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Minden and Gardnerville Plan for Prosperity



ENVISION



Minden and Gardnerville envision vibrant downtowns that are regional destinations and the hearts of their communities. Their town centers will be mixed-use, feature cultural facilities, have a full annual events calendar, and integrated arts programming. Their successful main street districts are enabled by a completed Muller Parkway allowing through-traffic to bypass Main Street. The Parkway supports redesign of the Main Street and historic Railroad Avenue portions of US395 as pedestrian-oriented experiences. Trails will connect the town centers with new parks along Martin Slough and Muller Parkway, which double as detention facilities that reduce flooding. Neighborhoods will have definable centers including parks, schools, libraries and their own namesake streets. New neighborhoods will include housing supporting the needs of existing and future residents. The Towns envision new types of housing including mixed-use development in the downtowns and agri-neighborhoods on the Towns' edges.

Plan for Prosperity**Citizens Advisory Committee (CAC)**

Bill Chernock–CVCC
Jan Vandermade–CVVA
Renea Louie–Business Council
Shannon Albert–Business Council/CV Medical
Heidi Saucedo–CVVA
Brian Fitzgerald–Arts Council
Brian Trute–Gardnerville
Rick Towner–Gardnerville
Laura Mastin–Gardnerville
Douglas Roberts–Gardnerville
Spencer Flanders–Minden
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Town Staff

John (JD) Frisby, Town of Minden
Tom Dallaire, Town of Gardnerville

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Eric Schmidt– DC GIS
Erik Nilssen–County Engineer
Geri Johnson–USDA Rural Housing
Lisa Granahan–Economic Development
Courtney Walker–DC Storm Water Program Mgr

Stakeholder Advisory Committee (SAC)

Renee Mack–Mack Ranch
Frank Godecke–Godecke Ranch
David Park–Park Ranch
Doug Curtis–Property Owner
Butch Peri–Peri Enterprises Property
Rob Anderson–ROAnderson
Kate Cunningham–ROAnderson
Carlo Luri–Bently Enterprises
Bill Henderson–CVI
Pete Dube–Building Preservation
Mike Gilbert–Park and Pegram Lands
Jack Jacobs–Agri Hoods

Consultants

RACESTUDIO
Bruce Race, FAIA, FACIP, PhD
A. Plescia Company
Andy Plescia
Winter & Company
Noré Winter
Julie Husband

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INTRODUCTION

PURPOSE, PROCESS, AND PEOPLE

The towns of Minden and Gardnerville have embarked on an effort to update their Plans for Prosperity. The Plans provide guidance for their growth, economic prosperity, overall quality of life, and community character.

I.1 PURPOSE

The 2018 update to Minden and Gardnerville's Plans for Prosperity was a jointly funded and managed effort by the Towns. The update was to provide an opportunity for the Towns to identify common solutions for policy issues that have transpired since the Minden (2003) and Gardnerville (2006) plans.

Common Issues and Solutions

The Citizen Advisory Committee (CAC) representing the Towns sponsored community workshops and acted as a sounding board for the update process. The communities worked with stakeholders to identify issues and craft policy proposals for both communities. These "high-level" issues are captured in Section 1 and provide a common long-range planning framework for both Minden and Gardnerville.

Policy Update for Douglas County Master Plan

The updated Plans for Prosperity are to be placed into the Douglas County Master Plan as a new Minden and Gardnerville Chapter. It replaces the policies in the existing land use chapter. The Plans for Prosperity are reformatted as a policy document with numbered goals and policies, which are then supported by an implementation section.

I.2 PROCESS

The planning process was organized as three steps: Analysis, Alternative Futures, and Preferred Plan Selection (Figure I.1). The CAC sponsored three community workshops, two meetings with each Town Board, a Douglas County Planning Commission review meeting, and a meeting with the Douglas County Board of Commissioners. A Technical Advisory Committee of Town County, and other Agency staff met twice in the process. A draft policy document was circulated to the CAC, TAC, Town Boards, and stakeholders before it a final draft was completed.

I.3 RELATIONSHIP TO OTHER POLICIES AND DOCUMENTS

The Minden and Gardnerville Plan for Prosperity builds on previous efforts by the Towns, the existing 2011 Douglas County Master Plan and portions of the 2016 Draft and other countywide transportation plans. The Minden and Gardnerville Plan for Prosperity includes areas within the existing urban services, receiving, and long-term growth areas (Figure I.2).

Existing Plans for Prosperity

The Plan for Prosperity 2018 Update is a combined effort by Minden and Gardnerville. Their previous plans were developed independently. Minden's plan was adopted in 2003 and Gardnerville's in 2006.

