

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.

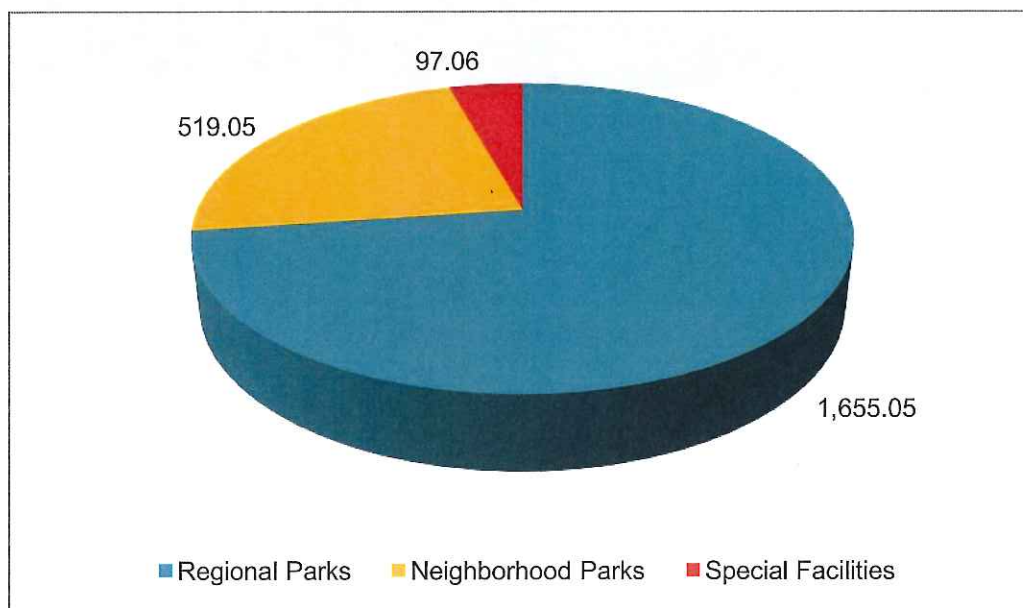
PARKS AND RECREATION IN DOUGLAS COUNTY

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

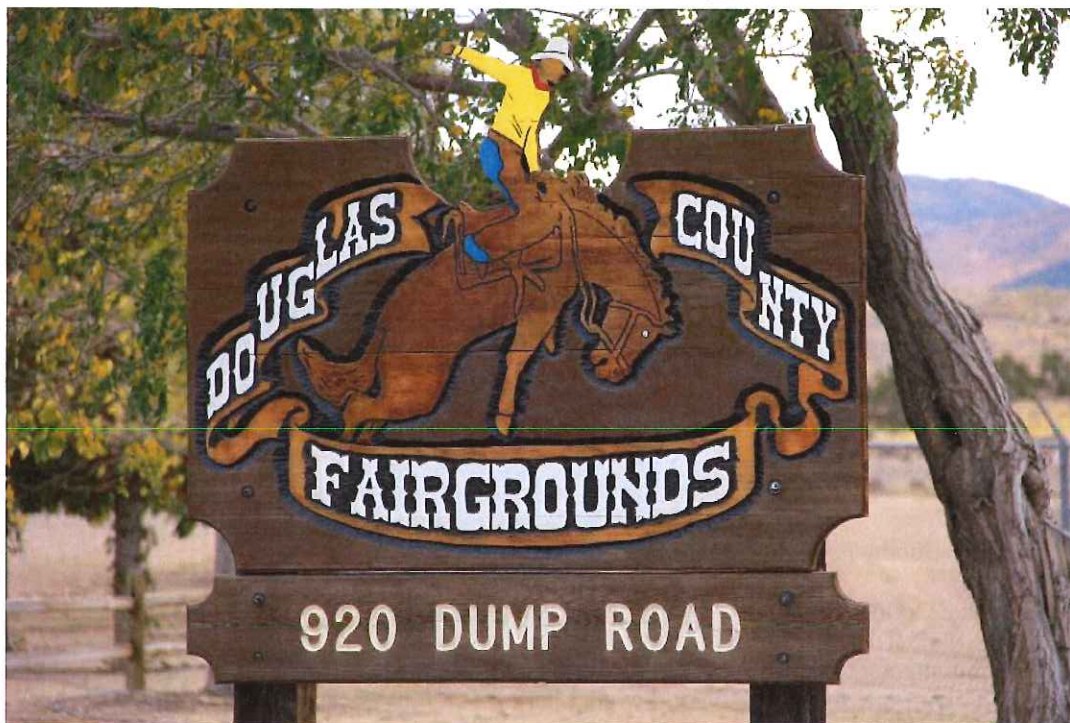
Name of Facility	Acreage	Owner	Status
Arbor Gardens Park	1.11	Town of Gardnerville	Developed
Blue Rock Park	1.56	Gardnerville Ranchos	Developed
Brautovich Park	4.60	Douglas County	Developed
Circle Park	1.08	Town of Gardnerville	Developed
Community Park	1.04	Town of Minden	Developed
Dresslerville Park	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**

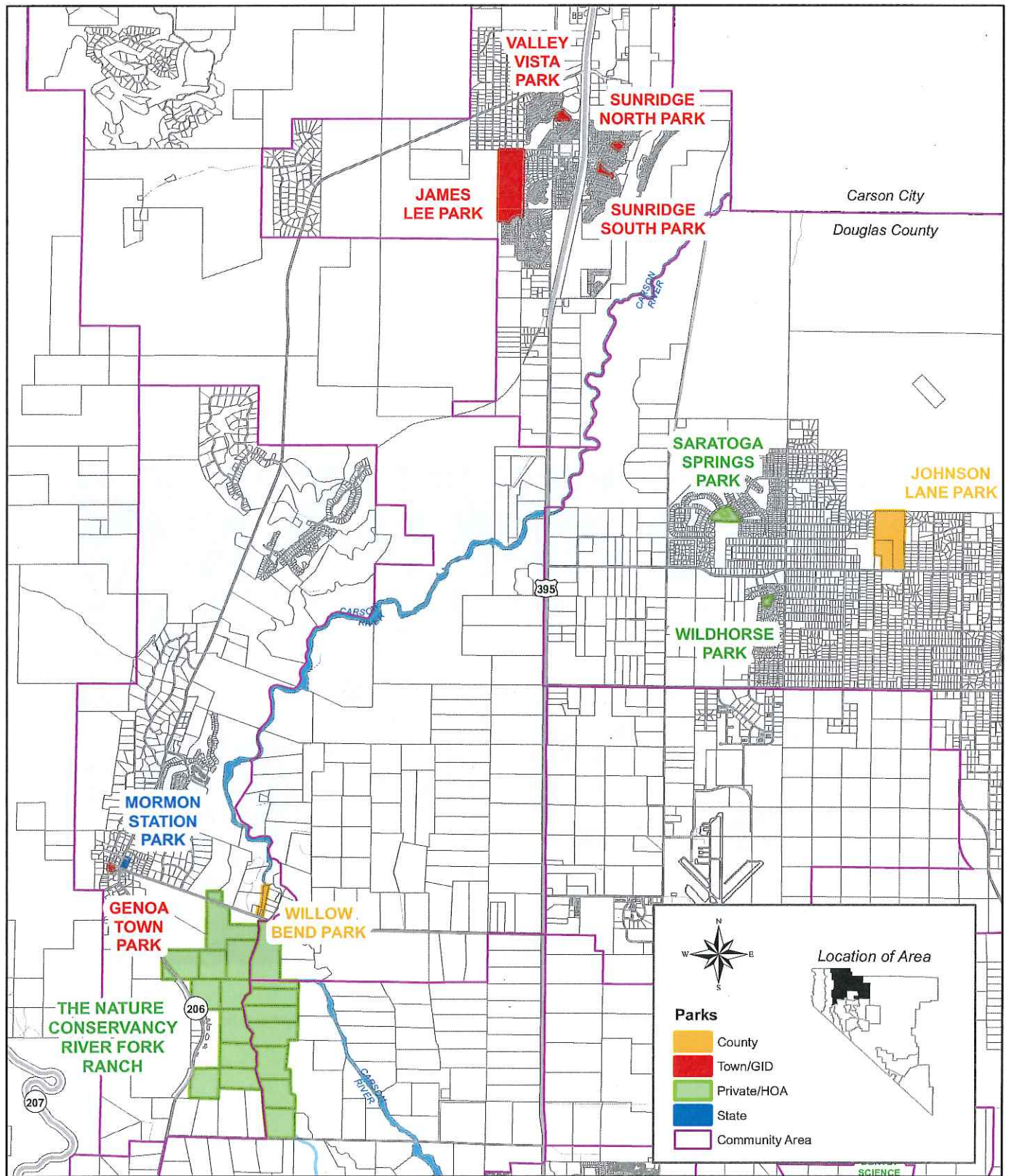
Name of Facility	Size (Square Feet)	Owner	Activities
Kahle Community Center	22,423	Douglas County	Gymnasium Kids Club Recreation Classes Sports Leagues
Community Center and Senior Center	83,000	Douglas County	Gymnasium Recreation Classes Sport Leagues Adult Day Club
Tahoe Senior Center	2,178	Douglas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

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

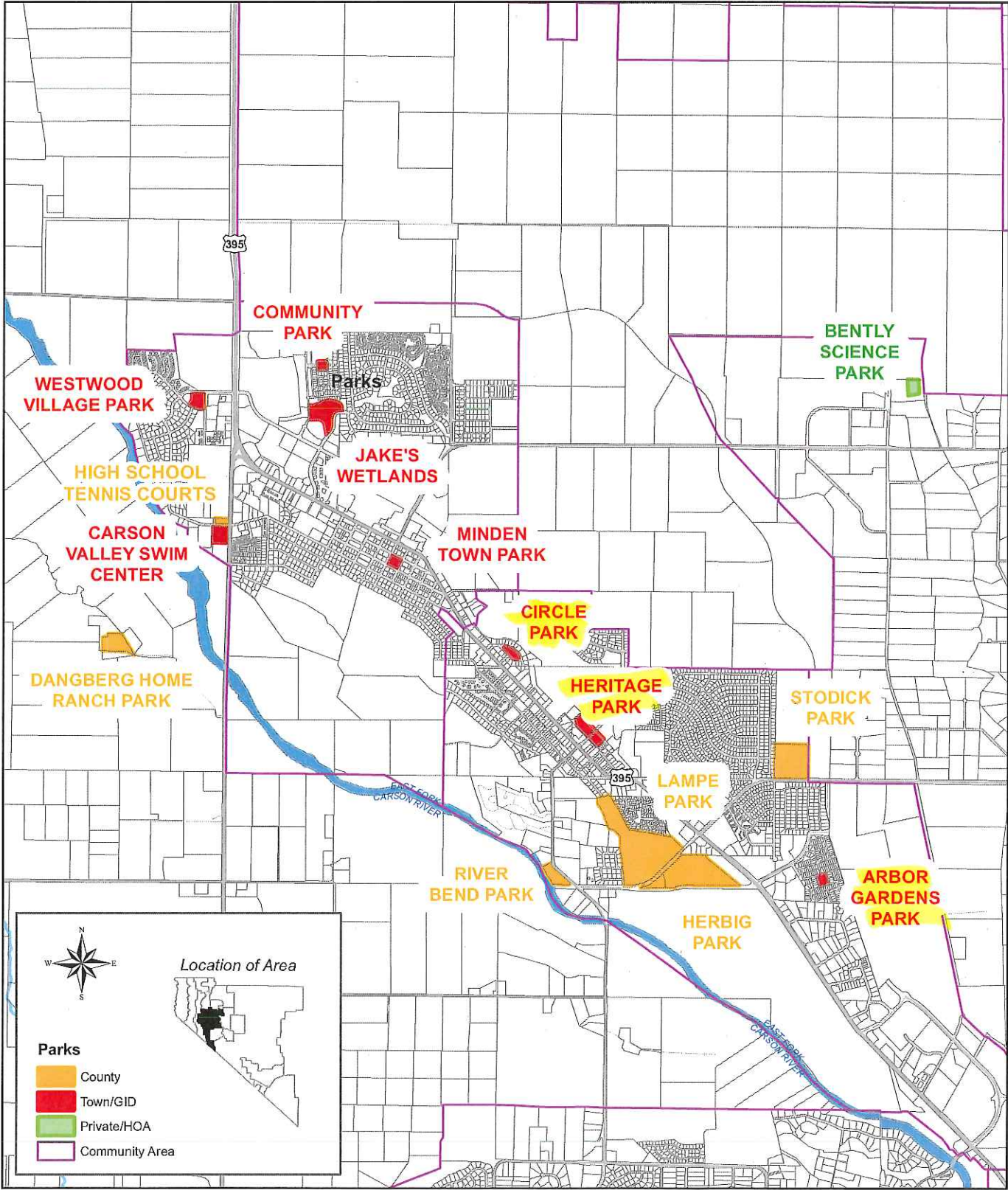


Maps 1-5 depict the locations of regional parks, neighborhood parks, and special facilities in Douglas County.

