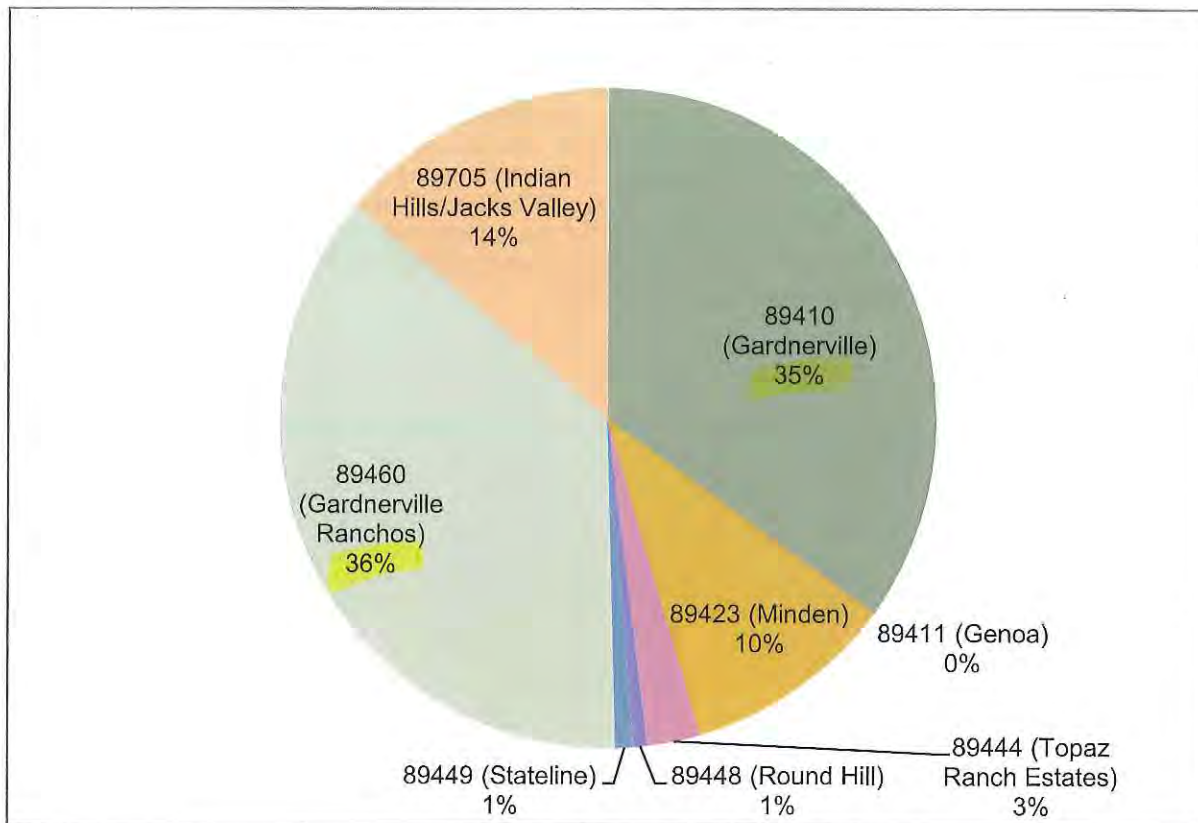
| Community or Regional Plan | Multi-Family Residential (MFR) | Mixed-Use Commercial (MUC) |
|---------------------------------------|--------------------------------|----------------------------|
| Airport | 0.00 | 0.00 |
| Agriculture | 0.00 | 0.00 |
| East Valley | 0.00 | 0.00 |
| Fish Springs | 0.00 | 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.

High Light missing

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.

~ ENCOURAGE MFR?

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. *why?*

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



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.

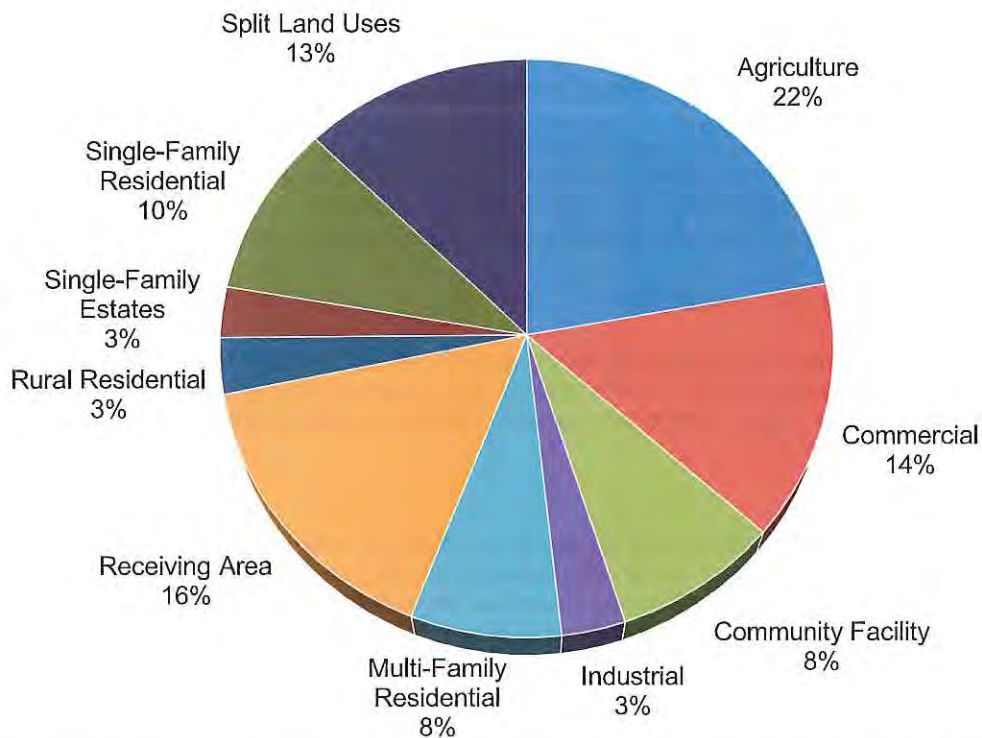
URBAN LEVEL OF SERVICE

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

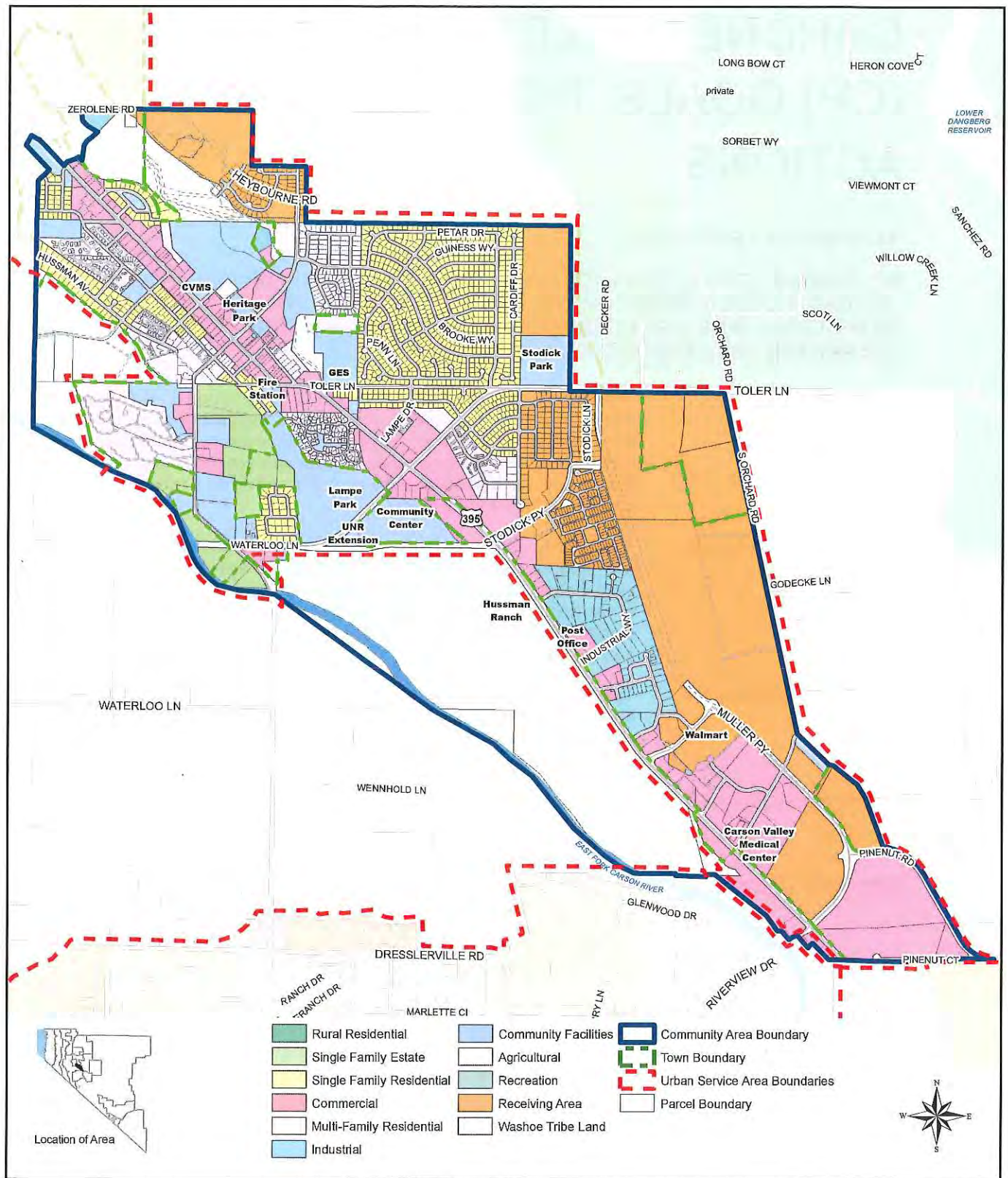
The Gardnerville Community Plan contains many different future land uses. As shown in Figure 6, Agriculture land uses account for 22 percent of the area followed by Receiving area at 16 percent. The Community Plan designates 8 percent of the area for commercial land uses and for multi-family uses.

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. | change |
| 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). | Bold |
| 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. | Pkg 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. | Design Guidelines |
| 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. | Open Space |
| 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. | Historic District |

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.

→ Premises for Growth & Plan for Prosperity order

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.

OK IS THIS NEEDED?

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.

NEED NEW CODE FOR THIS SOON!

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.

ADD TO 1.8

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.

PFP Plan UPDATE

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. | PPP UPDATE |
| 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. | Define adequate? |
| 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. | NO SECTION ON REGIONAL Ponds? |
| 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. | DIFFERS THAN PRIOR DIRECTION BY BULL |
| 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. | NDOT SUPPORT NEEDED. |
| Gardnerville CP Policy 3.8 | Douglas County shall work with the Town to plan and develop off-street parking and parking districts. | Policy 1.3 |
| 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. | Work w/ County TO DEVELOP TRANSFERTATIONS |
| 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. | |

within the town.

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. |

*what about
minerals with*

*P.P.P.
UPDATE
ISSUE.*

Do These Need To Be In The
Master Plan?

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.

four

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.

*PPP
Detail?*

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.

