

SECTION 3

LAND USE AND COMMUNITY FACILITIES

Minden and Gardnerville are the historic population centers for government and commercial services for Carson Valley. They provide a place to live - - that is houses and homes, places to shop, cultural institutions, hospitality and visitor facilities, and employment. They serve the residents of the towns and the county with essential urban services and are the cultural hubs for Carson Valley. The Land Use and Community Facilities Section provides goals and policies for activities located in the downtown, traditional neighborhoods, new neighborhoods, commercial corridors, and employment areas.

3.0 BACKGROUND

Minden, Gardnerville, and Genoa are traditional unincorporated towns providing urban services for Carson Valley residents. They are growing slowly while shouldering the impacts of regional growth from the north and west. Those who participated in the Plan for Prosperity workshops expressed a desire to leverage growth opportunities to protect and enhance their quality of life while protecting their small town character.

Economic Opportunity and Land Use

The Plan for Prosperity is motivated by the community's desire to find ways to make room for new investment that is compatible with Minden and Gardnerville's quality of life objectives. To do this, the Plan addresses market opportunities, economic objectives, locations for potential development, and desirable land uses.

Growth in Douglas County Highlights

Douglas County is projected to grow in population from 48,351 in 2016 to 50,659 by 2030. The current (2017) populations of Minden and Gardnerville are 3,001 and 5,656, respectively. The Towns are anticipated to grow to a combined population of 9,250 by 2030.

The data numerates the steady growth in the State and County. Douglas County population grew 14% from 2000 to 2010, from 41,259 to 46,997 compared to 35.3% for the State. That growth continued from 2010 to 2016 with population increasing by 3% to 48,351.

Between 2010 and 2016, 568 new units of housing were developed in Douglas County. Of this, only about 8.7% were multifamily housing units bringing the total number of multi-family rental housing to 1,497 – or 6.0% of the total County housing inventory`. Between 2001 and 2016 the total number of housing units in Gardnerville increased from 1,772 to 2,705 (52.6%) while the total number of units in Minden increased by 335 units or 27.3%. During that period about a quarter of the County's new housing (5,131 units) was built in Minden and Gardnerville.

The unemployment rate for Douglas County has steadily improved dropping from 13.2% in 2011 to 5.6% in 2016. Overall employment has steadily increased from 2010 growing from 17,176 to 18,472 in 2016. The largest sectors of employment in 2016 were Leisure and Hospitality, Trade, Transportation & Utilities, and Government constituting 59.6% of total employment combined. Six of the top ten

employers on the County are located in Minden and Gardnerville. The average annual wage for Douglas County employment was \$39,033 in 2011 and increased to \$44,122 in 2016 – an increase of 13.0%. However, it is important to note that the three largest employment categories have annual average salaries at or below the overall average annual salary of \$44,172.

Increasing manufacturing and industrial employment has been a longtime goal. As of 2016 manufacturing represented 9.2% of the total jobs in Douglas County with an average annual wage of \$60,273. There are 1,828 acres of designated industrial zoning in Douglas County in 2016, of which approximately 51.4% is vacant. Most of the vacant acreage is zoned Light Industrial in the Airport and East Valley community plan areas and it provides for opportunities to increase manufacturing, industrial and technology employment in the County.

Land Use Designations and Zoning Categories

The Plan identifies the types of uses desired in downtowns, traditional neighborhoods, new neighborhoods, commercial corridors, and new employment areas. Table 3.1 indicates the types of zoning that is compatible with designated land uses. Table 3.2 indicates zoning that supports policies for planning areas. The tables include new residential densities reflecting vitality goals for downtown areas and traditional neighborhoods. These include additional small-lot single-family designations (SFR-3,000 and SFR-5,000) for traditional neighborhoods and a higher multi-family density (MFR-Core) for downtowns. These are conditional and require additional review for their compatibility with economic and design goals. The tables also indicate other zoning that will require conditional approval allowing the Towns to review their compatibility with planning policies, including projects in Receiving Areas.