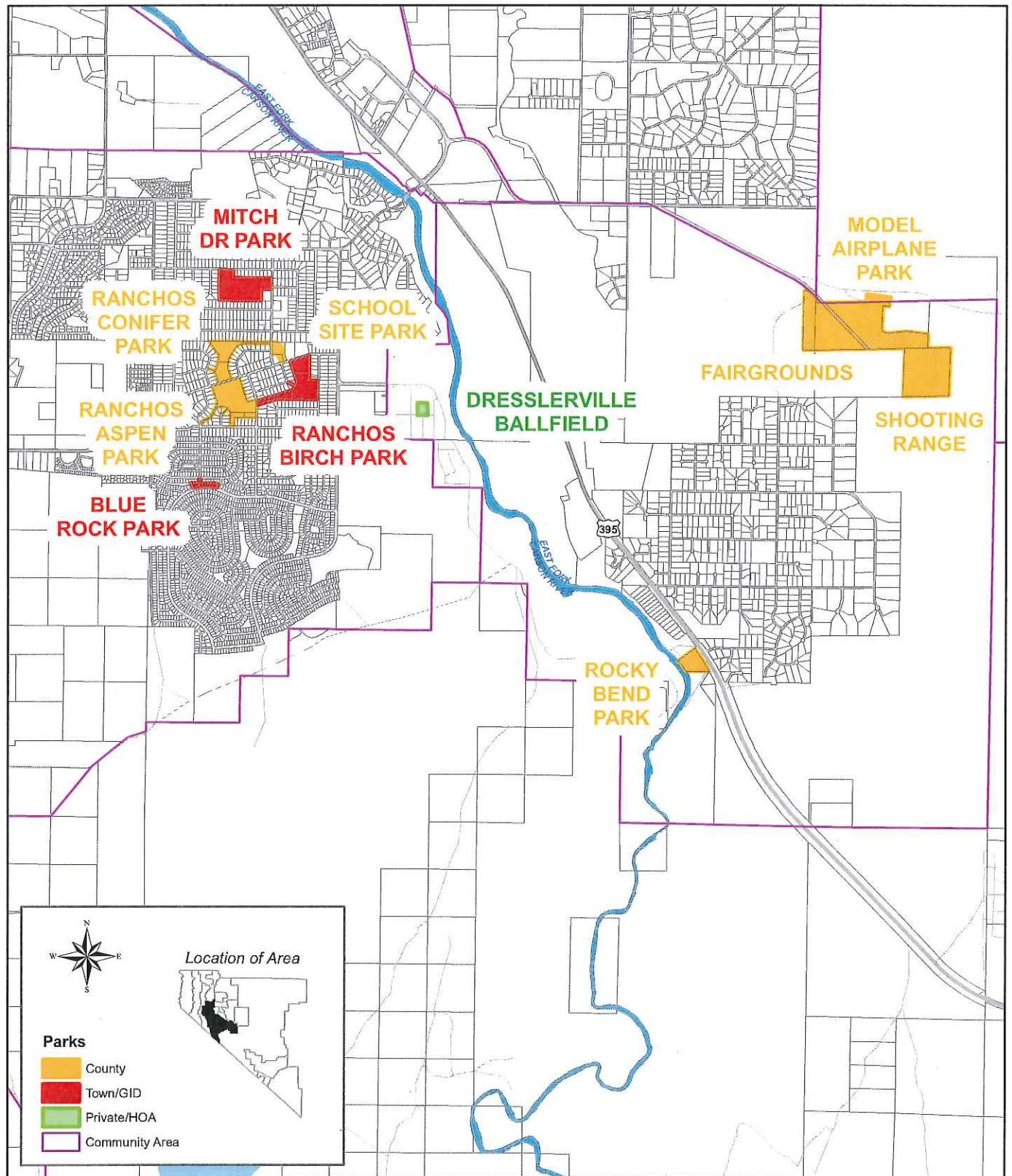
Map 1
Parks in North Douglas County



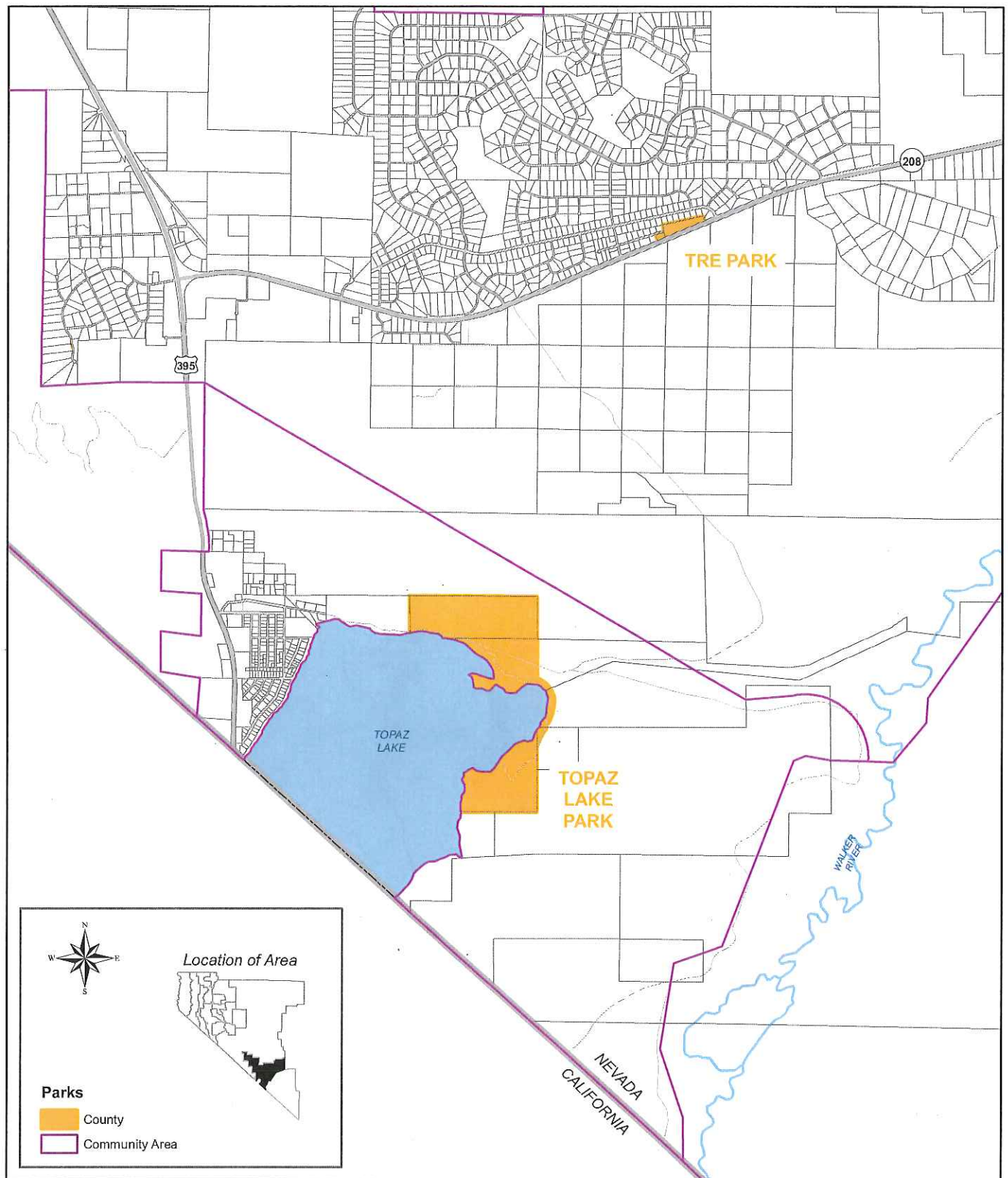
Map 2
Parks in Central Douglas County



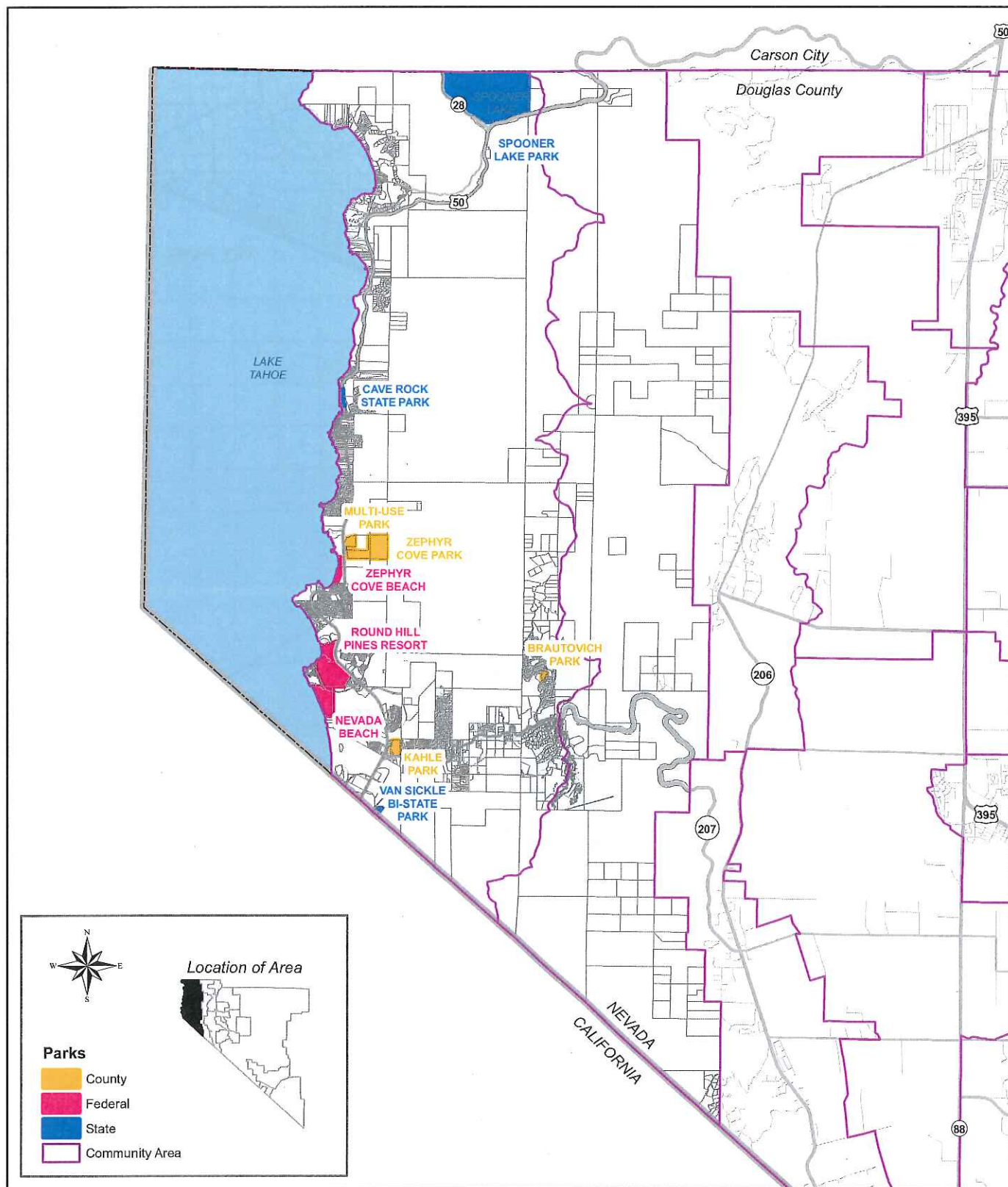
Map 3
Parks in South Douglas County



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> .

Do we 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 maintenance</u> .
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 and recreation opportunities</u> 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 critical to the success of our recreational endeavors. <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 joint free use of County and <u>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.

Noting 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*

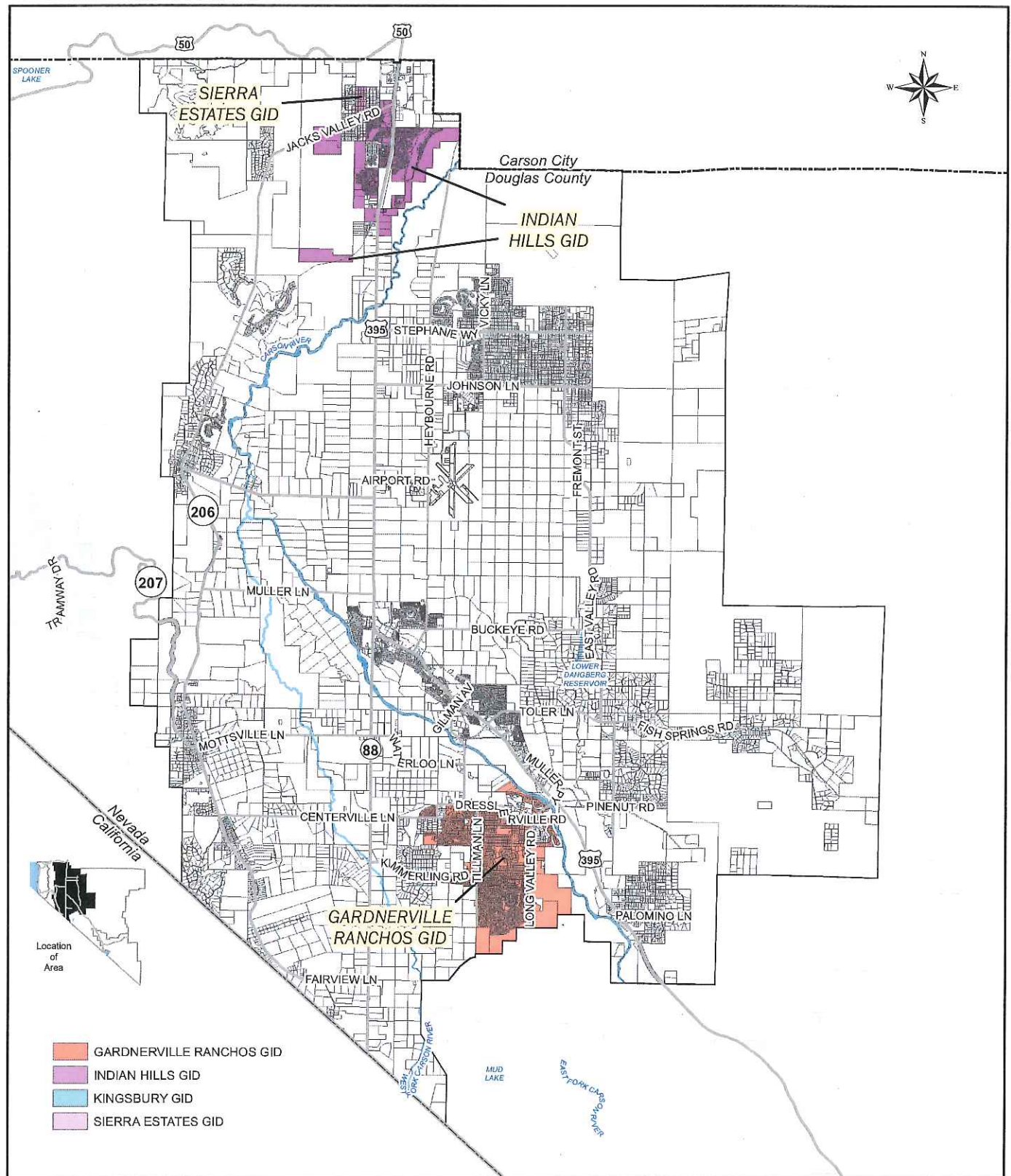
Maps 1-3 display the location of GIDs in the Carson Valley Region, the Topaz Region, and in the Tahoe Basin Region.