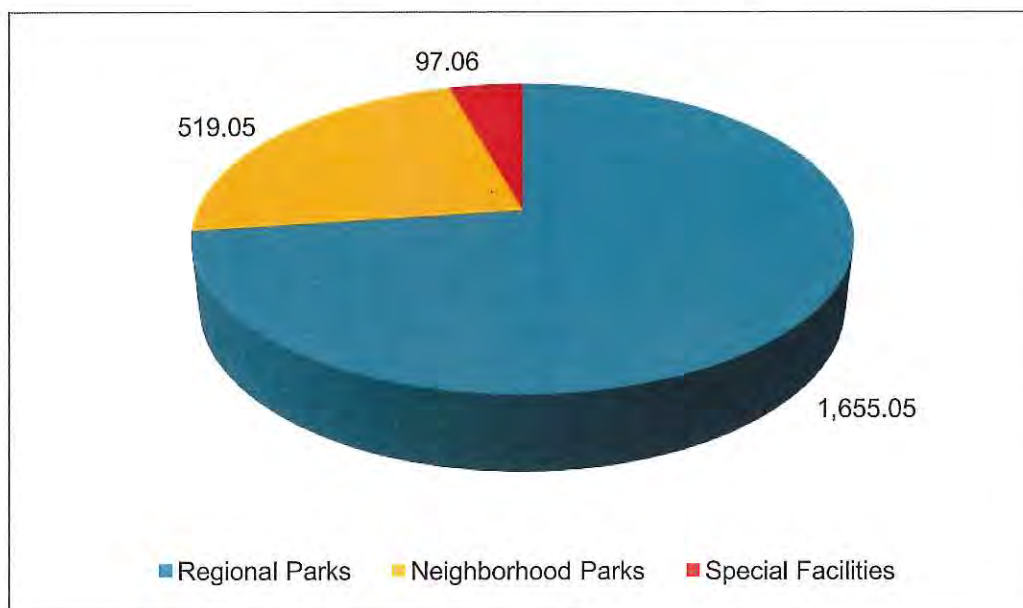
PARKS AND RECREATION IN DOUGLAS COUNTY

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

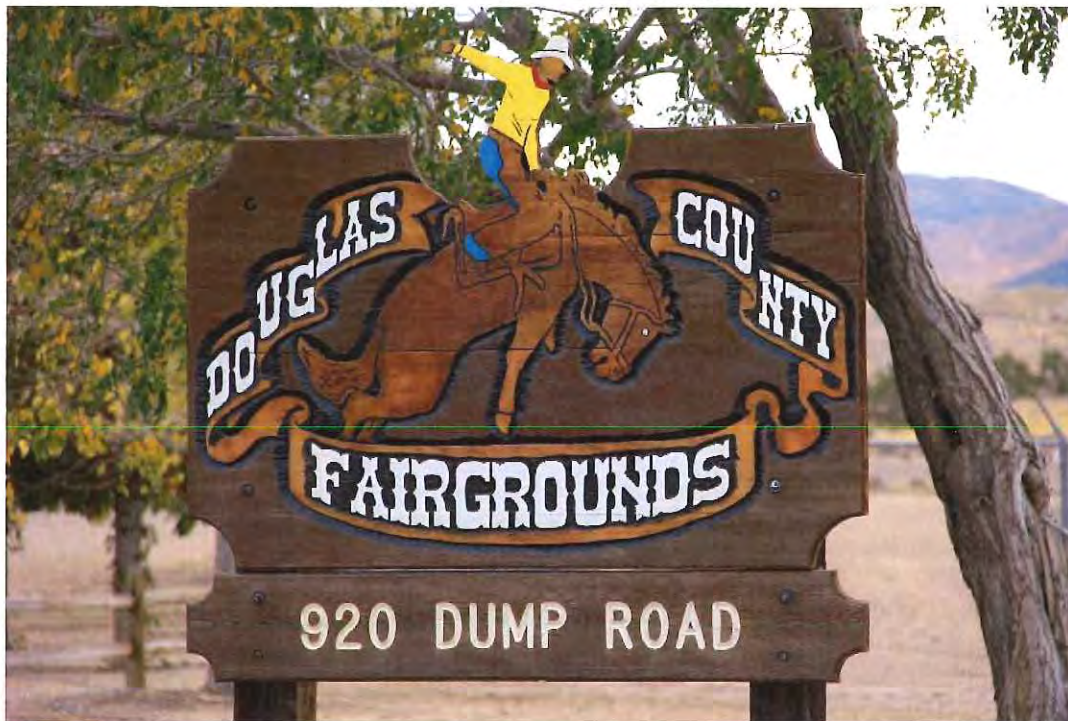
| Name of Facility | Acreage | Owner | Status |
|---|---------------|--------------------------|------------------------------------|
| Arbor Gardens Park | 1.11 | Town of Gardnerville | Developed |
| Blue Rock Park | 1.56 | Gardnerville Ranchos | Developed |
| Brautovich Park | 4.60 | Douglas County | 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

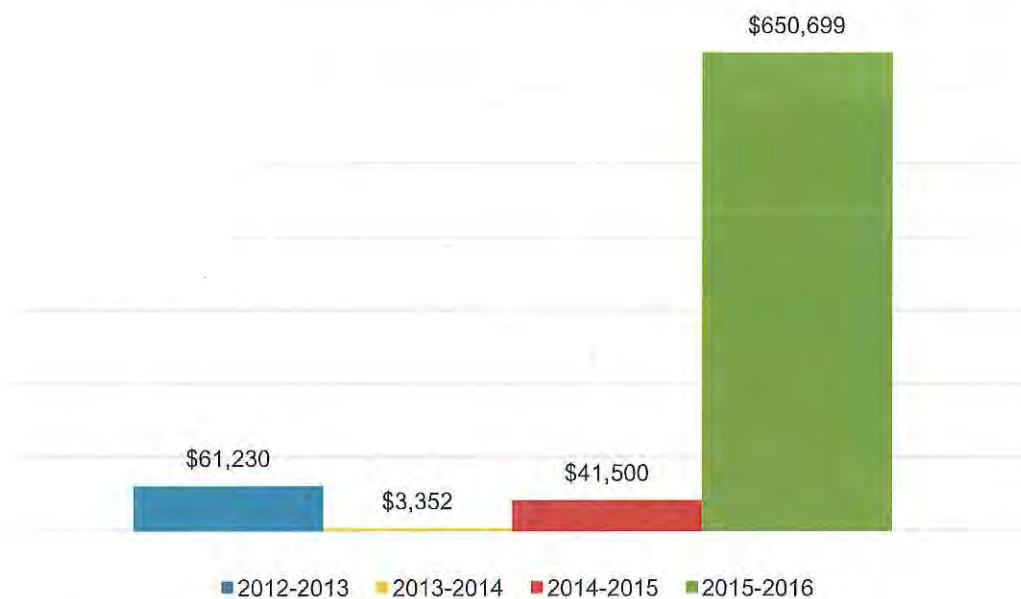


PARKS AND RECREATION FUNDING

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**

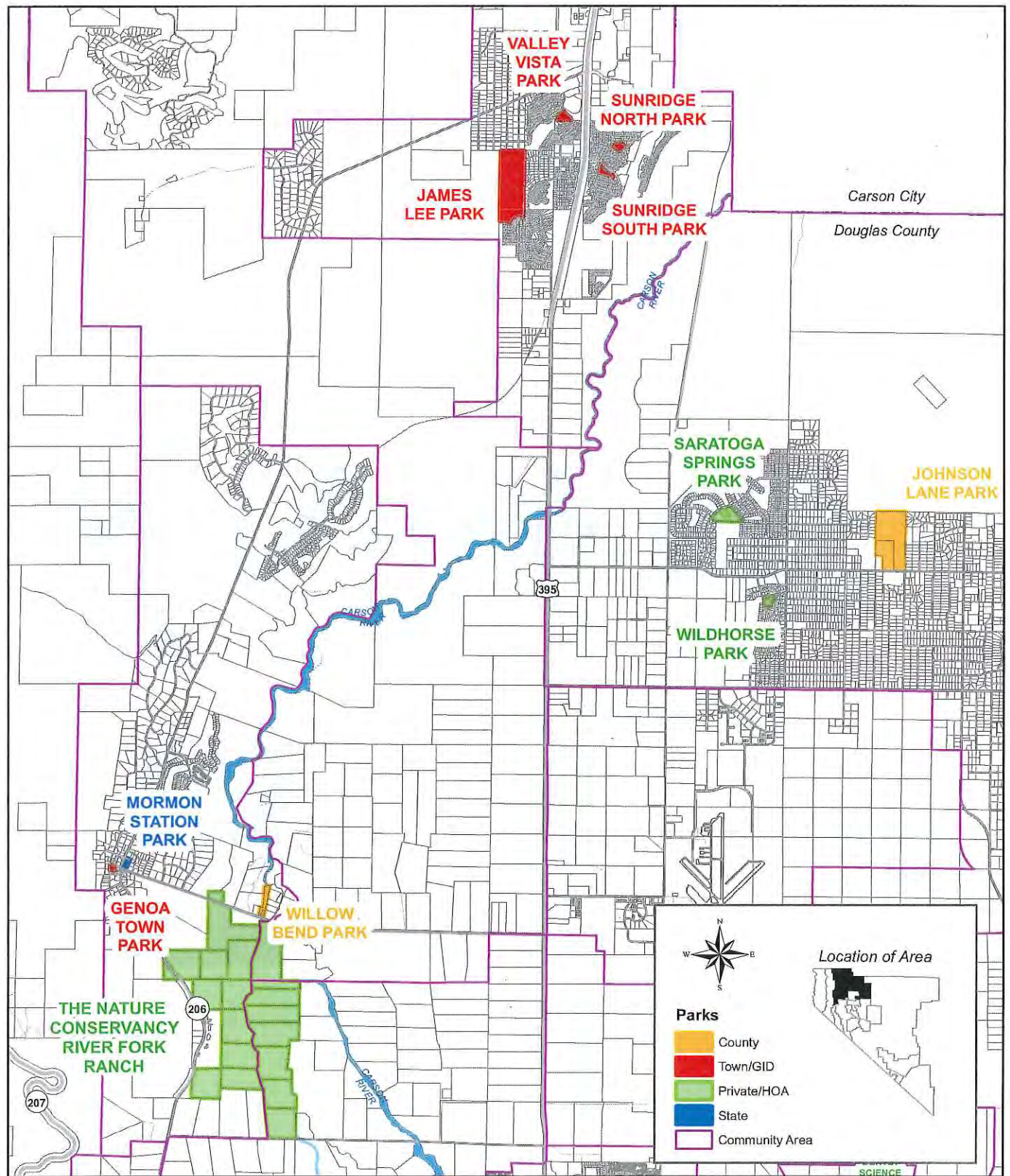
| Name of Facility | Size (Square Feet) | Owner | Activities |
|---|-----------------------|----------------|--|
| Kahle Community Center | 22,423 | Douglas County | Gymnasium Kids Club Recreation Classes Sports Leagues |
| Community Center and Senior Center | 83,000 | Douglas County | Gymnasium Recreation 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**

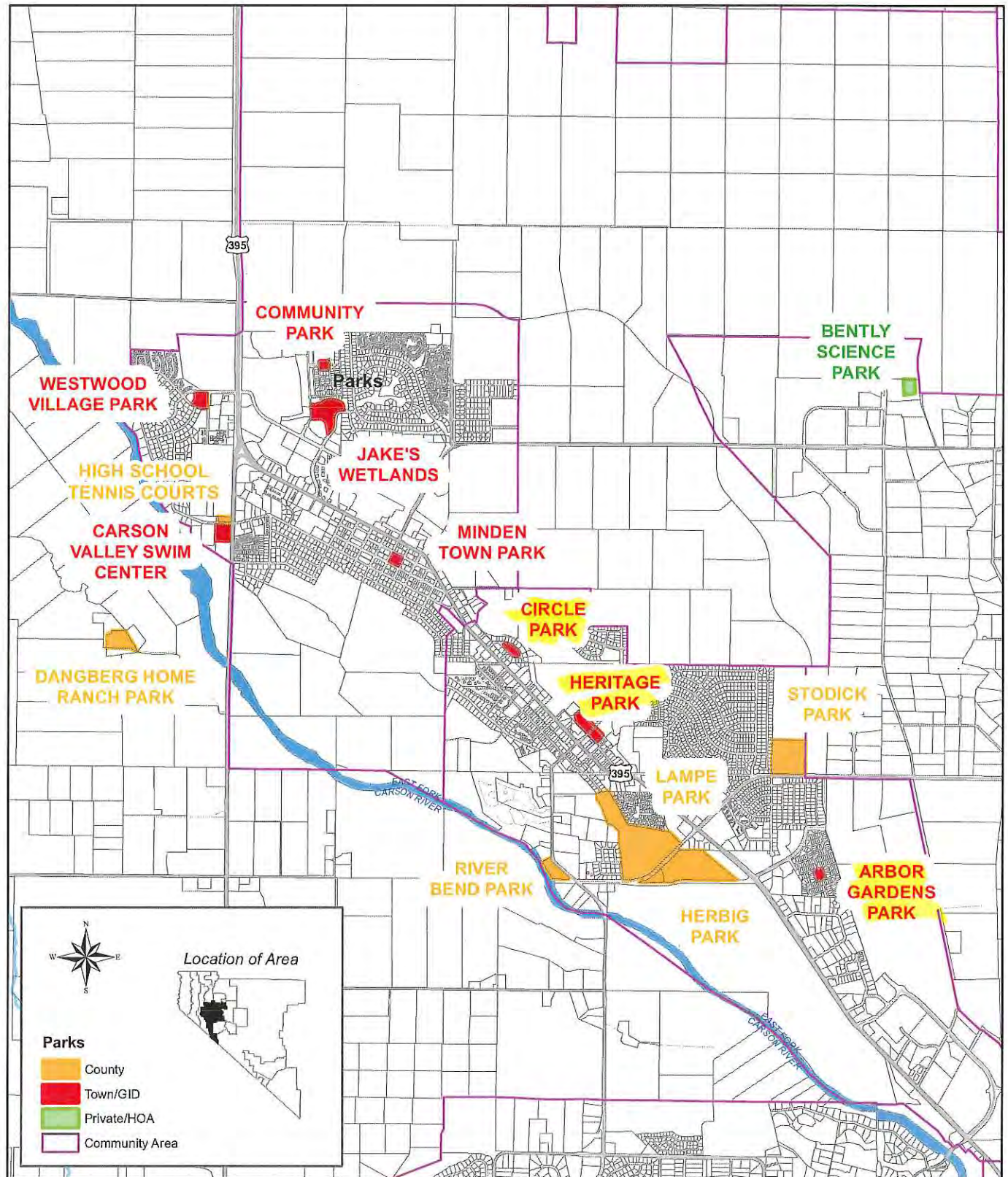


Maps 1-5 depict the locations of regional parks, neighborhood parks, and special facilities in Douglas County.