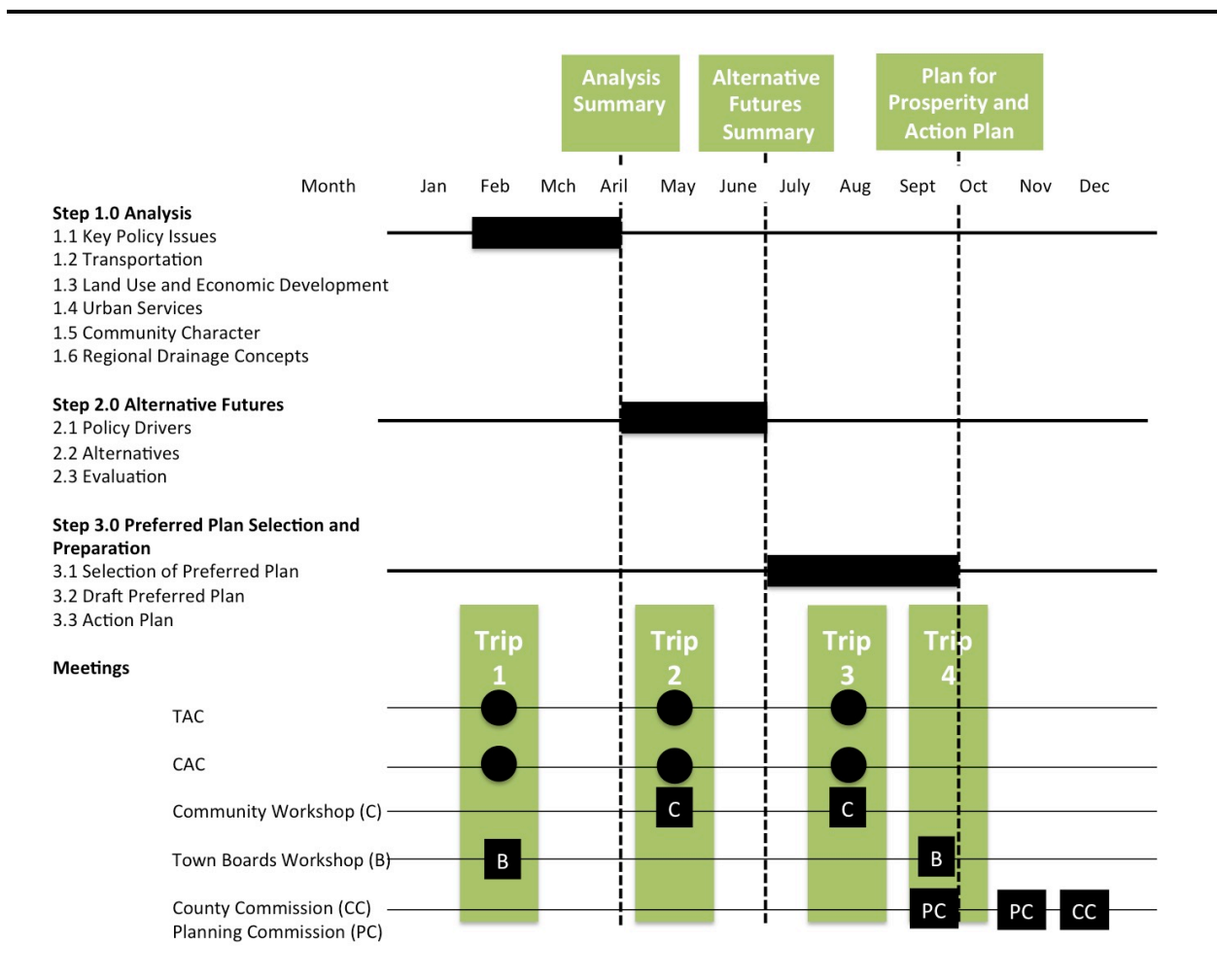
Gardnerville also prepared design guidelines (2006) and a parking district study (2007). The Towns used their Plans for Prosperity as consensus documents to advocate for better planning and development. Portions of these plans were inserted into the Douglas County 2011 Master Plan land use chapter by County staff.

The existing Minden and Gardnerville Plans for Prosperity emphasize extending the traditional scale and block pattern into new development areas. Key common policies expressed by both Minden and Gardnerville include:

- Preserving their cultural identity and community character;
- Building on traditional downtowns;
- Protecting natural features and natural setting; and
- Extending and connecting neighborhoods.

Both towns expressed business-friendly policies in the existing plans, where Minden leaned towards economic diversification and attracting “clean-tech” businesses and Gardnerville focused emphasis on maintaining a business-friendly atmosphere.

Figure I.1 Planning Process



Douglas County Master Planning

The 2018 Plan for Prosperity Update took into account the 2016 Draft County Master Plan land use and circulation elements, 2014 Douglas County Bicycle Plan, 2003 Douglas County Comprehensive Trails Master Plan, and goals of stakeholders and property owners.

I.4 ORGANIZATION OF DOCUMENT

Following the Introduction, The Plan for Prosperity is organized into five goals and policies sections and an action plan section. These sections include:

- An overall unifying framework for the Towns that provides a long-term road map for growth and urban services (Section 1)
- Economic policies (Section 2)
- Land use and community facilities goals and policies (Section 3)
- Circulation (Section 4)
- Community character (Section 5)
- Implementation strategies and policies (Section 6)

Figure I.2 Minden and Gardnerville Planning Area