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

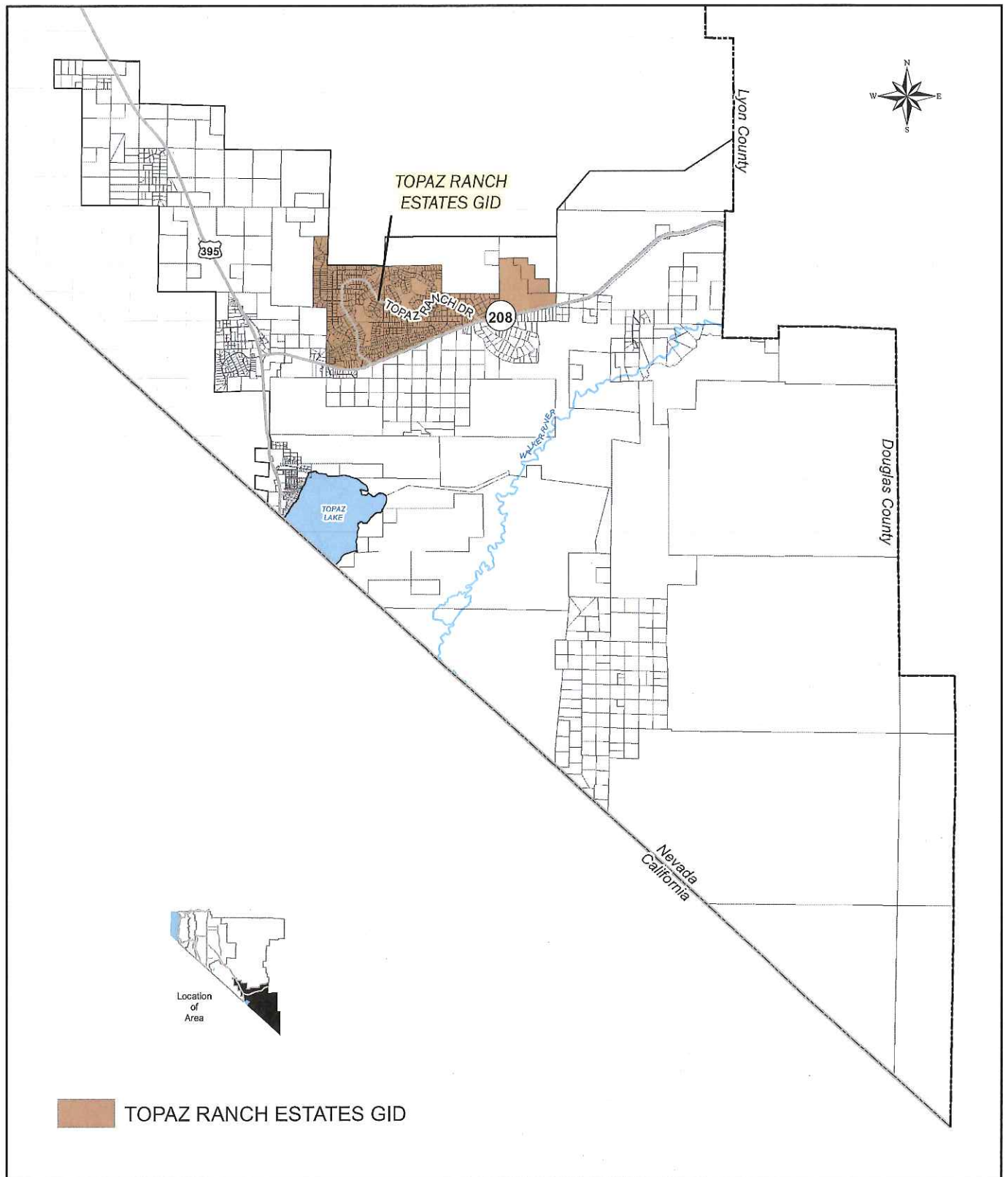
In the Topaz Region, there is one GID to cover the Topaz Ranch Estates development. Map 2 displays the boundaries for the TRE GID.

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

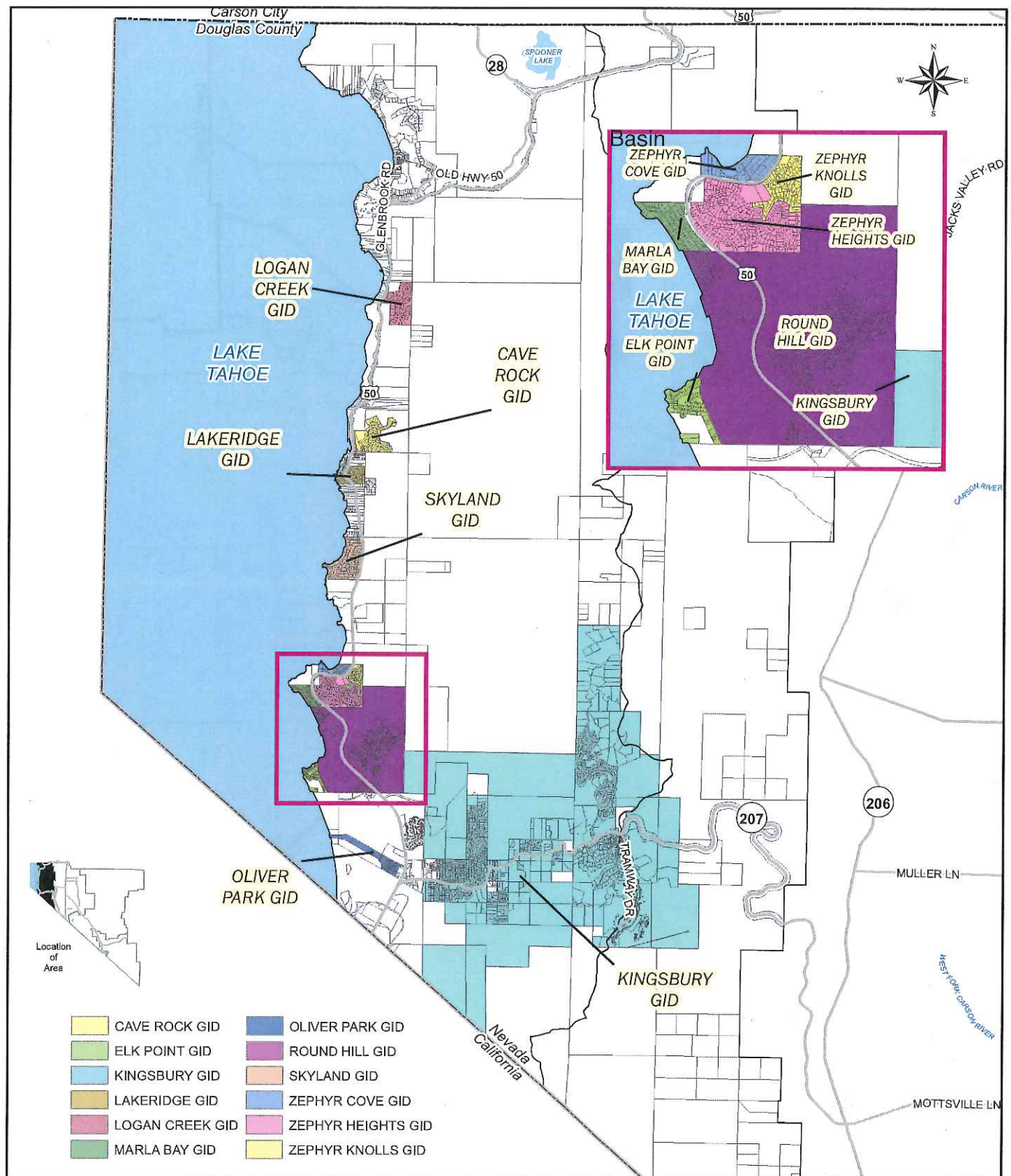
Map 1
GIDs in Carson Valley Region



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:

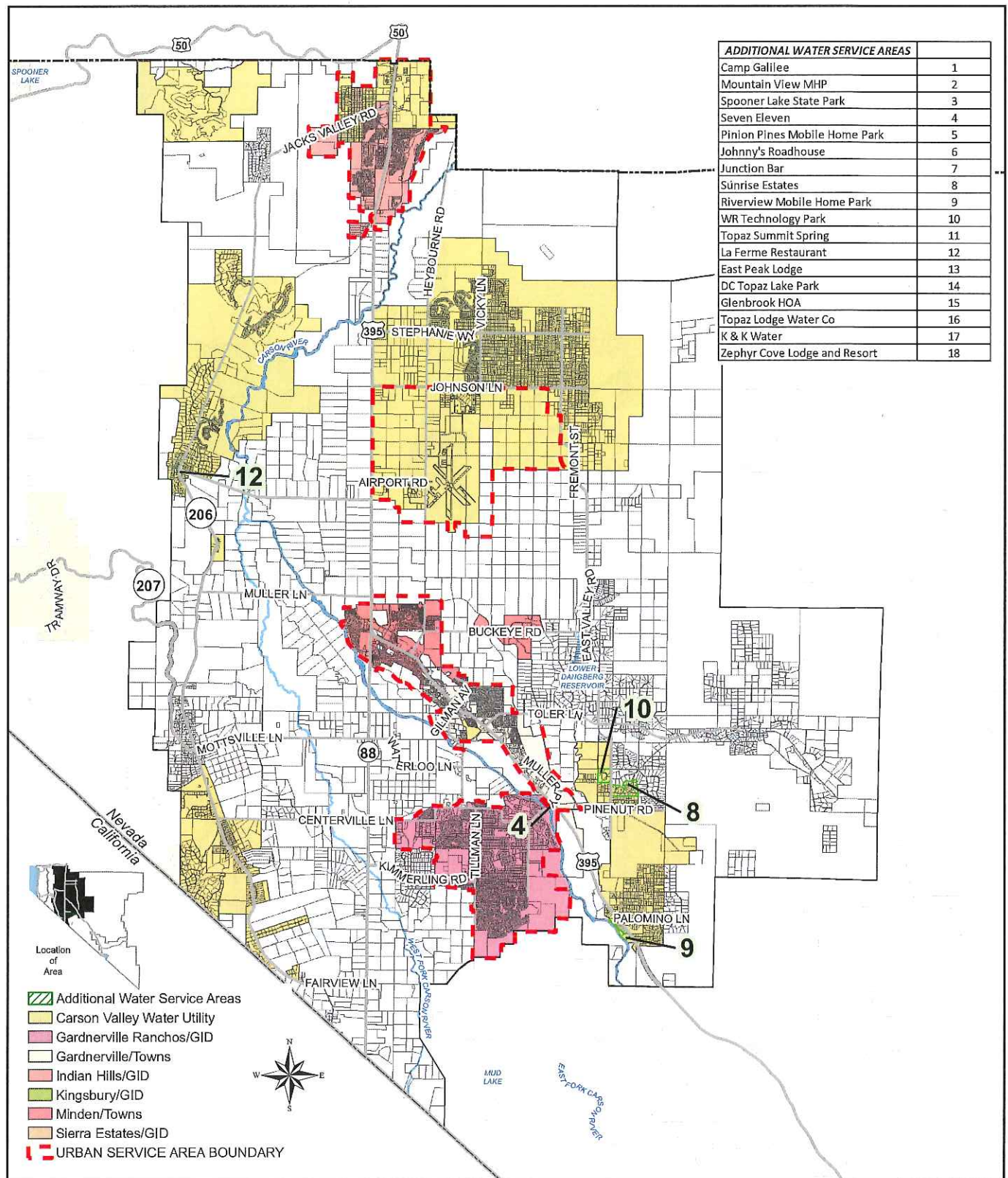
- 1) Carson Valley Water Utility (Douglas County)
- 2) Gardnerville Water Company
- 3) Gardnerville Ranchos GID
- 4) Indian Hills GID
- 5) Town of Minden
- 6) Sierra Estates GID

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.