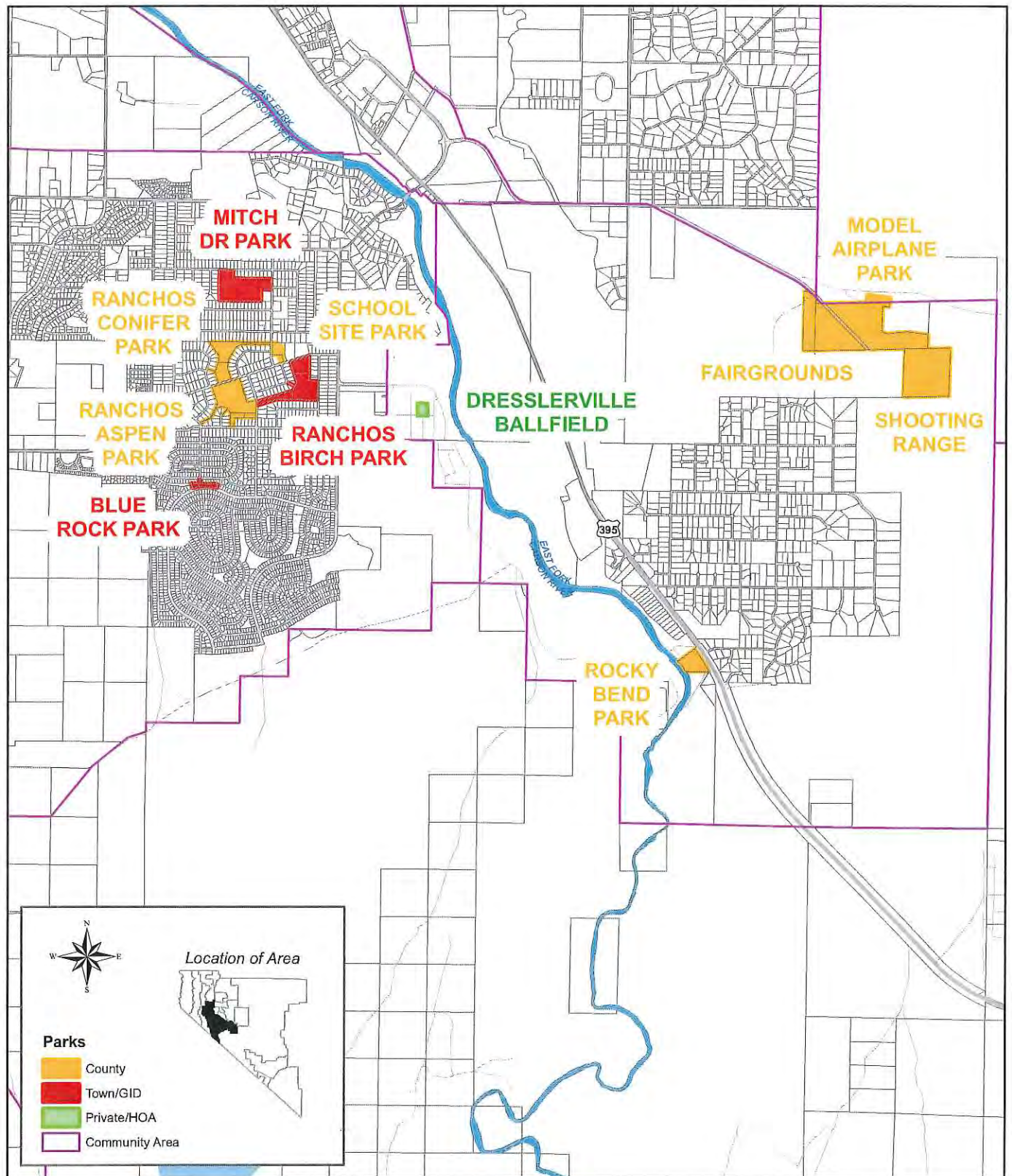
Map 1
Parks in North Douglas County



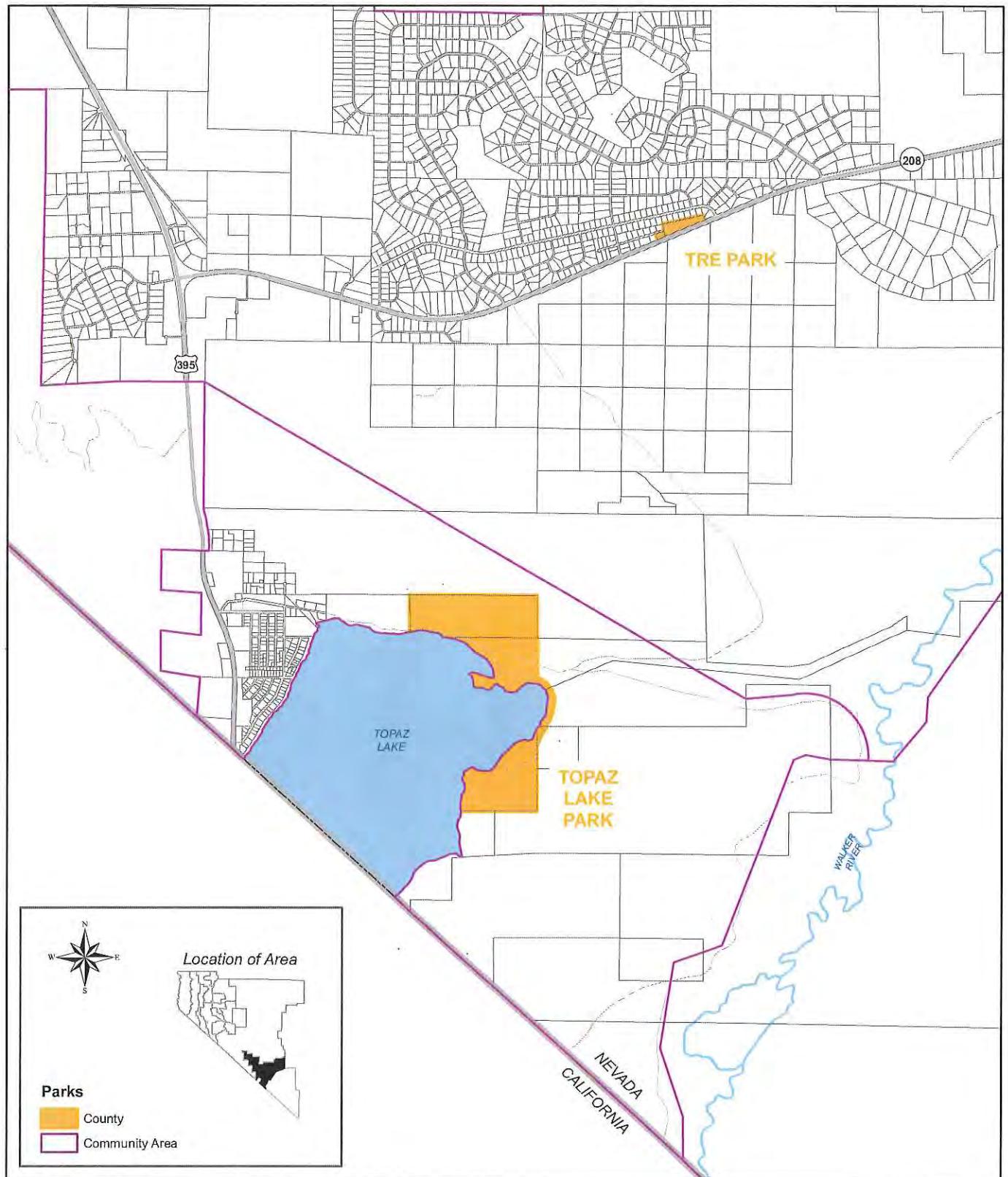
Map 2
Parks in Central Douglas County



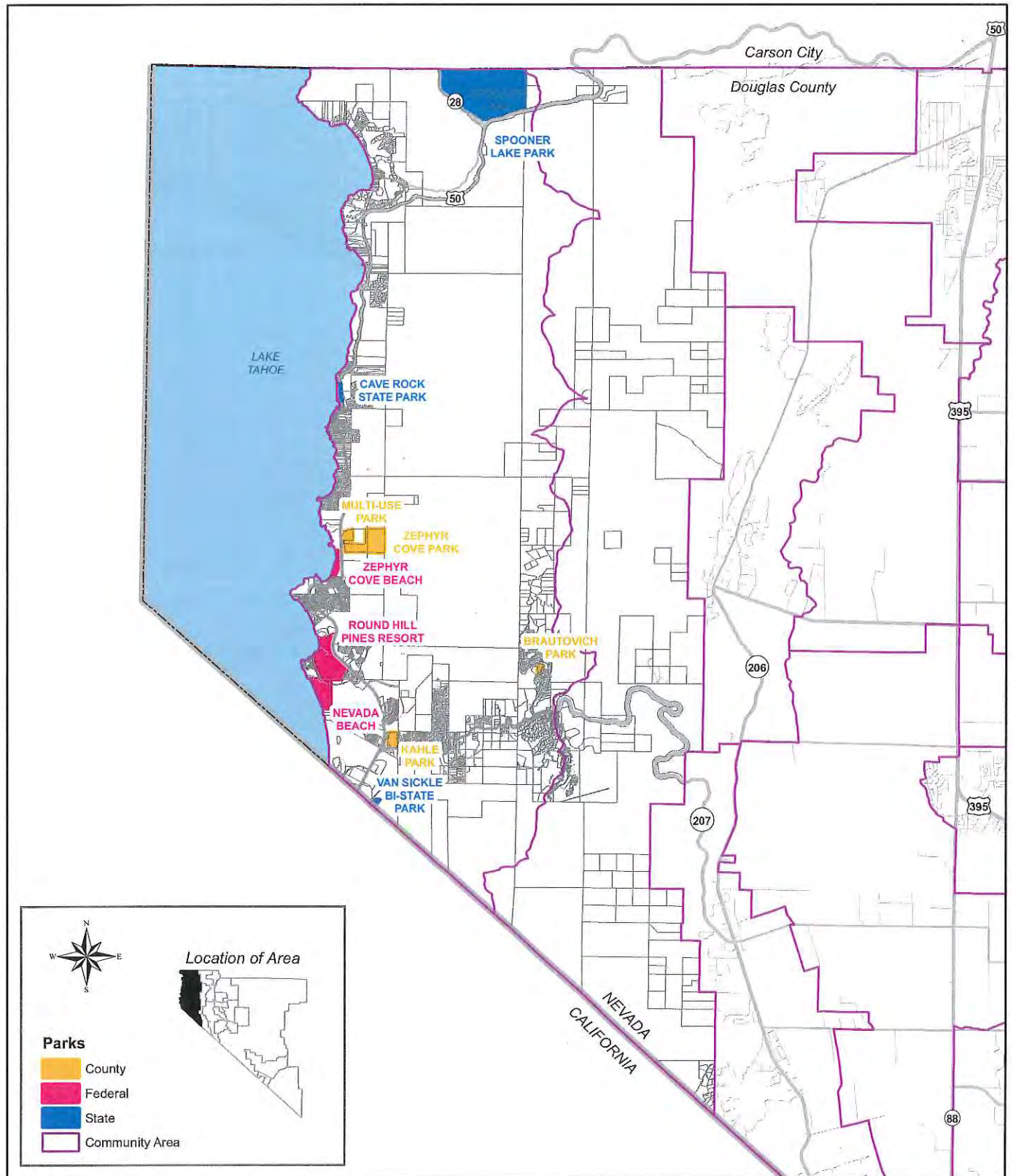
Map 3
Parks in South Douglas County



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 like 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, <u>landscaped areas maintained</u> 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 <u>accord</u> 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 <u>BMX tracks</u> , in appropriate areas of County- owned/managed <u>properties</u> . |

Down need a map showing these.

| | |
|--------------------------------|--|
| 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 <u>conscientious</u> maintenance. |
| Parks & Recreation Policy 1.13 | Whenever possible, to construct or otherwise <u>acquire facilities that can generate revenue</u> , as well as meeting the needs of the community and promoting tourism. |
| Parks & Recreation Policy 1.14 | To promote tourism and the <u>use of self-sustaining parks</u> and recreation opportunities by those visiting Douglas County. |
| Parks & Recreation Policy 1.15 | To constantly seek out new sources of traditional, private, and <u>alternative funding for facility construction and maintenance</u> . |
| Parks & Recreation Policy 1.16 | To develop and maintain clear and <u>simple mechanisms</u> by which the public can make donations for park and recreation improvements for <u>park and programs</u> . |
| Parks & Recreation Policy 1.17 | To continually <u>recruit and develop volunteer resources</u> , which are deemed <u>critical to the success of our recreational endeavors</u> . <i>What For?</i> |
| Parks & Recreation Policy 1.18 | To continue to support the joint use agreement with the Douglas County School District which supports <u>joint free use of County and school facilities</u> . |
| Parks & Recreation Policy 1.19 | To develop and maintain <u>facilities which support the cultural and performing arts interests of our residents and visitors</u> . |

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.

Can we do this?

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.

Norming Regional Ponds?

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> | <i>6,103</i> | <i>3,865.29</i> | <i>6,178</i> |
| 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> | <i>4,791</i> | <i>6,104.54</i> | <i>4,417</i> |
| Topaz Region | | | |
| Topaz Ranch Estates GID | 909 | 2,852.08 | 779 |
| <i>Subtotal</i> | <i>909</i> | <i>2,852.08</i> | <i>779</i> |
| 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*

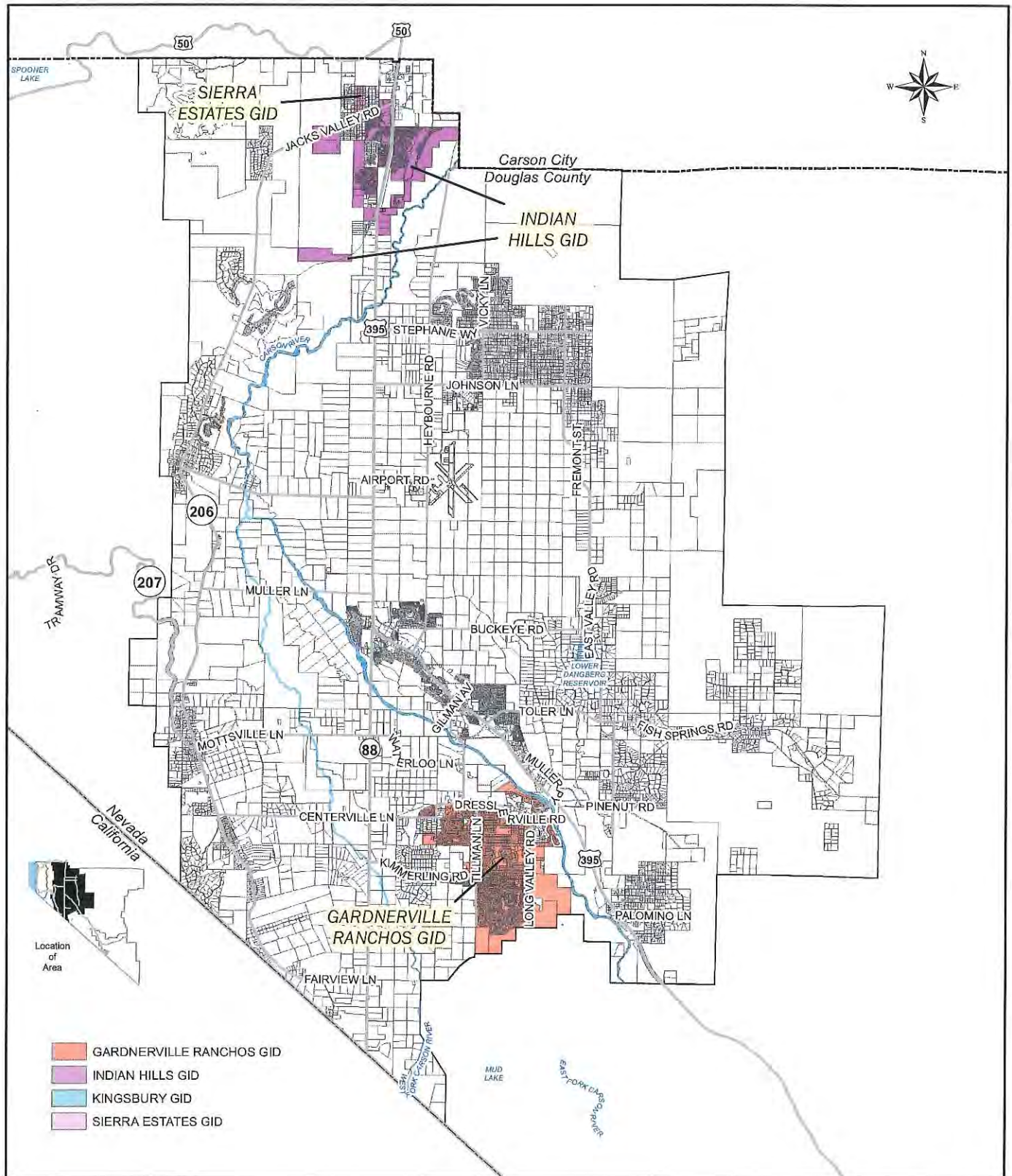
Maps 1-3 display the location of GIDs in the Carson Valley Region, the Topaz Region, and in the Tahoe Basin Region.

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

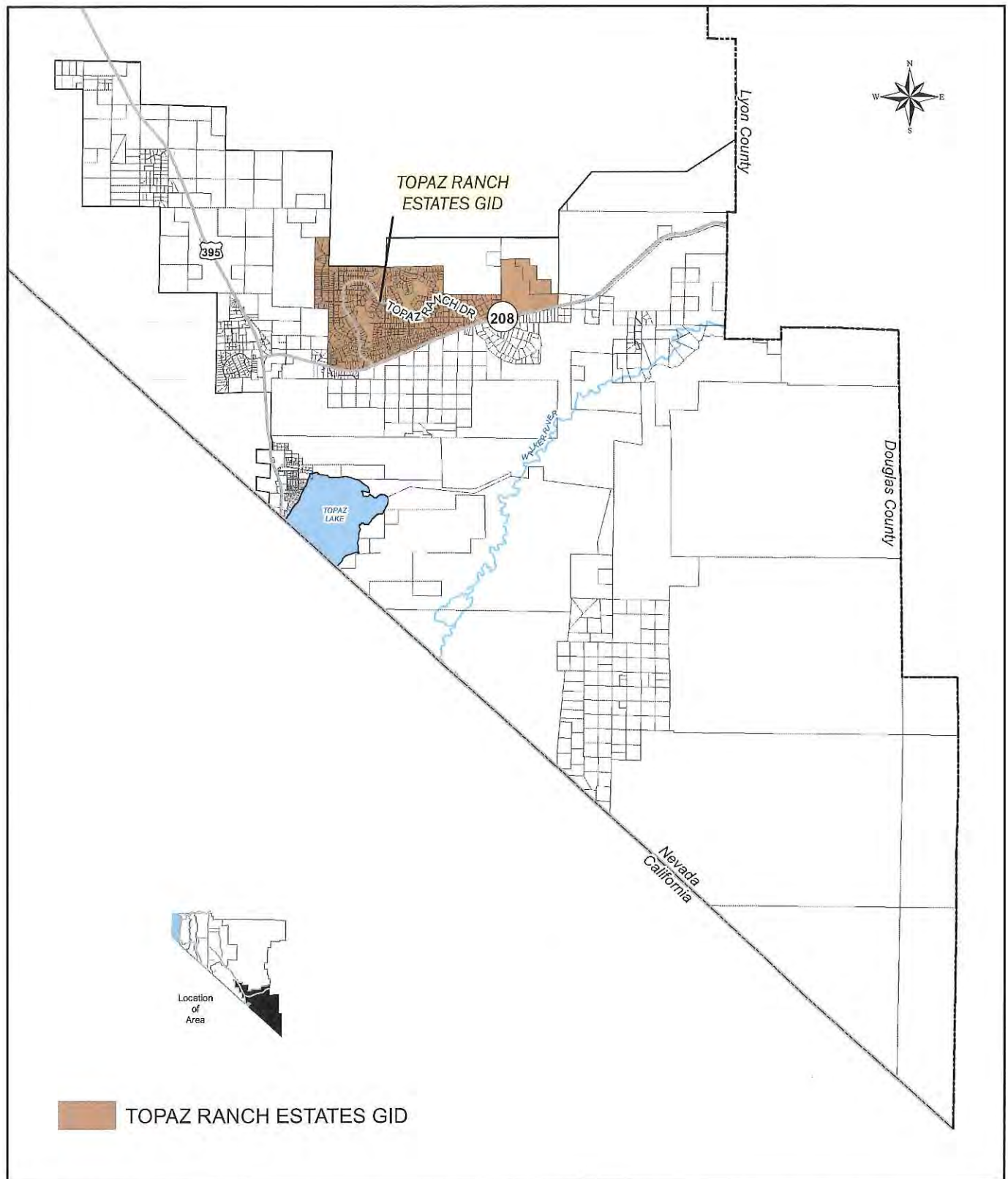
In the Topaz Region, there is one GID to cover the Topaz Ranch Estates development. Map 2 displays the boundaries for the TRE GID.

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

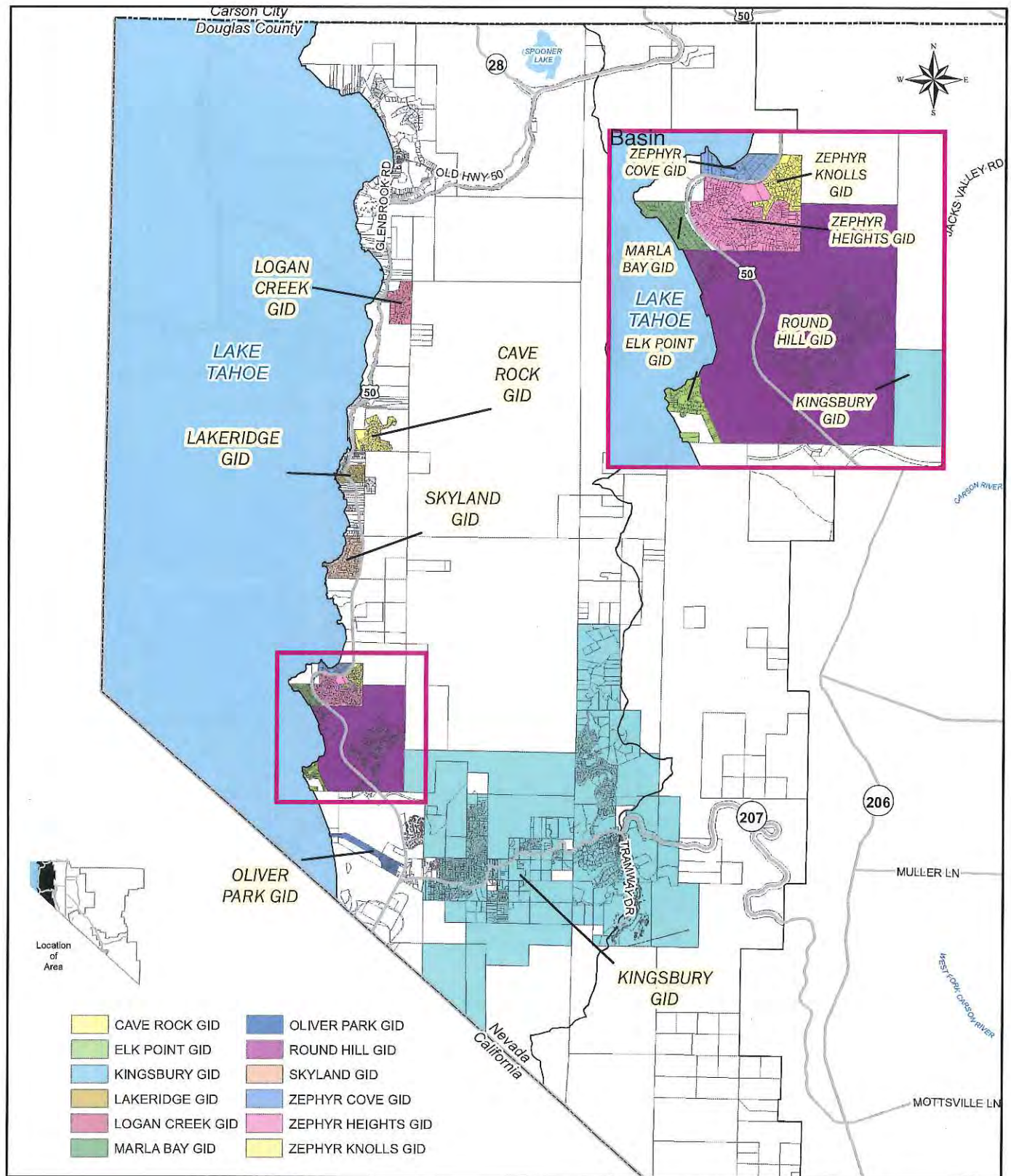
Map 1
GIDs in Carson Valley Region



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 | \$3,482,927.00 |

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:

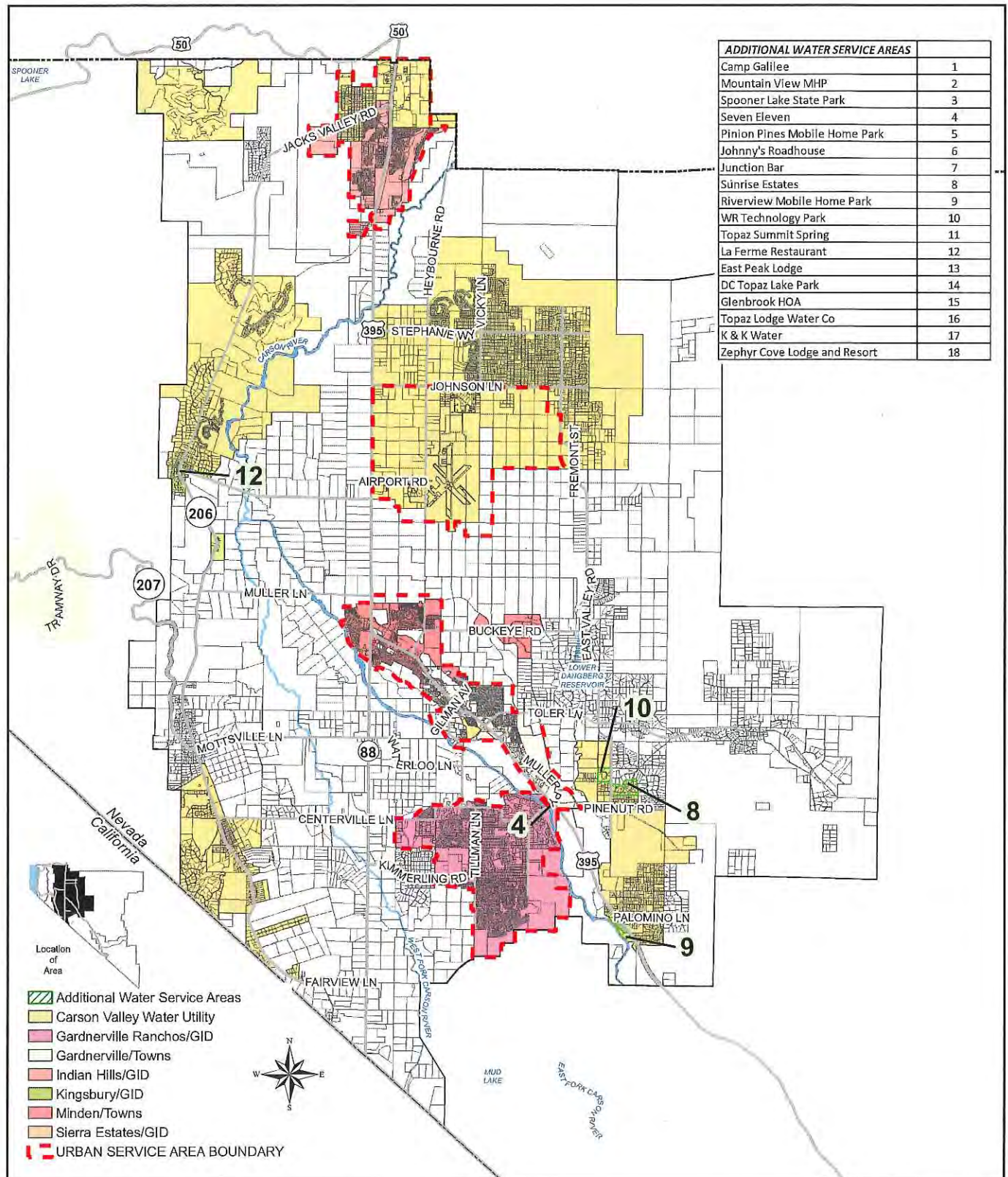
- 1) Carson Valley Water Utility (Douglas County)
- 2) Gardnerville Water Company
- 3) Gardnerville Ranchos GID
- 4) Indian Hills GID
- 5) Town of Minden
- 6) Sierra Estates GID

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.