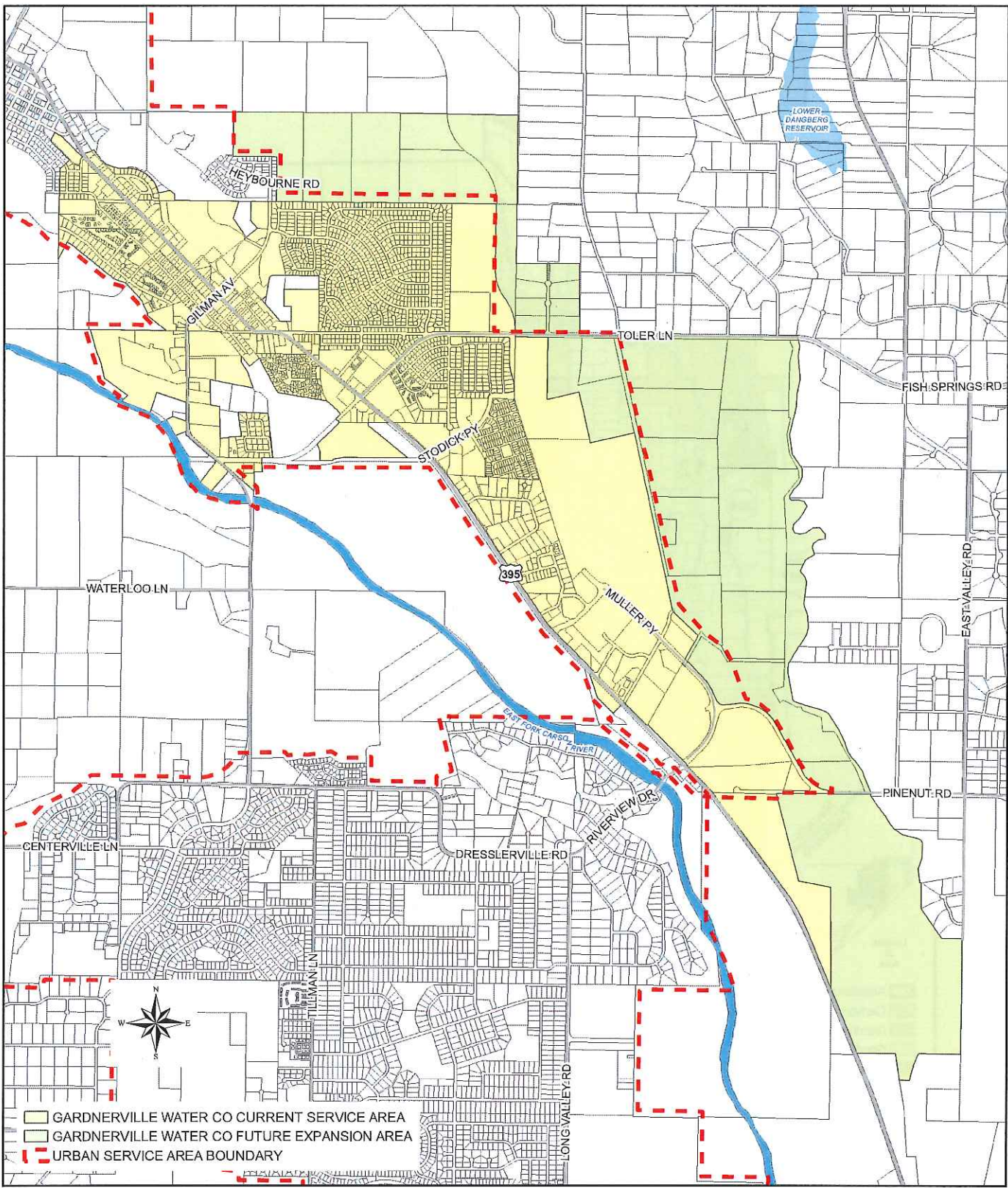
Water purveyors in the Topaz Region are depicted on Map 6. Besides Topaz Ranch Estates GID, there are smaller water systems located at Holbrook Junction and near Topaz Lake.

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

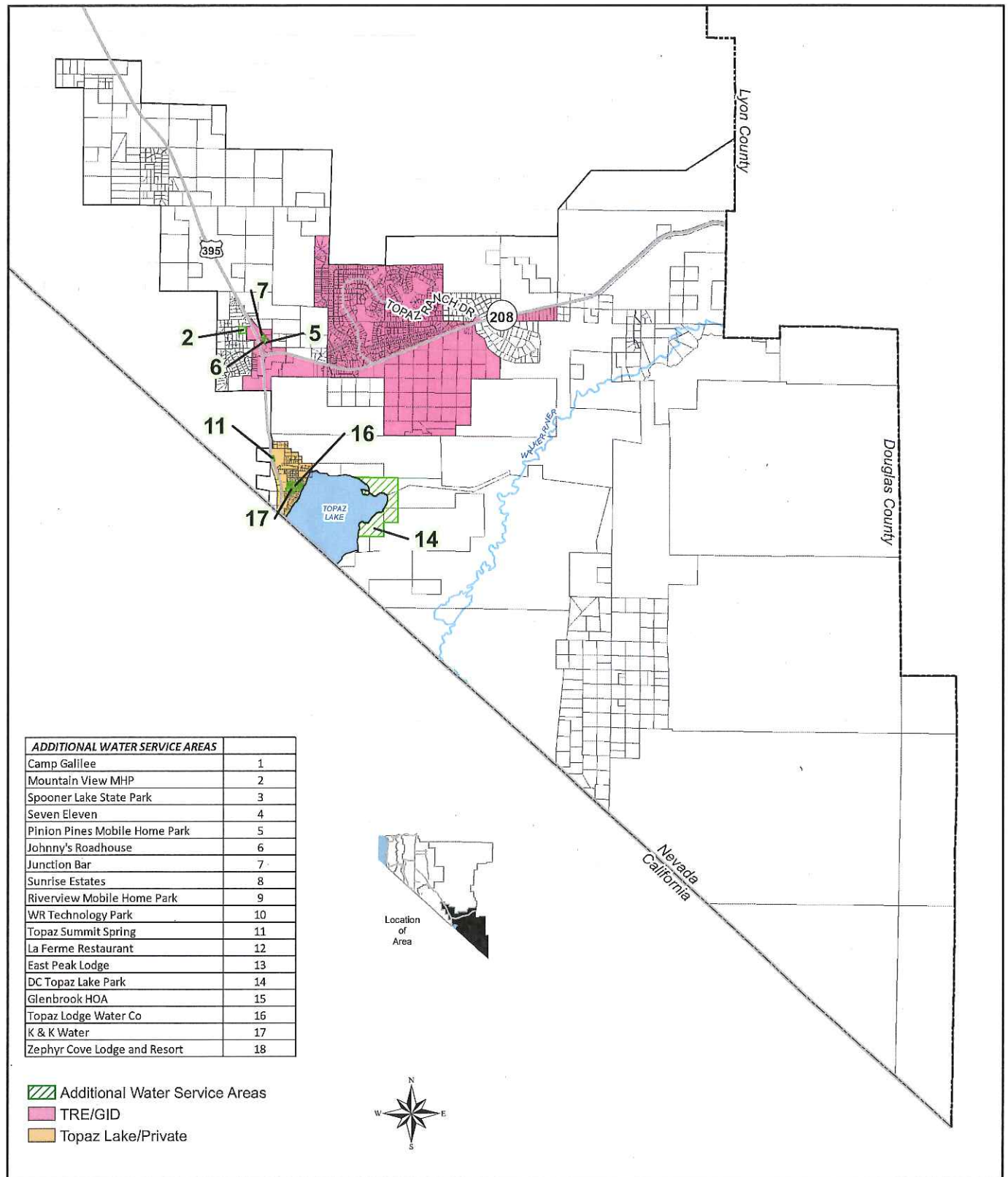
Map 4
Water Systems in the Carson Valley



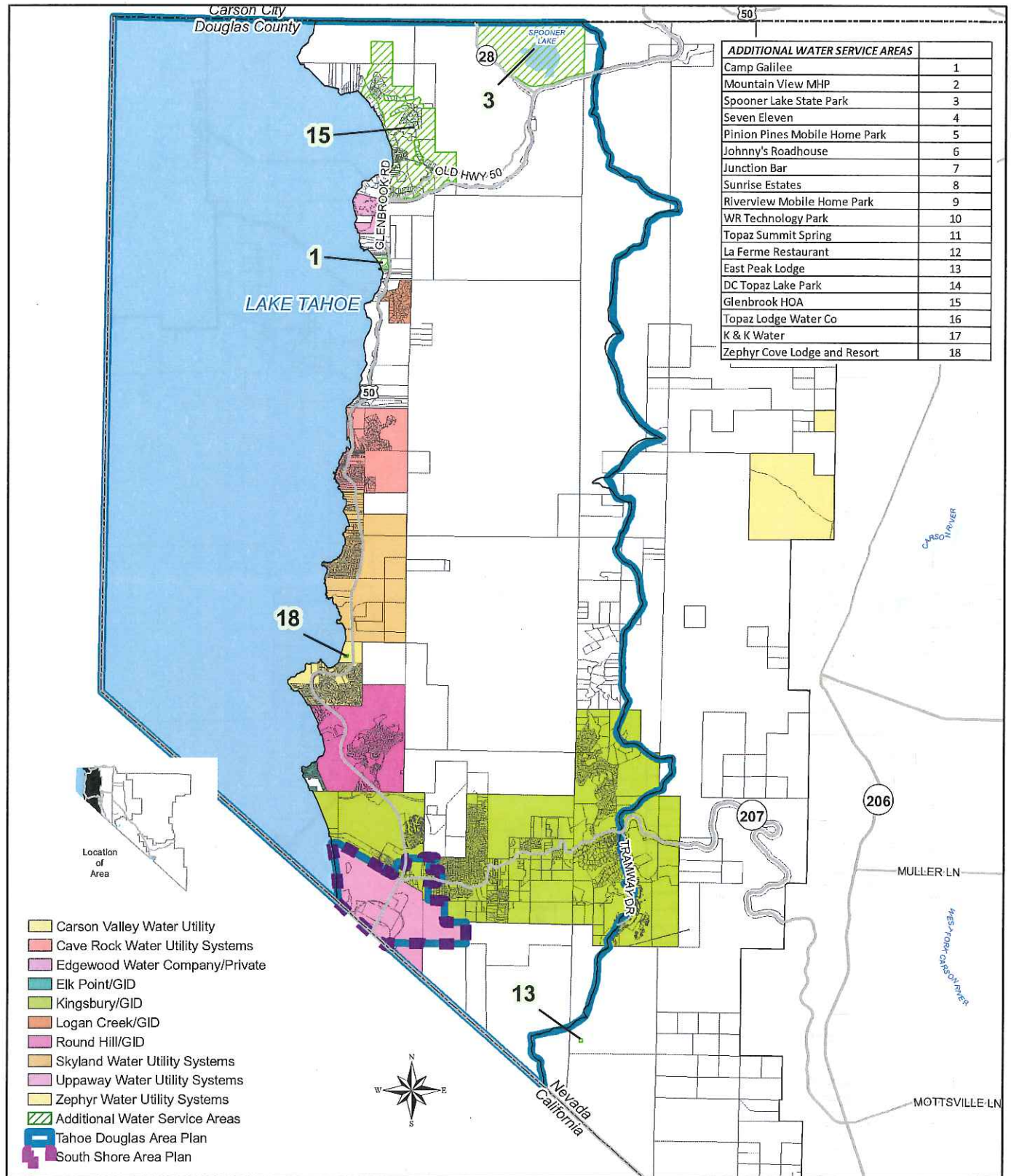
Map 5
 Gardnerville Water Company Service Area



**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

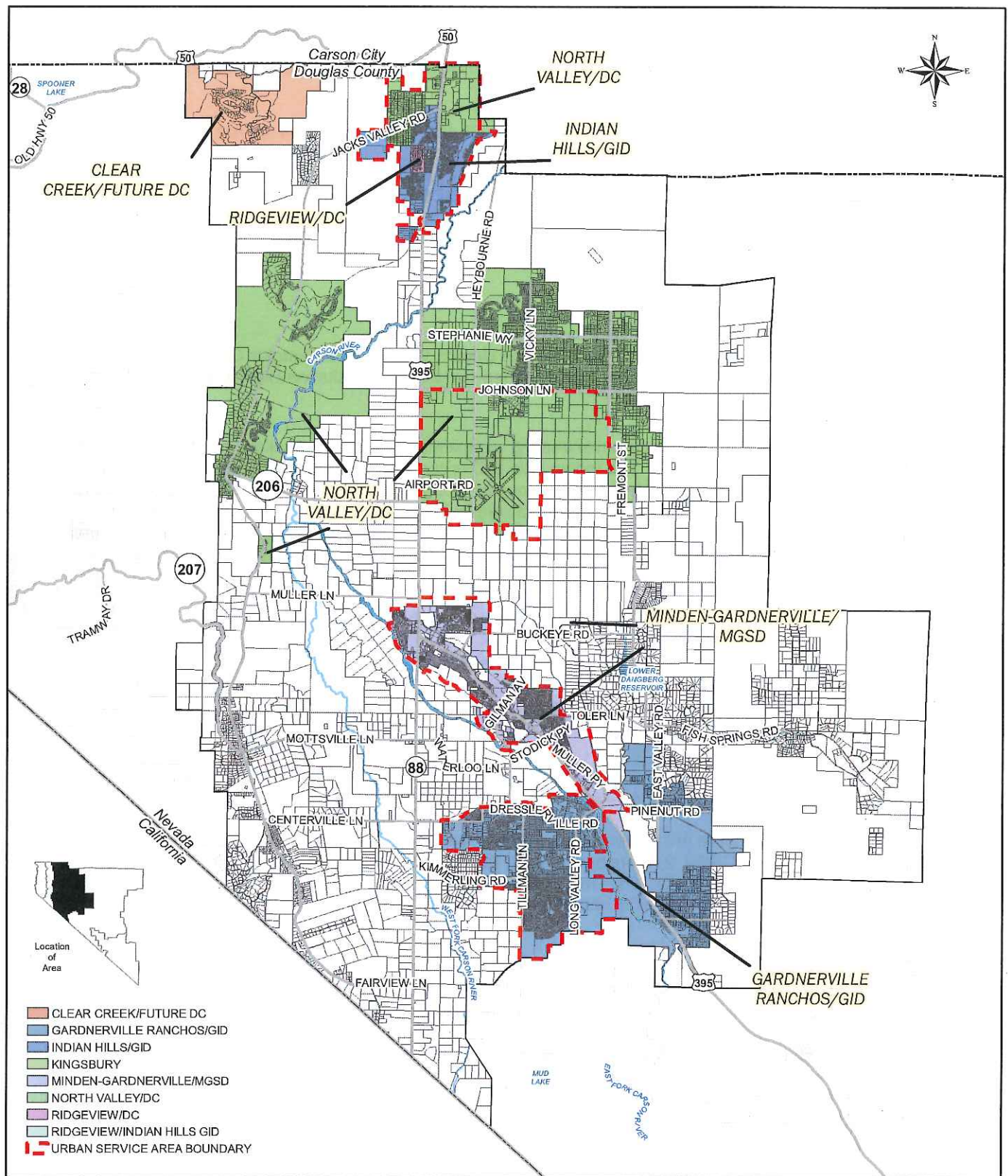
	Douglas County North Valley	MGSD	Indian Hills GID
Current Treatment (MGD)	0.29	1.5 to 1.6	0.30
Treatment Capacity (MGD)	0.34	2.8	0.60
Number of EDUs	2,599	7,513	N/A