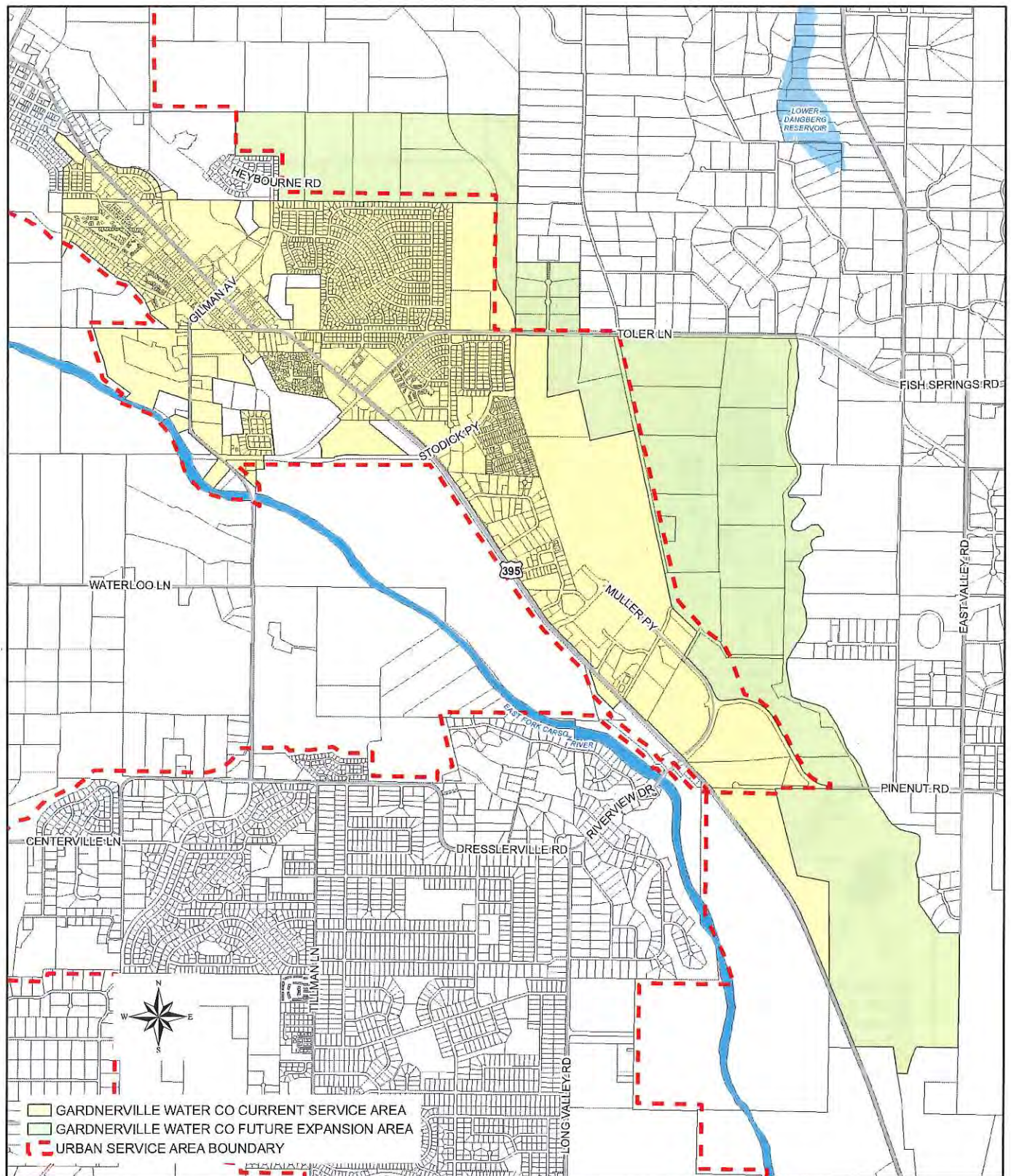
Water purveyors in the Topaz Region are depicted on Map 6. Besides Topaz Ranch Estates GID, there are smaller water systems located at Holbrook Junction and near Topaz Lake.

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

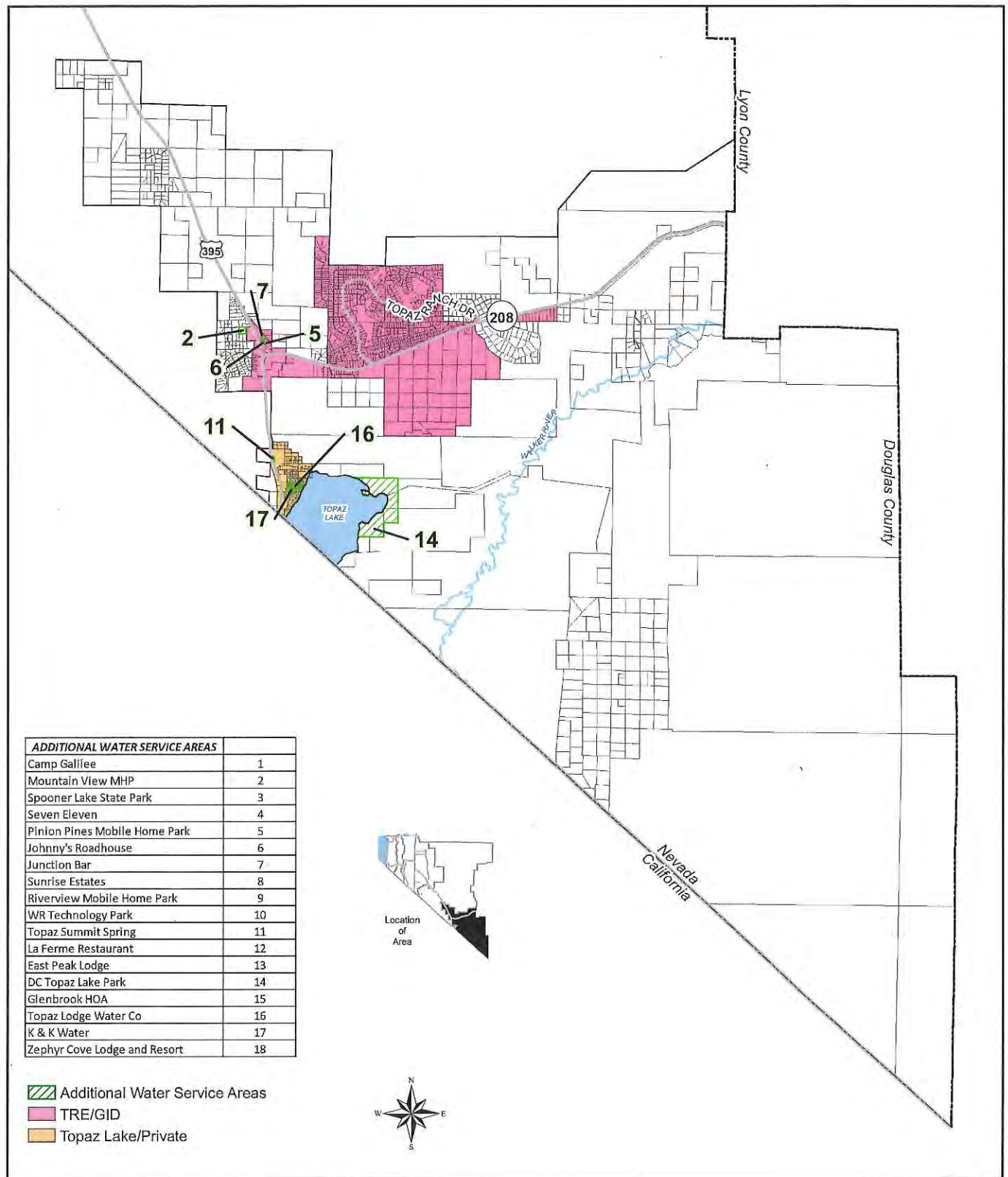
Map 4
Water Systems in the Carson Valley



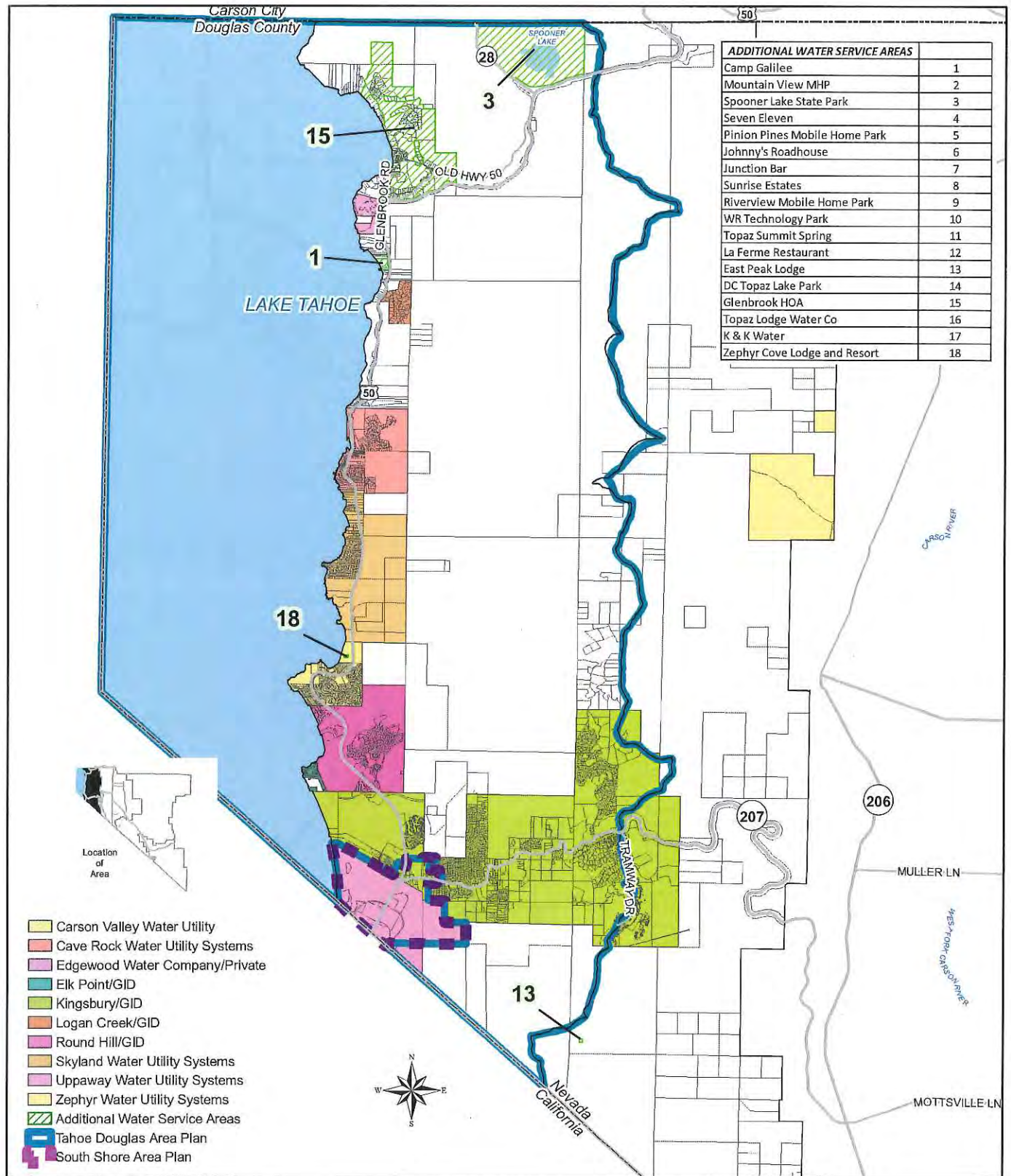
Map 5
Gardnerville Water Company Service Area



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

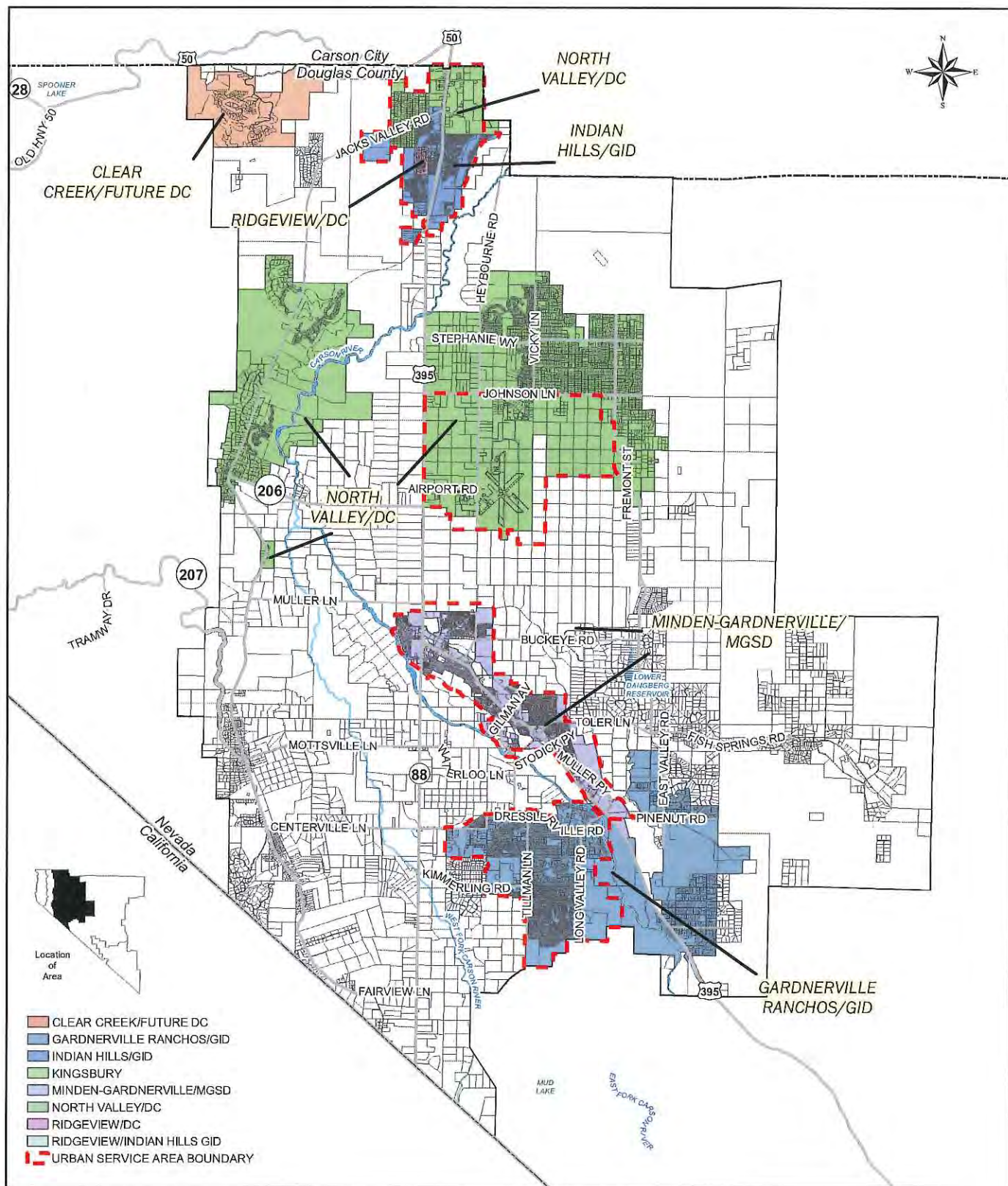
| | Douglas County North Valley | MGSD | Indian Hills GID |
|---------------------------------|--|-------------|-------------------------|
| Current Treatment (MGD) | 0.29 | 1.5 to 1.6 | 0.30 |
| Treatment Capacity (MGD) | 0.34 | 2.8 | 0.60 |
| Number of EDUs | 2,599 | 7,513 | N/A |