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)

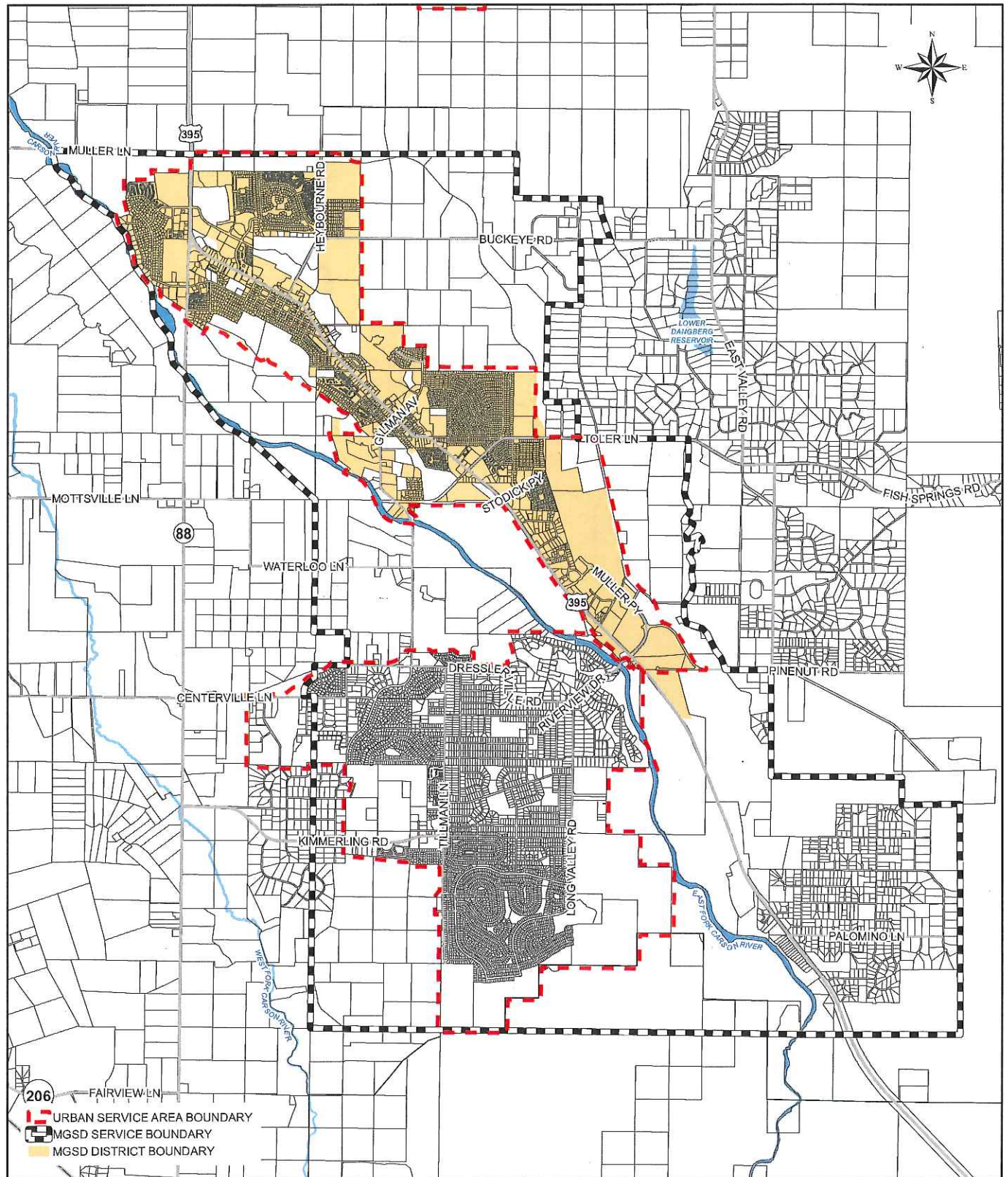
In the Tahoe Basin, there are five public wastewater systems: 1) Douglas County Lake Tahoe Sewer Authority (formerly DCSID), 2) Kingsbury GID; 3) Elk Point Sanitation District; 4) Tahoe Douglas Sewer District; and 5) Round Hill GID. The Douglas County Tahoe Sewer Authority contracts with the other Tahoe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

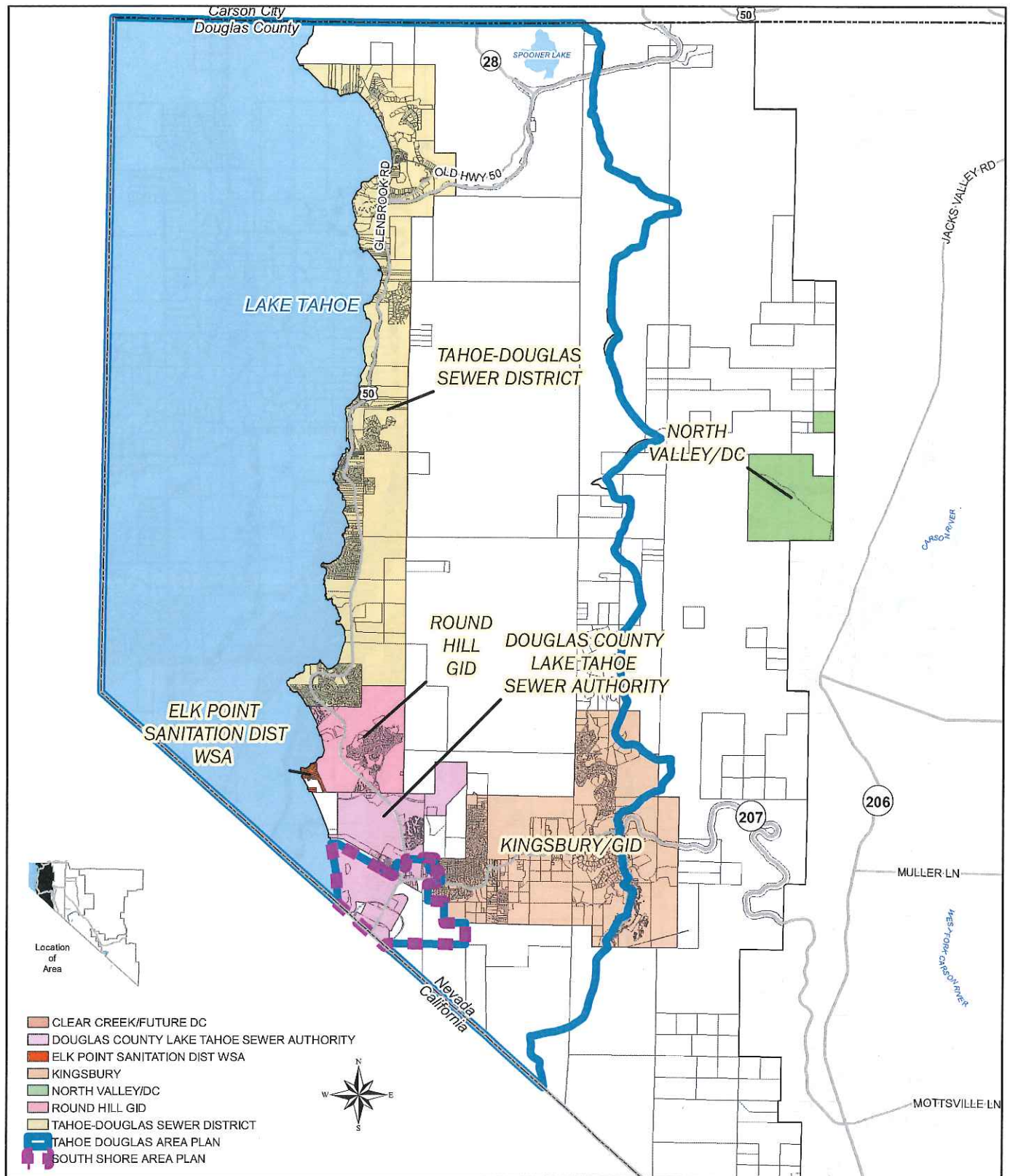
Map 8
Wastewater Service Areas in the Carson Valley Region



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.

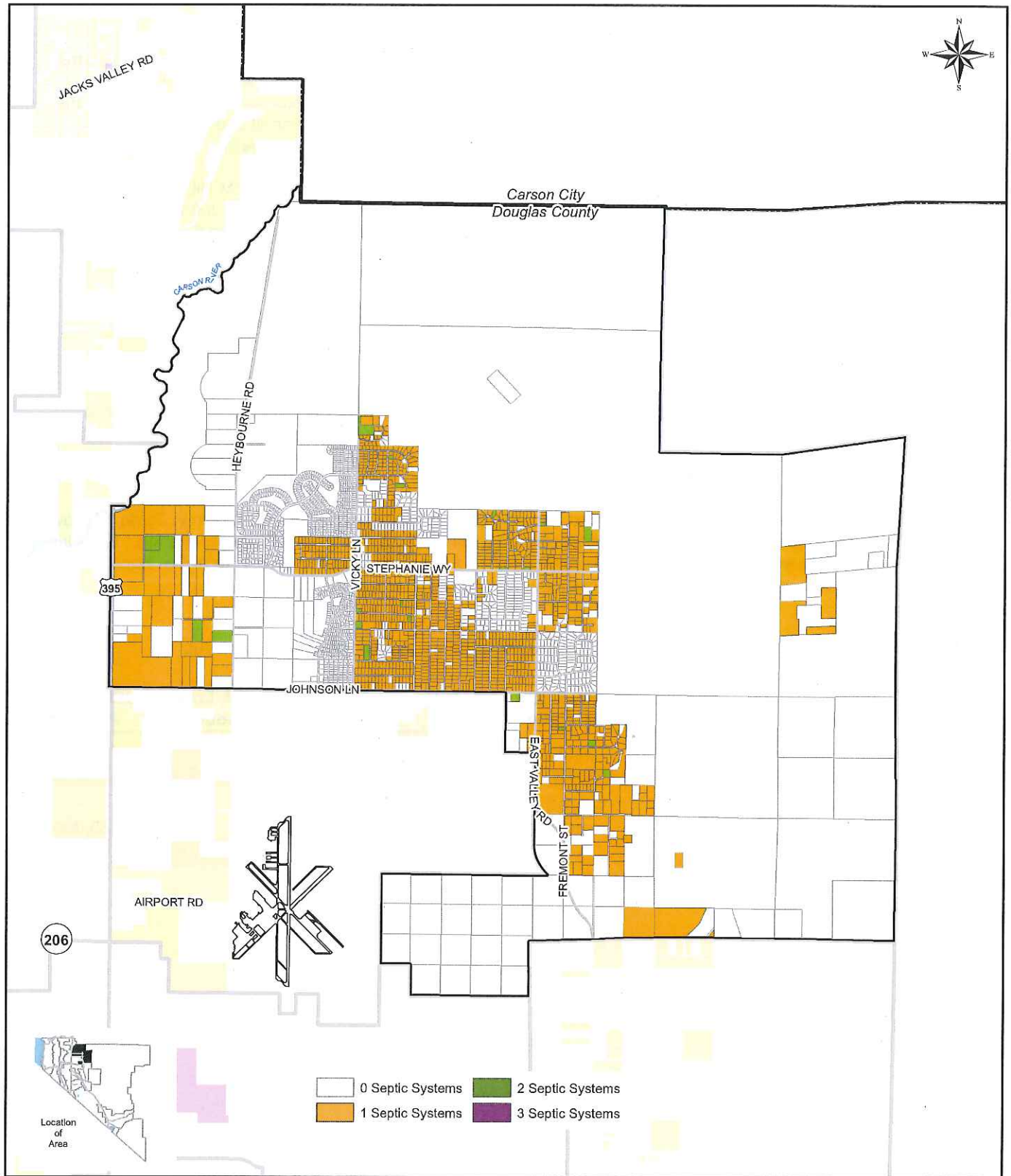
Wastewater system upgrades have been carried out for the Indian Hills GID, as shown in Table 7 below. The USDA Rural Development Program provided a loan of \$1.5 million for sludge dewatering. The Pine View Estates south of Ruhenstroth has also obtained assistance from the USDA Rural Development program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

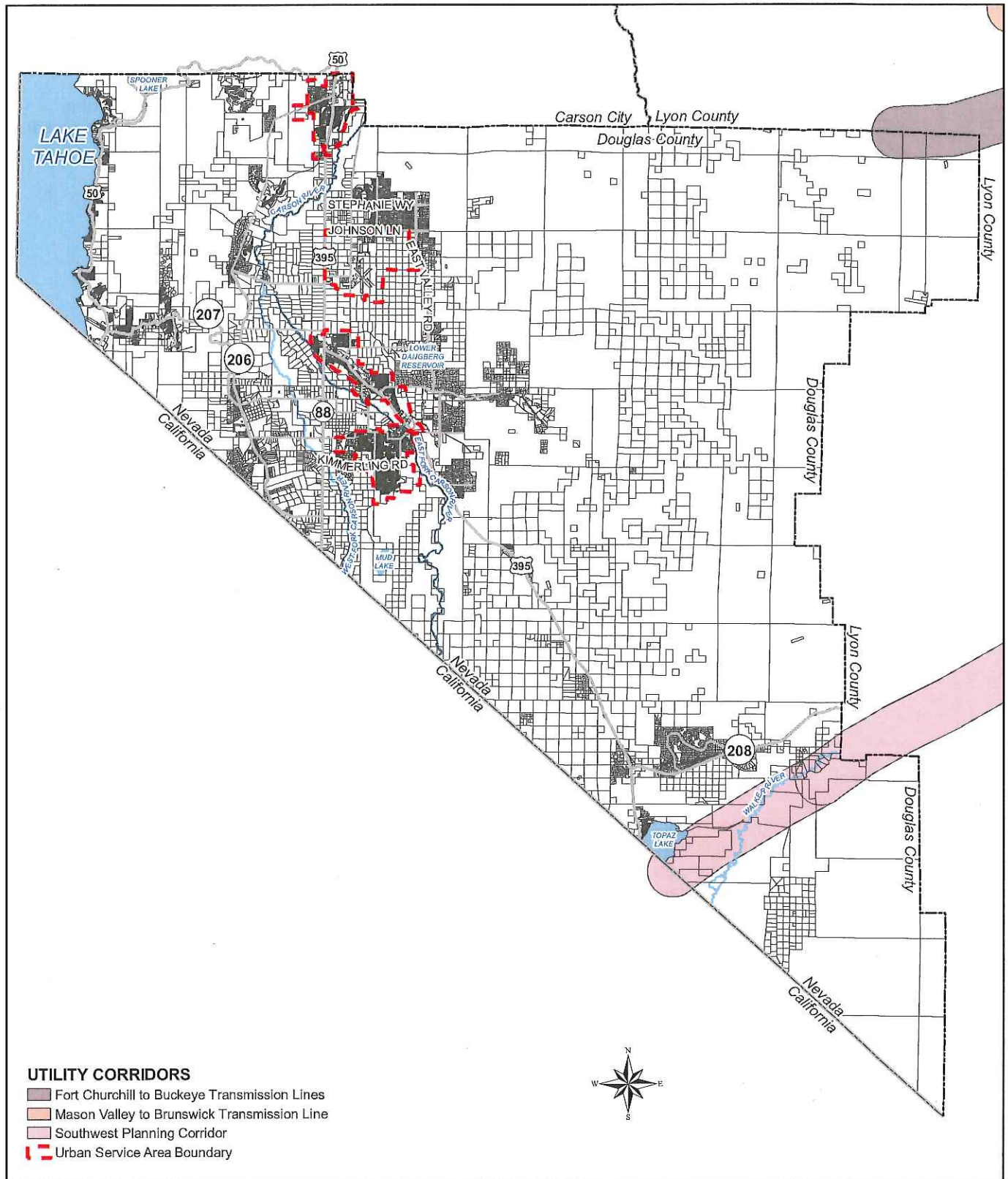
In 2013, several sections of the planning enabling sections of Nevada Revised Statutes were amended to require counties to adopt aboveground utility plans (NRS 278.165) within the Public Facilities Element. As a result, the Public Facilities Element of the Douglas County Master Plan was amended in March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

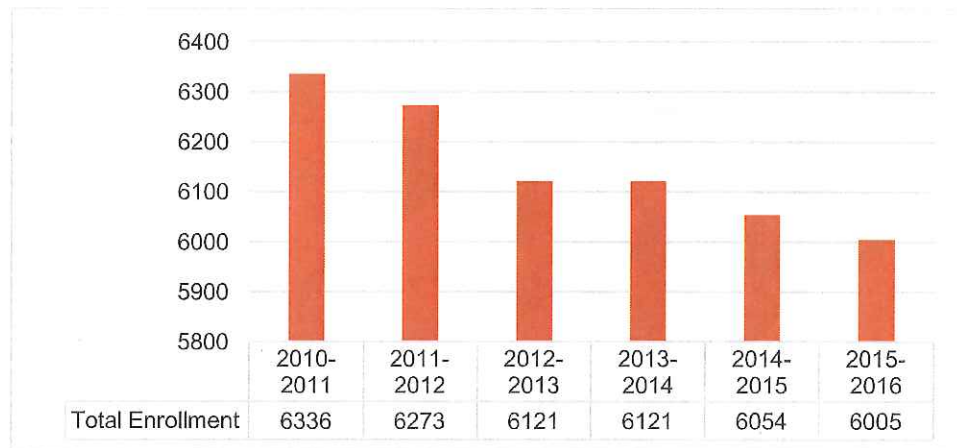
Map 12
BLM Utility Corridors



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

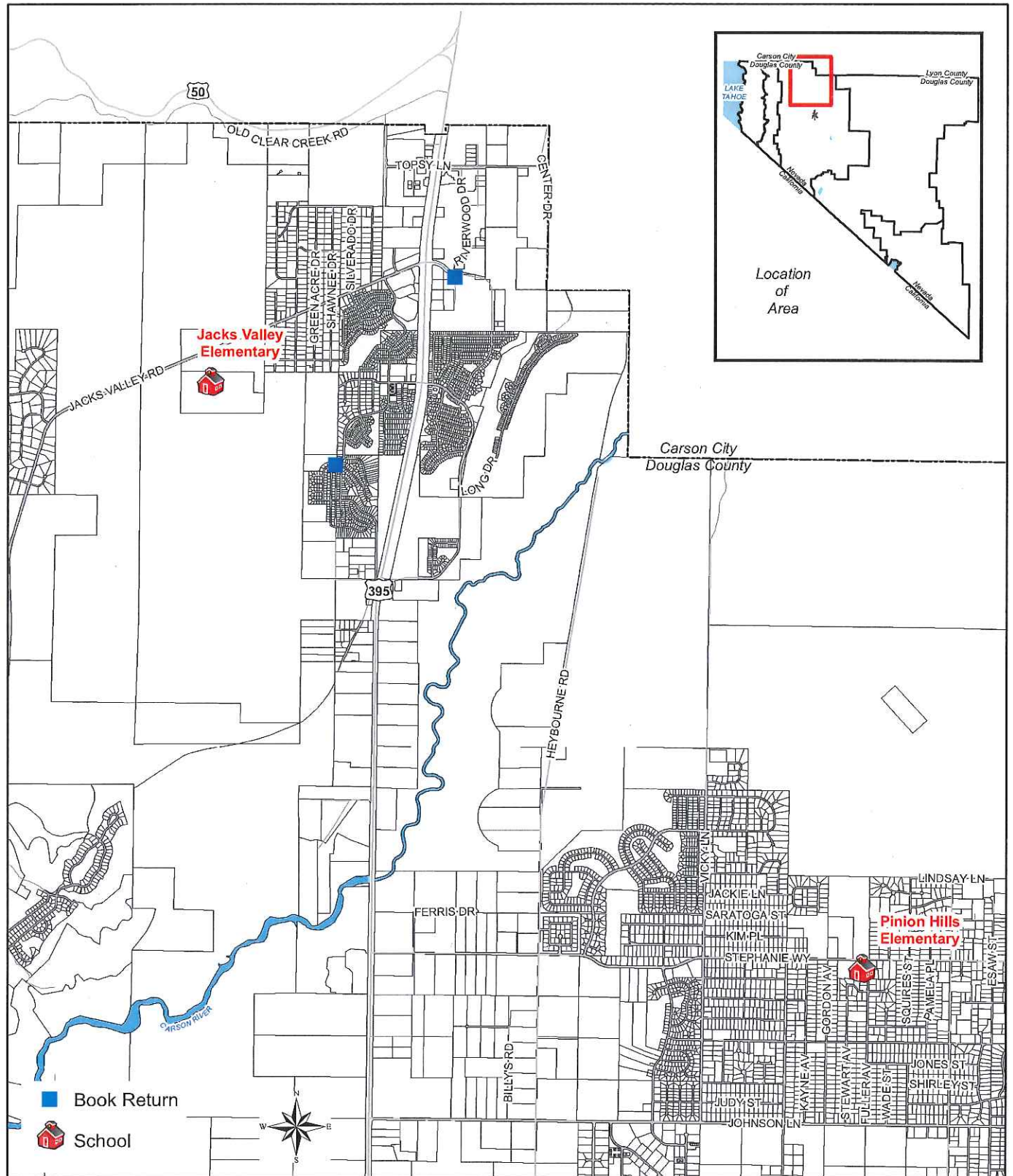
In 2000, the Minden library was expanded and as a result there is .42 square feet per capita, which is still below the recommended average of .6 (per seat for read) and .1 (per seat for technology) square foot per capita. Thus, to resolve existing deficiencies and future growth, the Library needs to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

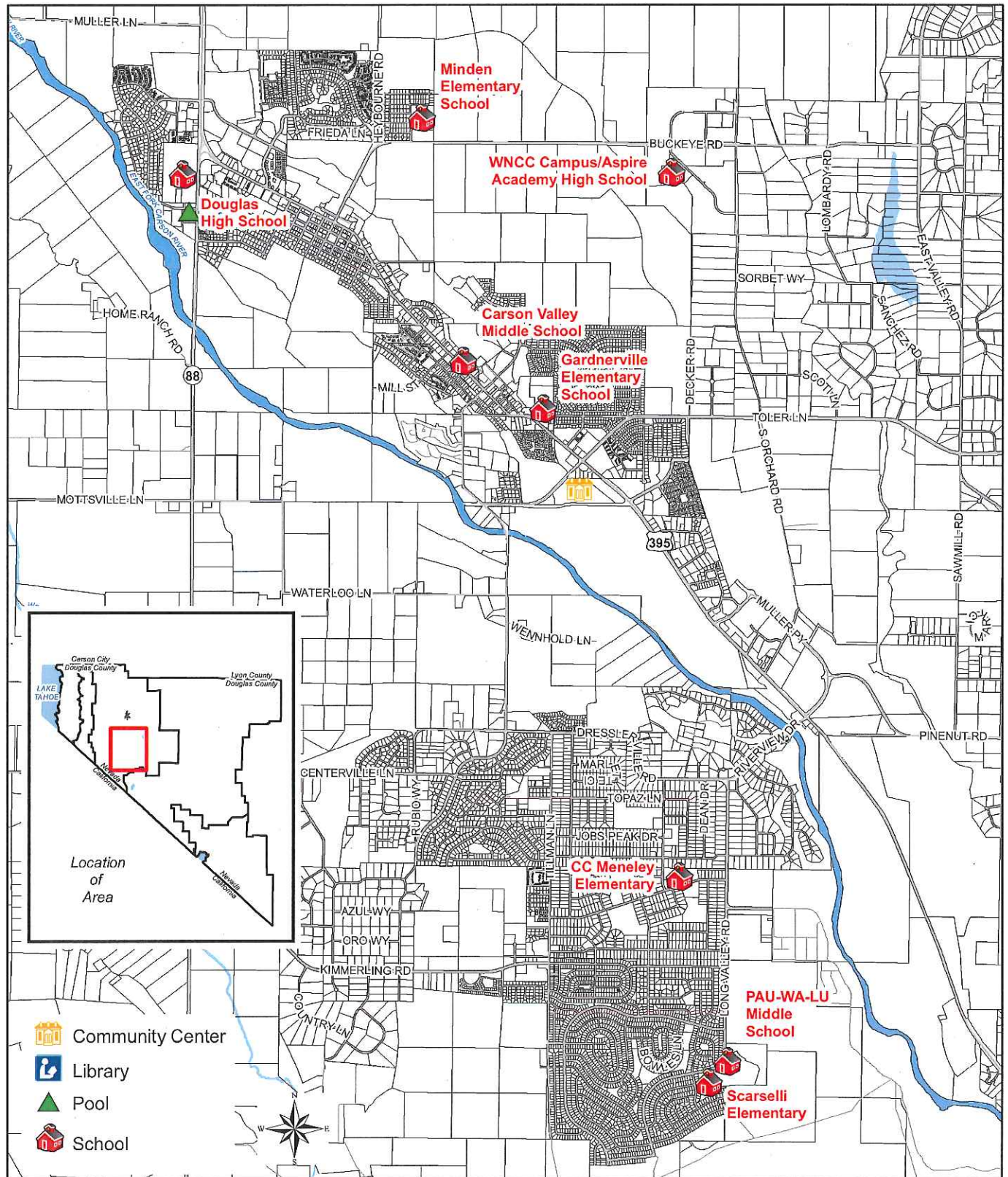
- 1) Seating capacity of 196 or 4.1 seats for every 1,000 people served.
- 2) Increased public computer access, utilizing both desktop and laptop technology, to provide 72 workstations or 1.5 computers for every 1,000 people served.
- 3) Enhanced public programming space, including a large meeting room,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

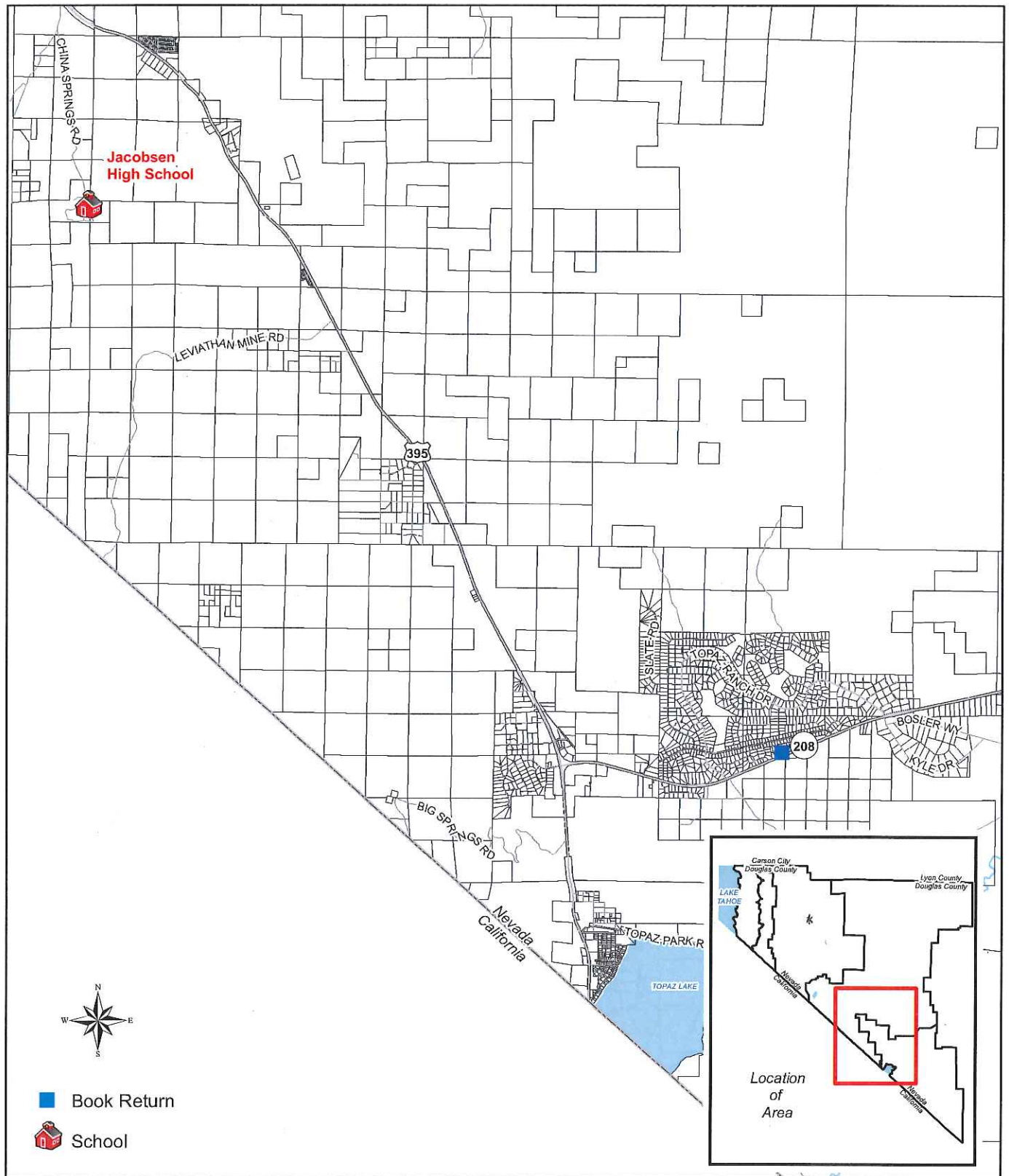
Map 13
School and Library Facilities in Indian Hills/Jack Valley and Johnson Lane