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)

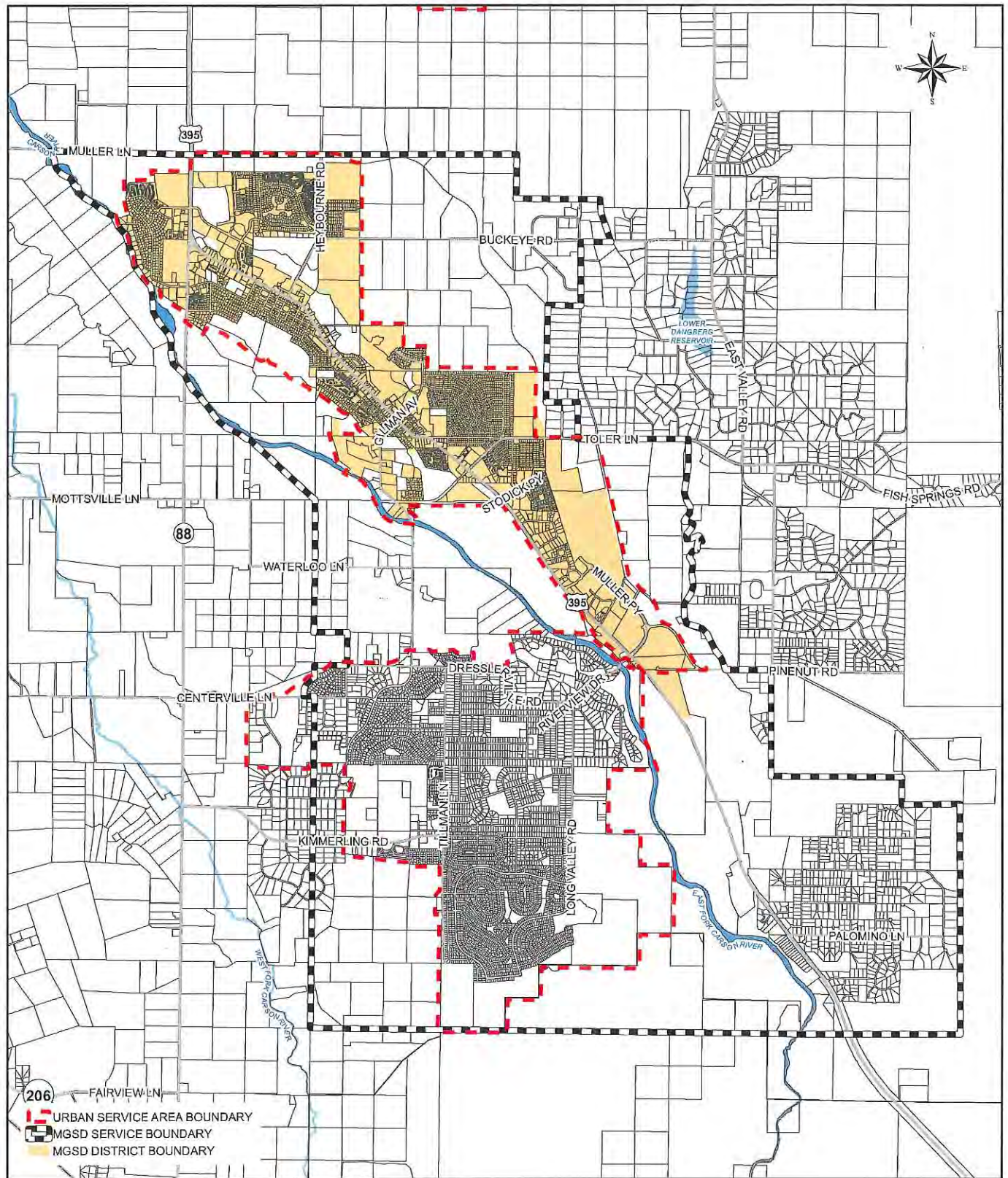
In the Tahoe Basin, there are five public wastewater systems: 1) Douglas County Lake Tahoe Sewer Authority (formerly DCSID), 2) Kingsbury GID; 3) Elk Point Sanitation District; 4) Tahoe Douglas Sewer District; and 5) Round Hill GID. The Douglas County Tahoe Sewer Authority contracts with the other Tahoe 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.

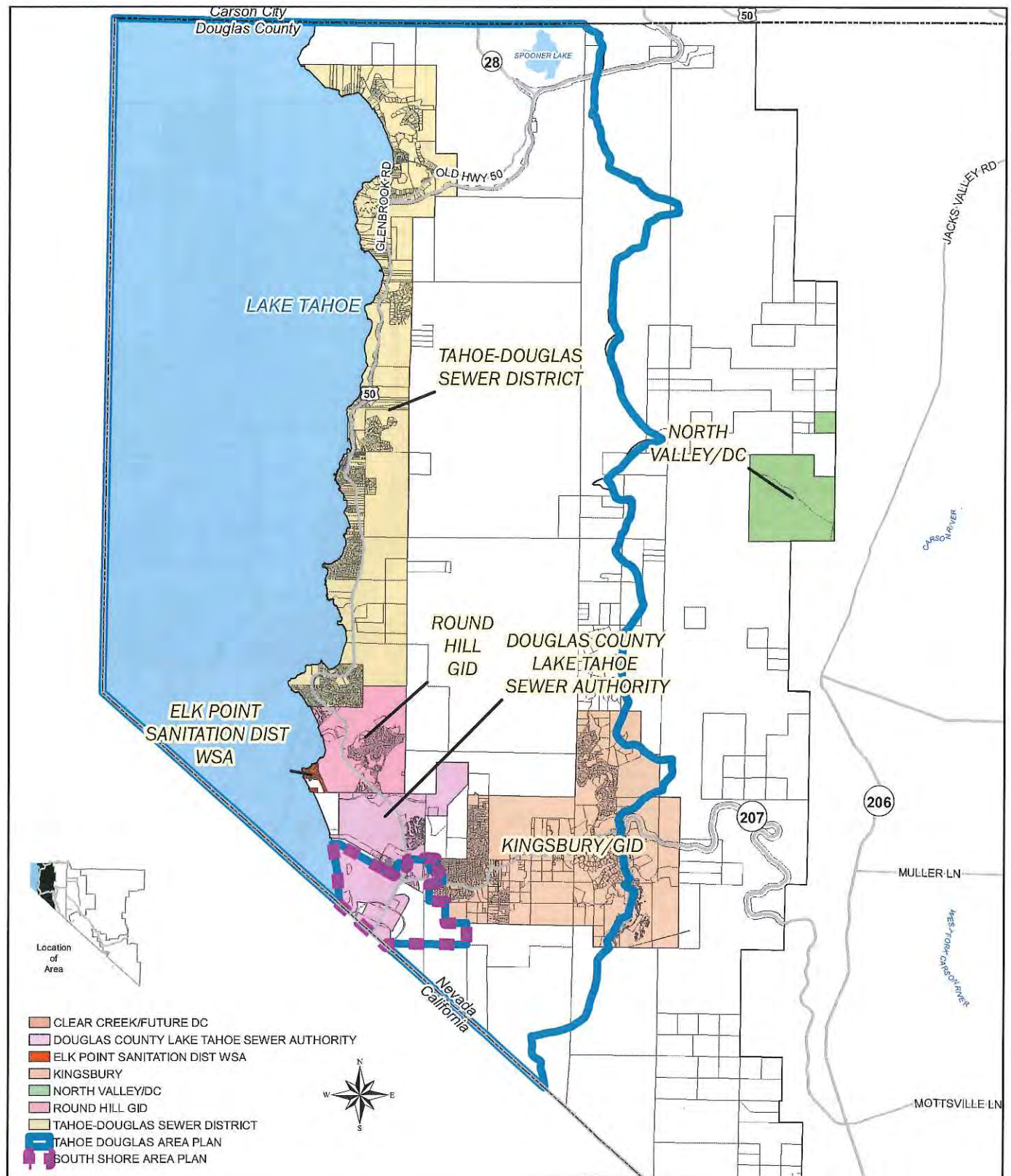
Map 8
Wastewater Service Areas in the Carson Valley Region



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, Ruhenstroth, 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.

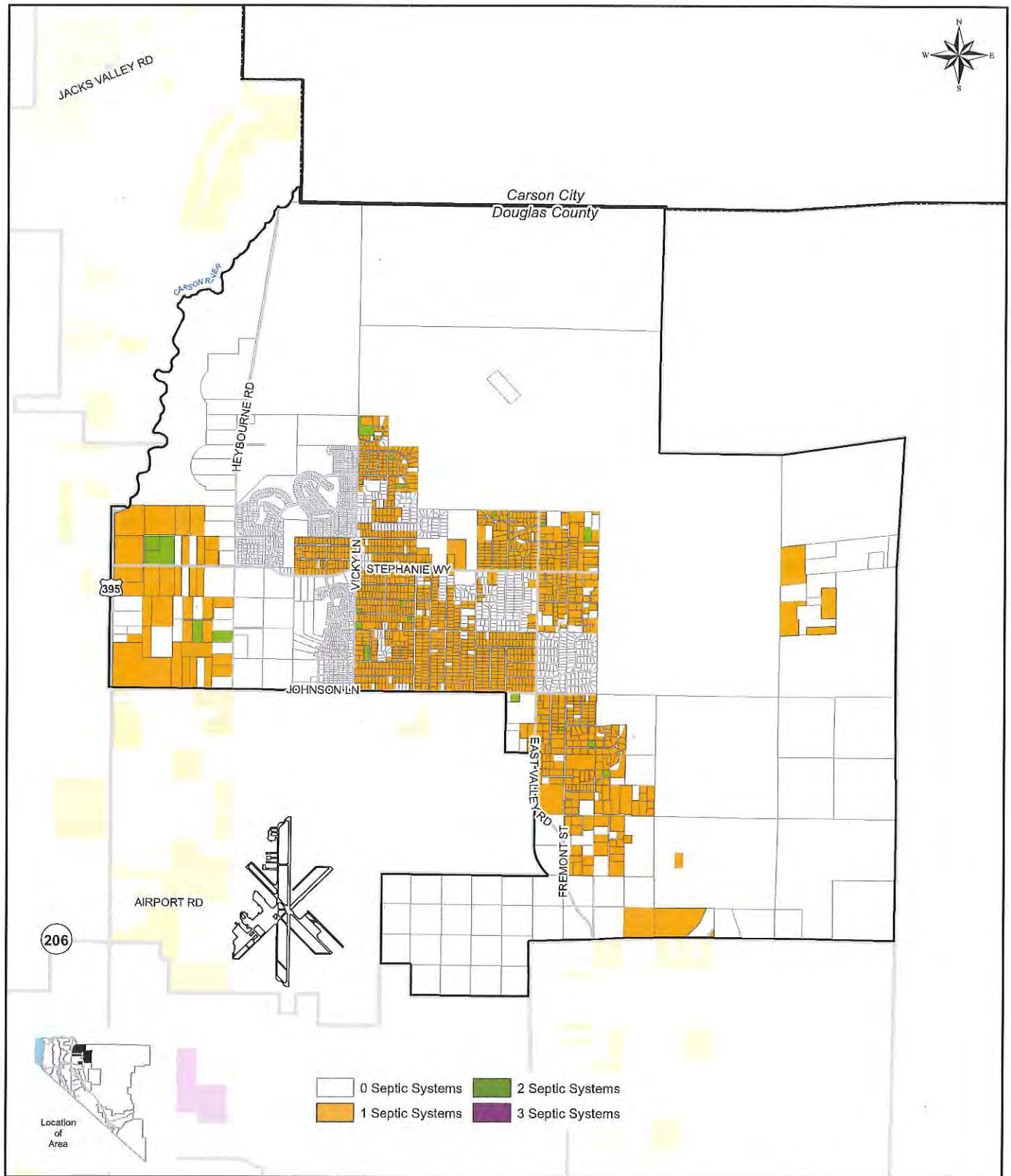
Wastewater system upgrades have been carried out for the Indian Hills GID, as shown in Table 7 below. The USDA Rural Development Program provided a loan of \$1.5 million for sludge dewatering. The Pine View Estates south of Ruhenstroth has also obtained assistance from the USDA Rural Development program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

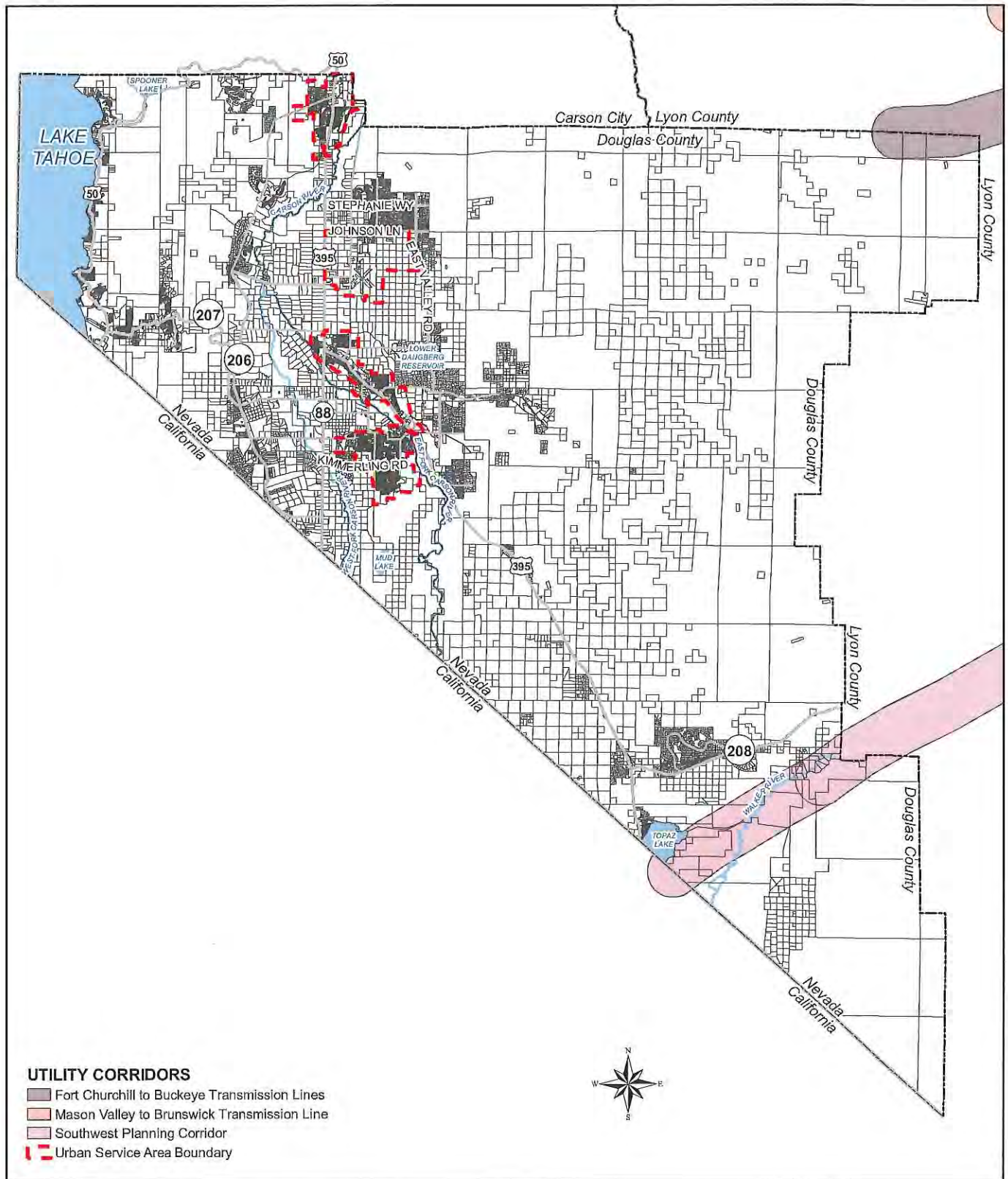
In 2013, several sections of the planning enabling sections of Nevada Revised Statutes were amended to require counties to adopt aboveground utility plans (NRS 278.165) within the Public Facilities Element. As a result, the Public Facilities Element of the Douglas County Master Plan was amended in March 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.

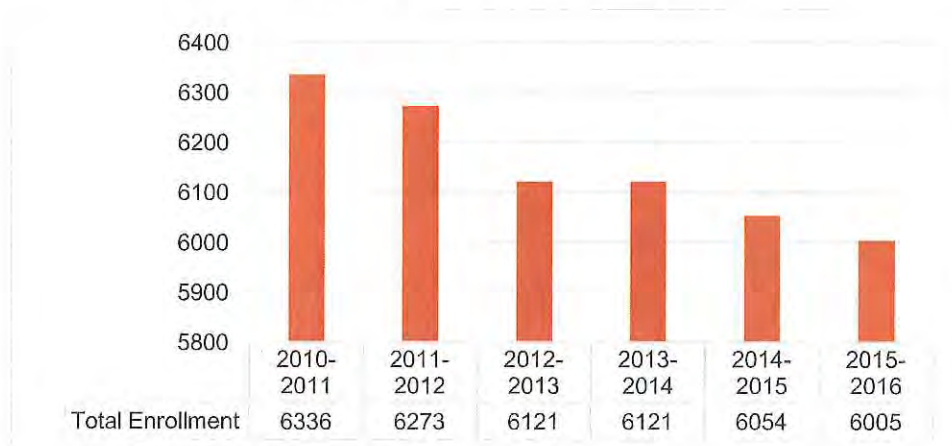
Map 12
BLM Utility Corridors



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

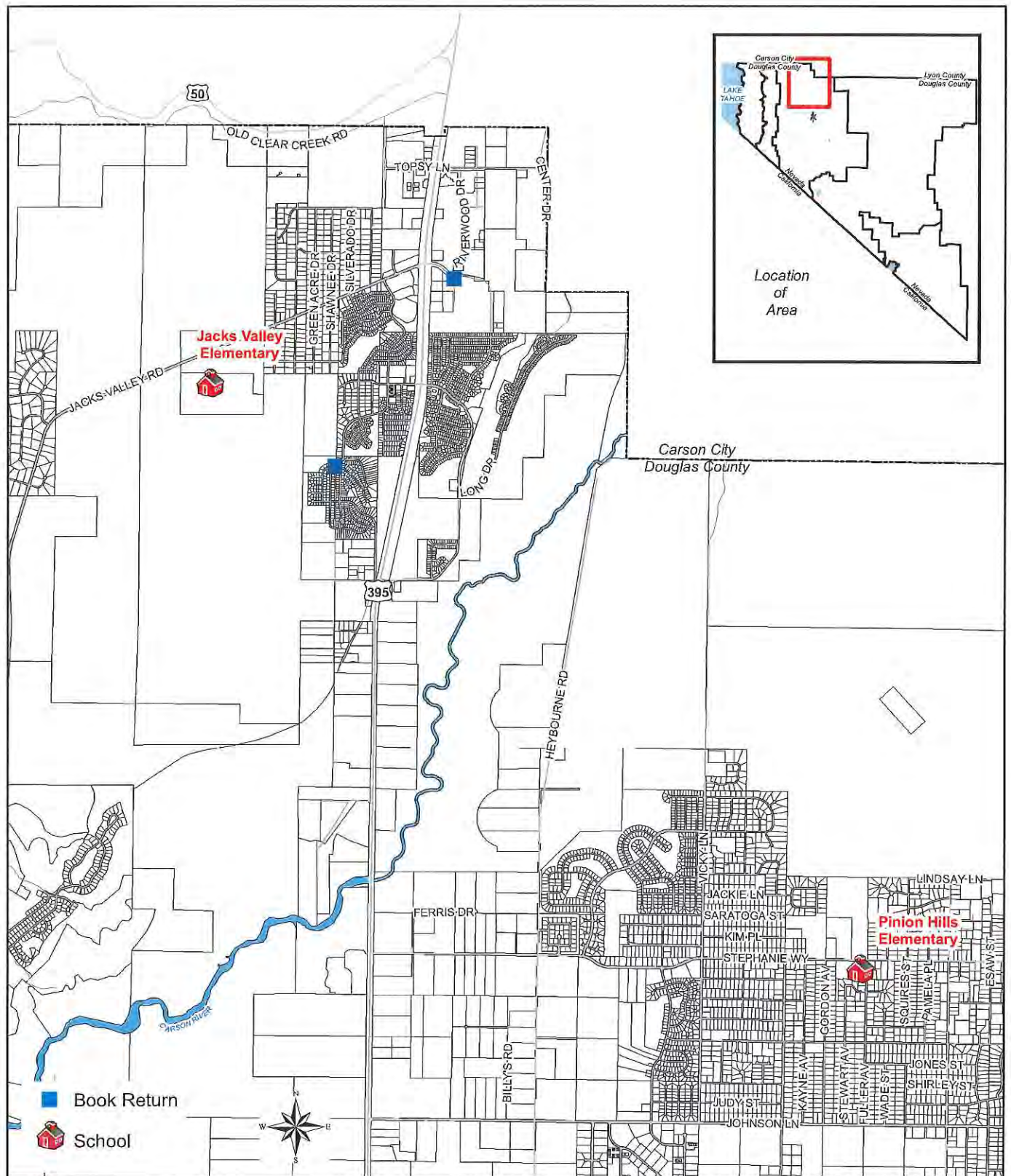
In 2000, the Minden library was expanded and as a result there is .42 square feet per capita, which is still below the recommended average of .6 (per seat for read) and .1 (per seat for technology) square foot per capita. Thus, to resolve existing deficiencies and future growth, the Library needs to 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:

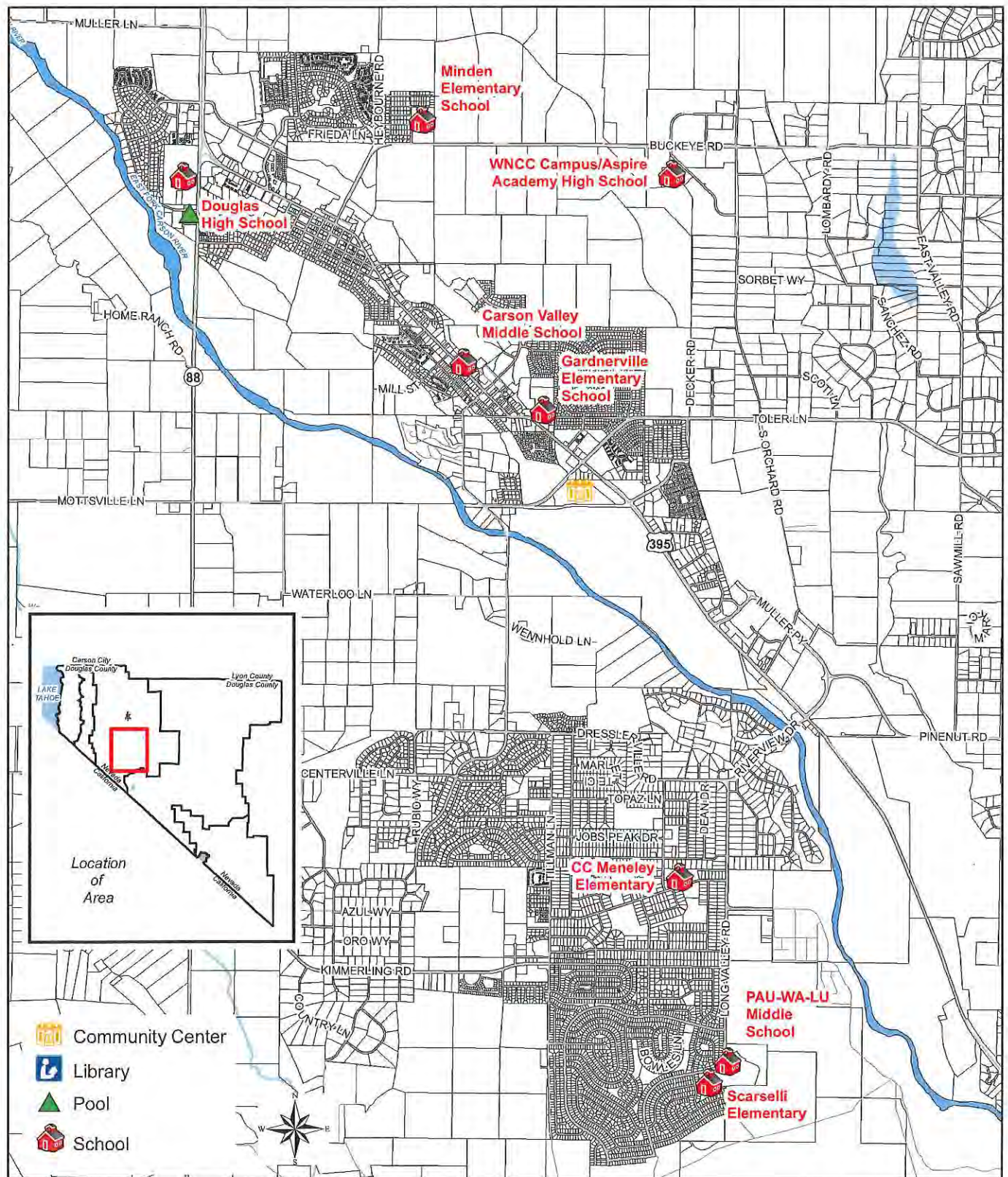
- 1) Seating capacity of 196 or 4.1 seats for every 1,000 people served.
- 2) Increased public computer access, utilizing both desktop and laptop technology, to provide 72 workstations or 1.5 computers for every 1,000 people served.
- 3) Enhanced public programming space, including a large meeting room, 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.