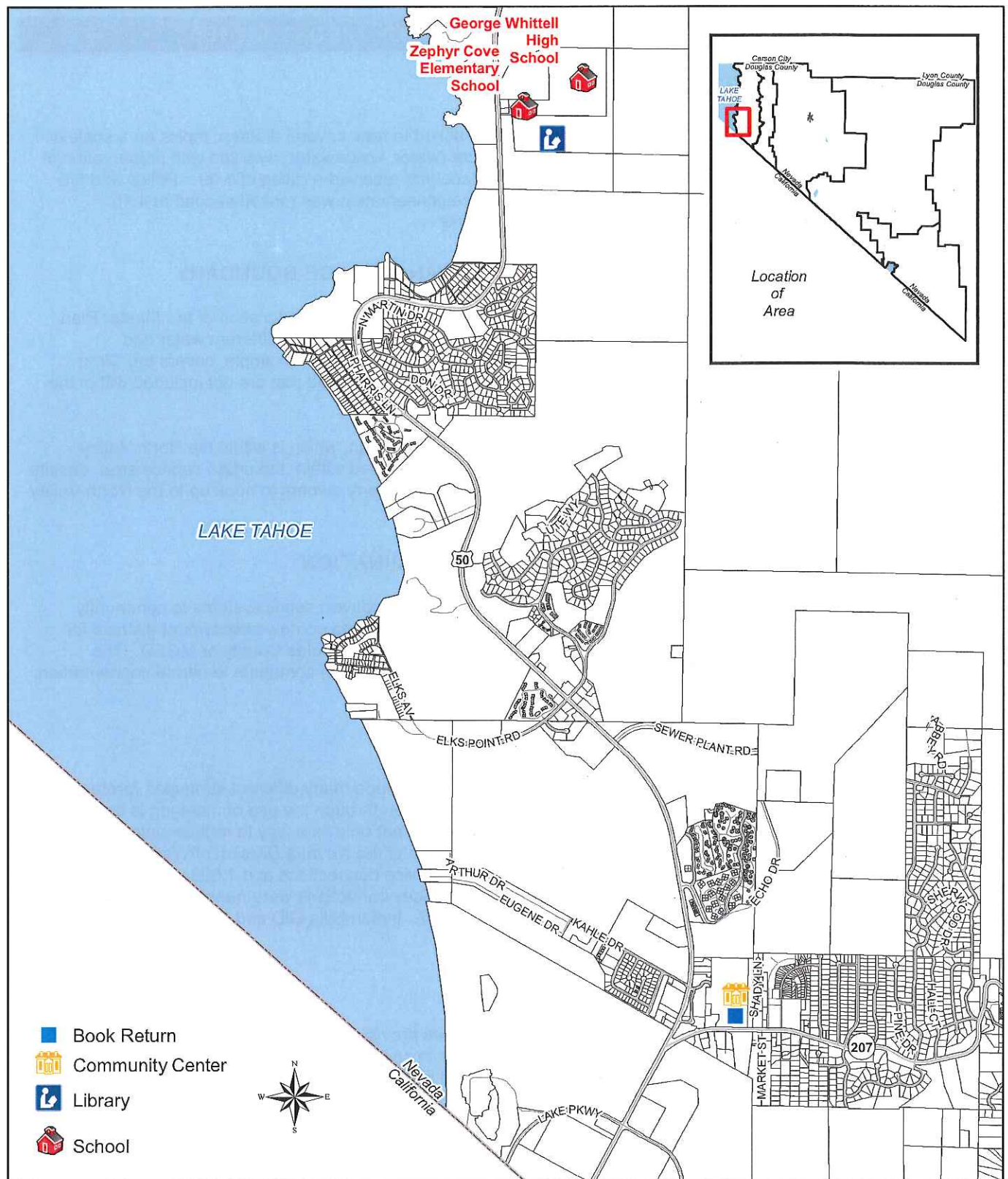
Map 14
School and Library Facilities in Gardnerville, Minden, & Gardnerville Ranchos



Map 15
School and Library Facilities in the Pinenut and Topaz Regions



Map 16
School and Library Facilities in the Tahoe Basin Region



PUBLIC FACILITY AND SERVICES ISSUES AND OPPORTUNITIES

2016 MASTER PLAN SURVEY

For the 2016 Master Plan Survey, respondents were asked to rank several different topics on a scale of 1 to 5, with 5 being most important. Public infrastructure (water, wastewater) was tied with preservation of agricultural land. Both topics were ranked in sixth place and received a rating of 3.99. Police and fire services were ranked first at 4.30 and natural resource conservation was ranked second at 4.15. Education (K-12) was ranked fourth with a score of 4.09.

PUBLIC FACILITY SERVICE AREAS VS. URBAN SERVICE BOUNDARY

As shown on the water and wastewater maps included in this Element, the location of the Master Plan Urban Service Boundary does not always coincide with the service area for different water and wastewater providers. The North Valley Wastewater Treatment Area, for example, covers the Clear Creek development and subdivisions north of the Town of Genoa, areas that are not included within the Urban Service Boundary.

There is an urban service boundary for the Airport Community Plan, which is within the North Valley Wastewater Treatment Area, but none of Johnson Lane is included within the urban service area, despite dense residential development and the need to encourage property owners to hook up to the North Valley Treatment Plant.

SEPTIC SYSTEMS AND GROUNDWATER CONTAMINATION

The County has established assessment districts in the past to convert septic systems to community wastewater systems. It may be time for the County to explore setting up new assessment districts for areas with septic tank concentrations that can be served either by Douglas County or MGSD. The overconcentration of septic systems in Johnson Lane and 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 agrihood strategy consistent with the land use, conservation, and growth management elements of the Master Plan.	Economic Vitality	2020		
38	Growth Management Goal 1: To keep growth in Douglas County to a sustainable level that natural and fiscal resources can support.	Growth Management 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 AML.	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	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	

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	Code Amendment	
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	
16	Conservation Goal 11: To encourage the efficient use of available energy resources and to provide incentives for energy conservation in construction.					

2016 Master Plan
Action Matrix

Item #	Goals	Action Number	Responsible Entity	Target Date (2017-2020)	Code or CIP	Status
17	Conservation Goal 12: To minimize noise levels throughout the county and wherever economically feasible mitigate the effects of noise to provide a safe and healthy environment.	Conservation Action 12.1 - The County will prepare noise standards for noise generating activities, including limitations on hours of operation within the day.	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

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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/LUS 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		

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Item #	Goals	Action Number	Responsible Entity	Target Date (2017-2020)	Code or CIP	Status
42	Historic Preservation Goal 2: To increase capacity of local organizations to carry out historic preservation activities.	Historic Preservation Action 2.1 - Douglas County shall submit an application for Certified Local Government status to the State of Nevada.	Community Development/Towns/ Main Street Programs	2020		
43	Historic Preservation Goal 2: To increase capacity of local organizations to carry out historic preservation activities.	Historic Preservation Action 2.2 - The Community Development Department shall revise the Development Code to create a unified chapter on Historic District Overlay Zoning Districts.	Community Development	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		

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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 AML.	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	

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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/IEFPD	2018	Code Amendment	

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion on the Plan for Prosperity update and selection of the Citizen Advisory Committee members; with public comment prior to board action.
2. **Recommended Motion:** Based on Board direction on recommending two (2) to three (3) applicants to participate on the Citizens Advisory Committee.

Funds Available: ☐ Yes ☒ N/A

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** January 2, 2018 **Time Requested:** 15 minutes

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

Background Information: The Plan for Prosperity update: Town staff is assembling three (3) committees to assist with the Plan for Prosperity update process.

Technical Advisory Committee (TAC); Consisting of town & county staff, professionals in a given field that wanted to participate.

Citizens Advisory Committee (CAC); consisting of a representative from; Chamber, Visitors Authority, and the Douglas Business Council, and joining two (2) or three (3) residents of the towns of Minden and Gardnerville.

Stakeholder Advisory Committee (SAC); consists of property owners of the properties the town boundary could expand over. See next page;

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

8. **Board Action:**

☐ Approved ☐ Approved with Modifications
☐ Denied ☐ Continued

Background Continued - This initial trip to the valley the team will be meeting with the groups to discuss the needs, issues, and concerns. They will be discussing how the process will proceed over the next nine months. We are planning a public workshop that the consultants will host during the next trip into town. Both Jen (Minden town manager) and I felt it was short notice to inform the public and expect them to participate in an effective public workshop in January, at the same time as the Main Street National will be in town doing a public workshop they have been advertising for the past two months.

Preliminary list of the committees

TAC:

Heather Ferris, DC planning manager
Louis Cariola, DC senior planner
Dave Brady – Chamber / resident
Rob Anderson – Ro Anderson
Eric Schmidt – DC GIS

SAC:

Butch Peri
Doug Curtis
Frank Godecke
David Park
Pete Dube – Dube Group
Mike Gilbert – Rep for David Park & Mike Pegram
Carlo Luri – Rep for Bently Enterprises
Jack Jacobs – Jacobs Berry Farm

CAC:

Visitors Authority Rep – Heidi Saucedo (Gardnerville Resident)
Chamber Rep – Bill Chernock – Executive Director
Business Council Rep – Shannon Albert – Carson Valley Medical Center
– Renea Louie – Executive Director
Jan Vandermade (CVVA & Minden resident)
Gardnerville Resident
Gardnerville Resident
Gardnerville Resident
Minden Resident
Minden Resident
Minden Resident



2018
PLANS FOR PROSPERITY UPDATE
CITIZENS ADVISORY COMMITTEE
APPLICATION



Would you like to help?

DEC 26 2017

The Towns of Gardnerville and Minden need your help to update the Plans for Prosperity for Gardnerville and Minden. The update will address several driving policy issues, including: transportation, land use, economic development, urban services, housing, regional drainage concepts and community character. Because the final draft of these plans cannot be successfully implemented without the participation and valued input of those who will be most impacted, the Towns are looking for two (2) or three (3) residents from each town to join representatives of the Carson Valley Visitors Authority, the Chamber of Commerce, the Douglas County Business Council and the Carson Valley Arts Council as members of a Citizens Advisory Committee dedicated to assisting with the update. Members of the committee should be prepared to commit to 5-10 hours during the months of January, March, July or August and September. During this time the committee members will discuss and identify critical issues facing the towns, and serve as a sounding board to vet ideas and concerns.

We strongly encourage you to consider helping to shape the community plans for the towns. Please do not hesitate to contact us if you have questions or concerns about this process. We look forward to working with you to develop plans focused on vibrant, thriving communities, honoring the unique history of each town and addressing the future needs of the Carson Valley.

Copies of the existing Plans for Prosperity for each town are available upon request. If you wish to be considered for appointment to the Citizen's Advisory Committee, please fill out the application below.

Are you a Town of Gardnerville or Minden Resident? ☒ Yes ☐ No, If yes, how many years? 12

Name: Brian Trute

Physical Address: Douglas Ave

Mailing Address: Same

Email Address: _____

Occupation: Firefighter / Paramedic

Contact Phone# _____

1. Please provide a statement reflecting your interest in participating in this process:

I have plenty of free time with my job and with my 30 yrs in Douglas County I have an interest in the area. I plan to run for Town Board so this would be a great start

If you wish to provide further information, please email it to togville@douglasnv.us by December 28, 2017.