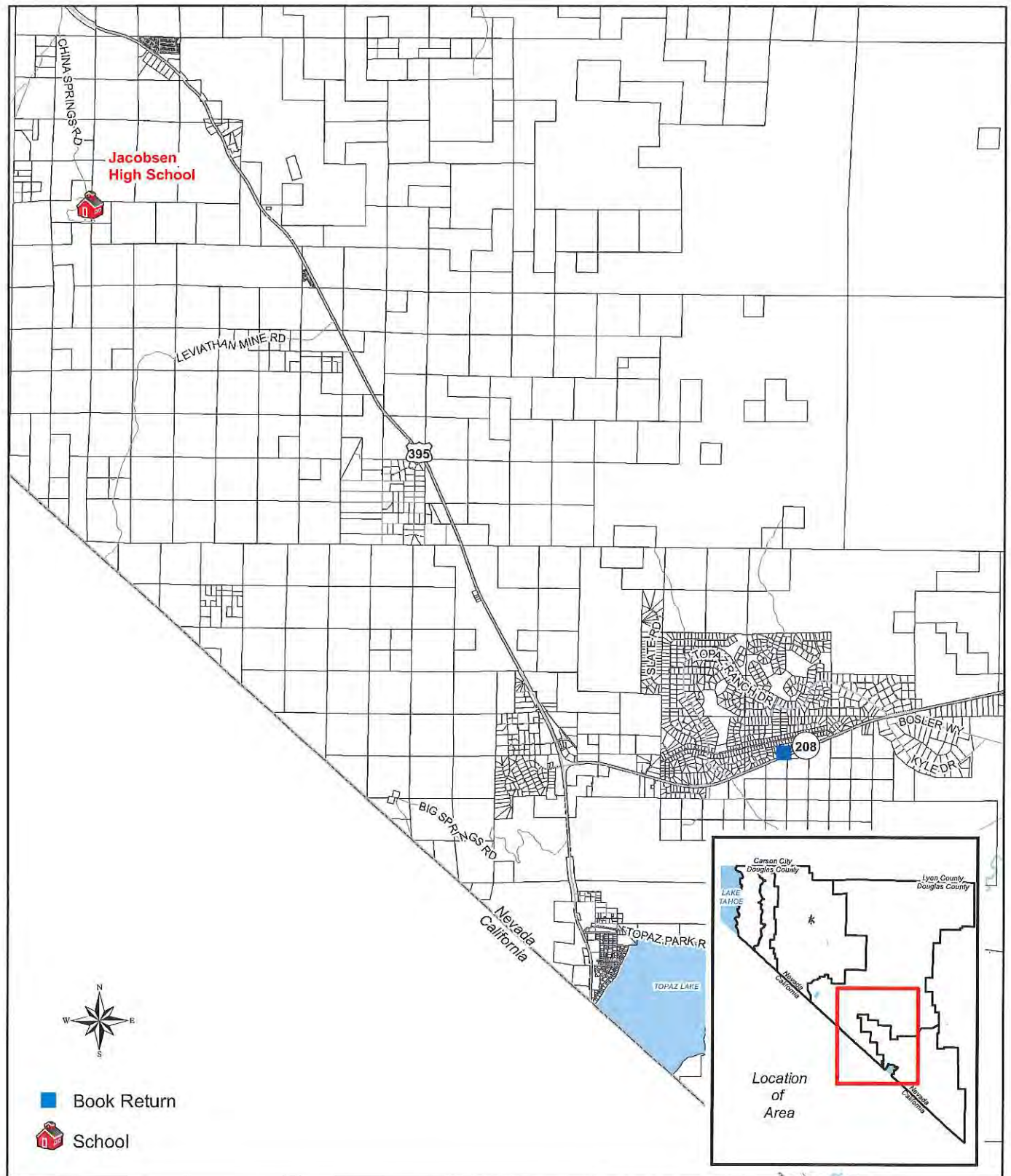
Map 13
School and Library Facilities in Indian Hills/Jack Valley and Johnson Lane



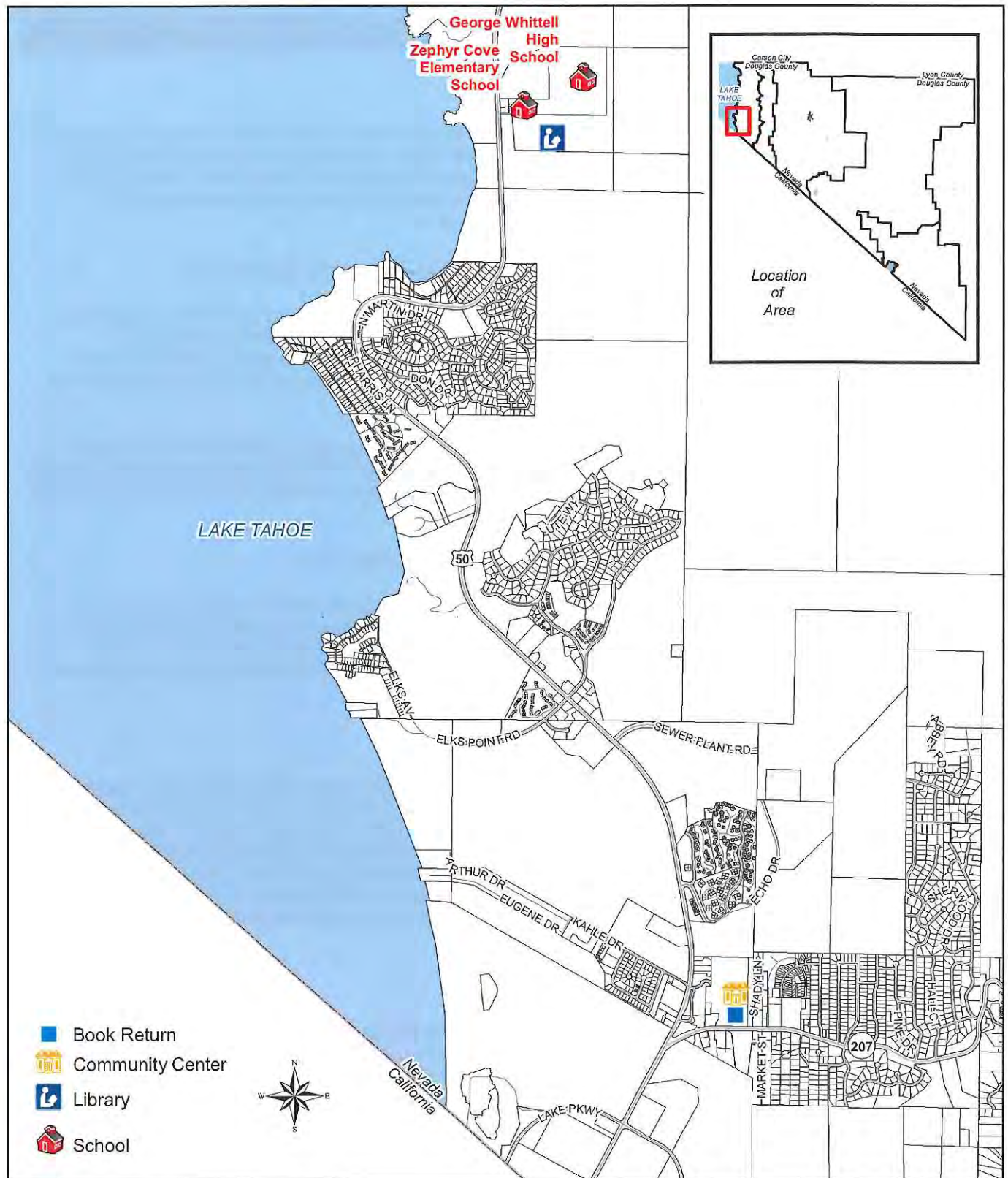
School and Library Facilities in Gardnerville, Minden, & Gardnerville Ranchos



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 Ruhenstroth 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 | 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 1.5 - 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. | Community Development | 2018 | | |
| 10 | 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 1.6 - Implement the Tahoe TMDL program as required by the Interlocal Agreement with NDEP. 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. | Community Development | 2020 | | Underway |
| 11 | 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 Action 4.1 - The County shall prepare a Community Wellhead Protection Zoning Overlay District to protect sourcewater from pollution sources associated with potential contaminants. | Community Development | 2018 | | |
| 12 | 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 Action 5.1 - Douglas County will amend the Development Code to increase setbacks from "blue streams." | Community Development | 2018 | Code Amendment | |
| 13 | 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. | | County Manager/Community Development | 2018 | Code Amendment | |
| 14 | 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 Action 7.1 - Work with water service providers to achieve 100 percent water metering of service connections. | Community Development/Water Service Providers | 2020 | | |
| 15 | Conservation Goal 9: To maintain or improve existing air quality. | 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. | Community Development/Agricultural Association | 2020 | | |
| 16 | Conservation Goal 11: To encourage the efficient use of available energy resources and to provide incentives for energy conservation in construction. | 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. | Community Development | 2018 | Code Amendment | |

2016 Master Plan
Action Matrix

| Item # | Goals | Action Number | Responsible Entity | Target Date (2017-2020) | Code or CIP | Status |
|--------|--|---|--|----------------------------|----------------|----------|
| 9 | 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 1.5: 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. | Community Development | 2018 | | |
| 10 | 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 1.6: Implement the Tahoe TMIDL program as required by the Interlocal Agreement with NDEP. 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. | Community Development | 2020 | | Underway |
| 11 | 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 Action 4.1: - The County shall prepare a Community Wellhead Protection Zoning Overlay District to protect sourcewater from pollution sources associated with potential contaminants. | Community Development | 2018 | | |
| 12 | 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 Action 5.1: - Douglas County will amend the Development Code to increase setbacks from "blue streams." | County Manager/Community Development | 2018 | Code Amendment | |
| 13 | 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 Action 7.1: - Work with water service providers to achieve 100 percent water metering of service connections. | Community Development/Water Service Providers | 2020 | | |
| 14 | 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 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. | Community Development/Agricultural Association | 2020 | | |
| 15 | Conservation Goal 9: To maintain or improve existing air quality. | 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. | Community Development | 2018 | Code Amendment | |

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 agritourism 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 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 | 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 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 | | |

2016 Master Plan
Action Matrix

| 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 | 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. | Town of Genoa/Community Development | 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 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/NDOT | 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 3.1 - Douglas County shall work with the Town to prioritize areas for improvement to drainage facilities. | Town of Genoa/Community Development | 2020 | | |
| 67 | 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 | | |
| 68 | 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 | | |
| 69 | Land Use Ruhenstroth Community Plan Goal 2: To ensure the timely provision of community facilities and infrastructure, at levels adequate for the rural Ruhenstroth community. | Ruhenstroth Community Plan Action 2.1 - Douglas County shall improve Mustang Lane in order to provide a second access out of the Ruhenstroth community during an emergency. | Community Development/Public Works | 2018 | CIP | |
| 70 | 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 | | |
| 71 | 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 | |
| 72 | 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 theme 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/EEFPD | 2018 | Code Amendment | |

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 | 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 1.5: 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. | Community Development | 2018 | | |
| 10 | 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 1.6: Implement the Tahoe TMDL program as required by the Interlocal Agreement with NDEP. 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. | Community Development | 2020 | | Underway |
| 11 | 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 Action 4.1: - The County shall prepare a Community Wellhead Protection Zoning Overlay District to protect sourcewater from pollution sources associated with potential contaminants. | Community Development | 2018 | | |
| 12 | 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 Action 5.1: - Douglas County will amend the Development Code to increase setbacks from "blue streams." | Community Development | 2018 | Code Amendment | |
| 13 | 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. | | County Manager/Community Development | 2018 | Code Amendment | |
| 14 | 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 Action 7.1: - Work with water service providers to achieve 100 percent water metering of service connections. | Community Development/Water Service Providers | 2020 | | |
| 15 | Conservation Goal 9: To maintain or improve existing air quality. | 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. | Community Development/Agricultural Association | 2020 | | |
| 16 | Conservation Goal 11: To encourage the efficient use of available energy resources and to provide incentives for energy conservation in construction. | 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. | Community Development | 2018 | Code Amendment | |

2016 Master Plan
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| 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. | 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. | 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 | | |
| 19 | Economic Development Goal 1: To develop a thriving climate for business and learning. | Economic Development Action 1.1 - Develop a pilot work-based program including school districts and community colleges in the region. | 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 2.1 - Identify and secure funding for purchase of the LeFerme property in Genoa. | 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 2.2 - Consider amendments to the development code to reduce or waive off-street parking requirements in the downtowns. | 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 2.3 - Engage a consultant to illustrate the Main Street Gardnerville Vision. | 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 2.4 - Promote business opportunities and visitor experiences in Gardnerville using a GIS mobile map. | 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 2.5 - Develop and promote more retail experiences in the Towns and engage a placemaking consultant. | 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 2.6 - Consider amendments to the Development Code to allow permanent sidewalk merchandise displays in the downtowns. | Economic 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 2.7 - Complete infrastructure projects such as the Martin-Slough Trail; Muller Parkway; and utilization of Complete Streets vision and plan for U.S. Highway 395. | 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 2.8 - Implement the South Shore Area Plan for Stateline. | 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 2.9 - Implement recommendations of the Tahoe Workforce Project and Connected Tahoe Broadband. | 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 Development Action 2.10 - Work with local partners to initiate the development of an event venue in Stateline. | 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 agritourism 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 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 | 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 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 | | |

2016 Master Plan
Action Matrix

| 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 | 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. | Town of Genoa/Community Development | 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 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/NDOT | 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 3.1 - Douglas County shall work with the Town to prioritize areas for improvement to drainage facilities. | Town of Genoa/Community Development | 2020 | | |
| 67 | 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 | | |
| 68 | 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 | | |
| 69 | Land Use Ruhenstroth Community Plan Goal 2: To ensure the timely provision of community facilities and infrastructure, at levels adequate for the rural Ruhenstroth community. | Ruhenstroth Community Plan Action 2.1 - Douglas County shall improve Mustang Lane in order to provide a second access out of the Ruhenstroth community during an emergency. | Community Development/Public Works | 2018 | CIP | |
| 70 | 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 | | |
| 71 | 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 | |
| 72 | 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 theme 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 | |