2018
PLANS FOR PROSPERITY UPDATE
CITIZENS ADVISORY COMMITTEE
APPLICATION



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Are you a Town of Gardnerville or Minden Resident? ☒ Yes ☐ No, If yes, how many years? 12

Name: Douglas Robbins

Physical Address: Waterloo Lane

Mailing Address: same

Email Address: _____

Occupation: Retired business owner

Contact Phone# _____

1. Please provide a statement reflecting your interest in participating in this process:
Presently elected board member on the "East Fork Swim Center"..... retired business owner, Ex Green Beret, Univ. Ag Engineering & Ag consulting & management. Have been involved with: Union navigations , OSHA, USDA, USFS, BLM, state restrictions and laws. Large emphasizes on safety. Budget accountability. Working within the community guidelines as a "board member" !
Would be interested in bringing forward 40 years of business experience in areas that would benefit the community. Land planning, forward thinking towards a "new" outlook for future planning.
Please contact me if any or all interest the community Advisory Committee! Thank you

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Are you a Town of Gardnerville or Minden Resident? ☒ Yes ☐ No, If yes, how many years? 12

Name: RICK TOWNER

Physical Address: KINGSLANE CT

Mailing Address: _____

Email Address: _____

Occupation: RETIRED

Contact Phone# _____

1. Please provide a statement reflecting your interest in participating in this process:
CURRENTLY A TRUSTEE OF THE DOUGLAS COUNTY HISTORICAL SOCIETY
INTERESTED IN PRESERVING HISTORY IN DOUGLAS COUNTY
INTERESTED IN EXPLORING VEHICLE BYPASS

If you wish to provide further information, please email it to togville@douglasnv.us



2018
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Are you a Town of Gardnerville or Minden Resident? ☒ Yes ☐ No, If yes, how many years?¹_____

Anita Everts

Name: _____

Physical Address: _____ Jacobsen Ln. (not in the town)

Mailing Address: _____

Email Address: _____

Occupation: Retired _____

Contact Phone# _____

1. Please provide a statement reflecting your interest in participating in this process:
After careful consideration, I chose to move to Gardnerville, not only because of the beautiful environment but also because of the demonstrated pride that the community showed in preserving, enhancing, and sharing the bountiful beauty that one is given the opportunity to enjoy by becoming a resident. I was also impressed by the willingness of the residents to accept a new "outsider" with their friendliness and inclusiveness. I would consider it a privilege to be able to contribute to this community and to ensure that it's residents continue to benefit from and participate in the assets of this rural community. Thank you for considering my application.

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Are you a Town of Gardnerville or Minden Resident? ☒ Yes No, If yes, how many years? 5 1/2

Name: DOUGLAS STIMPSON

Physical Address: CONNER WAY GARDNERVILLE 89410

Mailing Address: SAME (not in the town)

Email Address: _____

Occupation: TEACHER

Contact Phone# _____

1. Please provide a statement reflecting your interest in participating in this process:
MOVED TO GARDNERVILLE AND LOVE THE CITY. CURRENTLY
TEACHING IN CARSON CITY. RETIRED 5 YRS AGO FROM VP
POSITION WITH A MODULAR MFG. CO. BUILDING SINGLE FAMILY,
MULTI-FAMILY HOUSING AS WELL AS COLLEGE DORMS, APT'S
AND MILITARY BARRACKS. I BELIEVE MY BACKGROUND
WOULD BE A POSITIVE ADDITION TO THE ADVISORY COMMITTEE.

If you wish to provide further information, please email it to togville@douglasnv.us by December 28, 2017.

PRESIDENT OF PINEVIEW ESTATES HOA



2018
PLANS FOR PROSPERITY UPDATE
CITIZENS ADVISORY COMMITTEE
APPLICATION



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Are you a Town of Gardnerville or Minden Resident? ☒ Yes ☐ No, If yes, how many years? 4.5

Michael Schuman

Name: _____

Physical Address: Beverly Way, Gardnerville, NV 89460 (not in the town)

Mailing Address: _____

Email Address: _____

Occupation: Civil Engineer, Retired

Contact Phone# _____

1. Please provide a statement reflecting your interest in participating in this process:
I would like to assist in planning updates to the Minden/Gardnerville community in
which I have enjoyed living for over four years. I moved here after retirement for the
small town atmosphere and friendly environment. New housing and traffic concerns
are of upmost importance, and I would like to share my experience as a civil engineer
to this endeavor.

If you wish to provide further information, please email it to togville@douglasnv.us



2018
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Are you a Town of Gardnerville or Minden Resident? Yes No, If yes, how many years? not yet

Deni Caster

Name: _____

Physical Address: _____ will be: not in the town

Mailing Address: Springfield Dr, Gardnerville, NV 89460

Email Address: _____

Occupation: retired from Administrative Mgmt, Operations and Human Resource Mgr

Contact Phone# _____

1. Please provide a statement reflecting your interest in participating in this process:
In the past 3 years I have become very involved in understanding the process of development in Fremont CA and have been a strong advocate for smart growth. I am currently a member of a group of 8 who have won a lawsuit against the City of Fremont for not requiring that Lennar be required to conduct a full EIR on a particularly contentious site in a historical overlay district. I am known as the group researcher. I am thrilled to be moving to Gardnerville, and while I realize and agree that growth needs to happen, I am one who believes in consistency and congruity in developments, with infrastructure and commercial planning to be on the fore front

If you wish to provide further information, please email it to togville@douglasnv.us



**2018
PLANS FOR PROSPERITY UPDATE
CITIZENS ADVISORY COMMITTEE
APPLICATION**



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Are you a Town of Gardnerville or Minden Resident? ☒ Yes No, If yes, how many years? 2.5

Name: Andrea Young

Physical Address: Jo Ln Gardnerville NV 89410 not in the town

Mailing Address: Same

Email Address: _____

Occupation: Homemaker

Contact Phone# _____

1. Please provide a statement reflecting your interest in participating in this process:
Hi my name is Andrea I'm the mother of a toddler and plan to live and raise my son in Gardnerville for many years to come. My family and I relocated to Gardnerville from Sparks because we wanted a better quality of life. I am interested in seeing Douglas County grow and would be grateful to be part of your committee. I feel that my past experiences of having lived in other cities and states would be beneficial in shaping my opinions. I have seen first hand what has and hasn't worked. I'm excited for the possibilities of Gardnerville and the neighboring town of Minden. My professional background is in Title and Escrow. Thanks for your consideration.

If you wish to provide further information, please email it to togville@douglasnv.us

Gardnerville Town Board

AGENDA ACTION SHEET



1. **Not For Possible Action:** Discussion on the Town Attorney's Monthly Report of activities for December 2017.

2.

3. **Recommended Motion:** N/A
Funds Available: ☐ Yes ☒ N/A

4. **Department:** Administration

5. **Prepared by:** Tom Dallaire

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

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

Background Information: To be presented at meeting.

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

9. **Board Action:**

☐ Approved ☐ Approved with Modifications
☐ Denied ☐ Continued

Gardnerville Town Board

AGENDA ACTION SHEET



1. **Not For Possible Action:** Discussion on the Town Manager's Monthly Report of activities for December 2017.
2. **Recommended Motion:** No action required.
Funds Available: ☐ Yes ☒ N/A
3. **Department:** Administration
4. **Prepared by:** Tom Dallaire
5. **Meeting Date:** January 2, 2018 **Time Requested:** 5 minutes
6. **Agenda:** ☐ Consent ☒ Administrative

Background Information: See attached report.

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



Cassandra Jones , Chair
Linda Slater, Vice Chair
Lloyd Higuera, Board Member
Ken Miller, Board Member
Mary Wenner, Board Member

Town Manager Monthly Report January 2018 Board Meeting

- A. Gardnerville Station (former Eagle Gas):** The County approved the minor design review. We need to get the corrections done by Dube at the first of the year. Dube is preparing the contract docs for GOED Review. They should start this after the holidays.
- B. 395 Crosswalks:** I heard from NDOT right-of-way. We are trying to set up a meeting with them after the first of the year to review their concerns.
- C. Kingslane Sidewalk Project:** I met with Tim to see what we can cut out of the project for Kingslane to reduce the costs. I should have the response to that meeting in mid-January. As you may recall last month, NDOT offered to handle this project on their end if the project could be reduced down to under \$220,000.
- D. Toiyabe Storm Drain Project & Maintenance Yard Plans:** - Contractor sent over approval for comment and approval. They plan to begin construction at the beginning of the year. I did sign an agreement with NV Energy on the design of the underground project. I filled out a new permit application and submitted that to NDOT for final review and approval.
- E. Nature Trail Improvements and Storm Drain Outlet:** Nature trail is installed. Take a look at it and please let me know your thoughts or concerns. We did put a little bit of fill in there for the 10' path. It will not be a full 14 feet as I was concerned for the room it was taking up. We could remove some material from the south side of the pond to displace the fill material we installed there. Impact and V7C did a great job on the concrete and installation of the shelters. We are filing the paperwork with the state this week – 12/28 - so that we can get reimbursed by them. I have confirmation that they liked the project and we need to get the sign-up Thursday. The storm drain portion of this project needs to be budgeted and completed in the future so that a street cul de sac could be built in the future. Is this something the board would like brought back to them for discussion?
- RO Anderson staff did contact me about the street improvements along Maple Street adjacent to the New Church on Gilman Sounds like they are getting the construction plan prepared now. If there is to be driveway access to the Slaughterhouse parcel, the 25 year event needs to be conveyed under the driveway.
- F. 395 Sidewalk @ the French:** I need to get with the property owners on the project. We're waiting on video confirmation of the pipe condition.
- G. Heritage Park Right-of-Way Issues:** I have requested a meeting with Jennifer and Mimi about this project.
- H. Office Items:**
- 1 Attended the East Fork EOC 2-day training this month. The town will be more involved with supporting the county in their flooding needs, road closures and assistance where/when needed.
 - 2 Review and provide direction on the Martin Slough Project.
 - 3 Reviewed the request by CHASE Bank to re-hear the bank entrance issues, specifically on the January agenda.
 - 4 Looking at info signs and what we can replace the multiple signs with in the Gilman Ponds area.
 - 5 Spent a lot of time contacting and calling folks to apply for the CAC Positions, and Technical Advisory Group. Coordinating with Minden on the Plan for Prosperity update.

Gardnerville Town Board

AGENDA ACTION SHEET



1. **Not For Possible Action:** Discussion on the Board members activities and liaison committee reports including but not limited to; Carson Valley Arts Council, Nevada League of Cities, and Main Street Gardnerville.

2. **Recommended Motion:** N/A

Funds Available: ☐ Yes ☒ N/A

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** January 2, 2018 **Time Requested:** 10 minutes

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

Background Information: To be presented at meeting.

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

8. **Board Action:**

☐ Approved ☐ Approved with Modifications
☐ Denied ☐ Continued

FOR IMMEDIATE RELEASE

Contact: Debbi Lehr
Phone: 775.782.8027 Ext. 224
Email: debbi@mainstreetgardnerville.org
Web: mainstreetgardnerville.org

**GARDNERVILLE TO TAKE PART IN NATIONAL PROGRAM TO
TRANSFORM HISTORIC DOWNTOWN**

(Gardnerville, NV ~ December 12, 2017) - The National Main Street Center has announced that the Main Street program in Gardnerville, Nevada will take part in national program to bring renewed economic prosperity to the community. Through a combination of community engagement, market analysis, and organizational positioning, Gardnerville will establish a series of key, market-driven transformation strategies designed to elevate and focus the community's resources and capacity on building a sustainable competitive advantage within the downtown.

In advance of the visit from National Main Street Center staff, a community survey will be issued, available below and on the Main Street Gardnerville website, to gather opinions about downtown now and how the community would like to see downtown continue to develop in the future. Survey results, along with market data will be shared during a technical assistance visit by Nevada Main Street and the National Main Street Center on January 10th at Douglas County Community Center 1329 Waterloo Lane, Gardnerville. All are welcome and encouraged to attend.

Stakeholders Meetings Wednesday, January 10, 2018

3:00pm-3:45pm	Elected, city, county, officials	Douglas Community Center
3:50pm-4:35pm	Property owners and developers	Sr. Dining Room
4:40pm-5:15pm	Business owners	1329 Waterloo Lane

Public Meeting & Celebration Wednesday, January 10, 2018

6:30pm-8:30pm	Open to all	Douglas Community Center
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"We are fortunate to have the full support of the town's manager and board in all our efforts and look forward to having a state and national program to provide us further insight and guidance on how to grow and strengthen our existing program." stated Linda Dibble, current Board of Directors President for Main Street Gardnerville. "We are beyond thrilled to be entering our 10th year of the program with the privilege of being designated the first Nevada state program and to be a part of the National Main Street Center. What better way to celebrate our last ten years of hard work." said Main Street Gardnerville Executive Director, Debbi Lehr.

"We are pleased to have Gardnerville participate in this program to implement the Main Street Approach," said Matt Wagner, Vice-President of the National Main Street Center. "It's important that organizations such as Main Street Gardnerville can position themselves to be more market-driven, and tackle the hard work of downtown revitalization. The refreshed Main Street Approach reinforces the value of community engagement and investment, fosters an increased understanding of existing market conditions, and promotes strategy and result-driven focus for the successful transformation of downtowns and urban commercial districts.



1407 Main Street; US Hwy 395 N.
Gardnerville, Nevada 89410
T. 775.782.8027 | F. 775.782.7135

Main Street Gardnerville assists our community in creating a downtown and economic environment where local businesses thrive. Main Street Gardnerville is locally organized, run, and funded. We will continue to assist in filling vacant store fronts, focus reinvestment in the downtown district, and support small businesses. Such past projects have been rehabilitating dilapidated buildings with such projects as our "Sidewalk Gallery" until such properties can be put back into the tax rolls. Main Street Gardnerville is an incremental program that ultimately can and will make a dramatic difference.

Please feel free to share this survey link, with friends, family and business associates. The survey will close on **Wednesday, January 3, 2018.**

<https://www.surveymonkey.com/r/RC35X3Q>

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About Main Street Gardnerville

Main Street Gardnerville (MSG) is a 501 C 6 non-profit organization in Gardnerville, Nevada. Established in 2008, is proud to be the first Main Street association in Nevada. Advocates a return to community self-reliance, local empowerment, and the rebuilding of traditional commercial districts based on their unique assets. The National Trust Main Street Program offers a revitalization framework that operates around four categories, providing the keys to successfully preserving and revitalizing historic downtown.

Visit www.mainstreetgardnerville.org

About the National Main Street Center

The National Main Street Center has been helping revitalize older and historic commercial districts for more than 35 years. Today, its Main Street America network of more than 1,600 neighborhoods and communities, rural and urban, share both a commitment to place and to building stronger communities through preservation-based economic development. The organization is a non-profit subsidiary of the National Trust for Historic Preservation. Visit <http://www.mainstreet.org>