Table 3.1 Land Use Designations and Corresponding Zoning

LAND USE DESIGNATIONS								
	SINGLE FAMILY ESTATE	SINGLE FAMILY RESID.	COMMERCIAL	MULTI-FAMILY RESID.	COMMUNITY FACILITIES	INDUSTRIAL	AGRICULTURAL	RECEIVING AREA
ZONING CATEGORIES								
RA-10 Rural Ag. 10 acres							C	
RA-5 Rural Ag. 5 acres							C	
SFR-2 Single Family Residence 2 acre							C	
SFR-1 Single Family Residence 1 acre	●						C	●
SFR-1/2 Single Family Residence ½ acre	●							●
SFR-12,000 Single Family Residence 12,000 SF		●						●

LAND USE DESIGNATIONS								
	SINGLE FAMILY ESTATE	SINGLE FAMILY RESID.	COMMERCIAL	MULTI-FAMILY RESID.	COMMUNITY FACILITIES	INDUSTRIAL	AGRICULTURAL	RECEIVING AREA
ZONING CATEGORIES								
SFR-8,000 Single Family Residence 3,000 SF		●						
*SFR-5,000 Single Family Residence 5,000 SF		C						●
*SFR-3,000 Single Family Residence 8,000 SF		C						
MFR Multi-Family Residence 6.01-16 DU/A			●	●				●
*MFR-Core Multi-Family Residence 17-40 DU/A			C	C				
OC Office Commercial			●					C
TC Tourist Commercial			●					C
GC General Commercial			●					
MUC Mixed-use Commercial			●	●				●
NC Neighborhood Commercial			●	C				C
LI Light Industrial						●		C
GI General Industrial						●		
SI Service Industrial						●		C
PR Private Recreation			C					C
PF Public Facility					●			C
KEY: ● Permitted c Conditionally approved * New zoning category not in current County code								

Table 3.2 Zoning Supporting Planning Area Policies

LOCATIONS						
	DOWNTOWN	TRADITIONAL NEIGHBORHOODS	NEW NEIGHBORHOODS	COMMERCIAL CORRIDORS	NEW EMPLOYMENT AREAS	PUBLIC FACILITIES
ZONING CATEGORIES						
RA-10 Rural Ag. 10 acres						
RA-5 Rural Ag. 5 acres						
SFR-2 Single Family Residence 2 acre						
SFR-1 Single Family Residence 1 acre						
SFR-1/2 Single Family Residence ½ acre						
SFR-12,000 Single Family Residence 12,000 SF			C			
SFR-8,000 Single Family Residence 8,000 SF		●	●			
*SFR-5,000 Single Family Residence 5,000 SF		C	C			
*SFR-3,000 Single Family Residence 8,000 SF		C				
MFR Multi-Family Residence 6.01-16 UD/A	●	C	●	●		
*MFR-Core Multi-Family Residence 17-40 DU/A	C					
OC Office Commercial	C	C	●		●	
TC Tourist Commercial	C		●			
GC General Commercial			●			
MUC Mixed-use Commercial	●	C	●	●		

LOCATIONS						
	DOWNTOWN	TRADITIONAL NEIGHBORHOODS	NEW NEIGHBORHOODS	COMMERCIAL CORRIDORS	NEW EMPLOYMENT AREAS	PUBLIC FACILITIES
ZONING CATEGORIES						
NC Neighborhood Commercial			●	C	C	
LI Light Industrial					●	
GI General Industrial					●	
SI Service Industrial					●	
PR Private Recreation			C		C	
PF Public Facility	C	C	C	C	●	●
KEY: ● Permitted c Conditionally approved * New zoning category not in current County code						

3.1 DOWNTOWN LAND USE

Downtown Minden

Minden's historic town center character, building stock, available land and accessibility make it a good location for a specialty shopping and a visitor destination.

The Downtown has about 20 traditional commercial and government buildings. The 2003 Minden Plan for Prosperity identified about 95,000 SF of ground floor space in Downtown. However, only a few of these "main street" buildings were originally designed as storefront shops. Therefore, additional ground floor commercial space would have to come from infill development and adaptive reuse of other types of commercial structures on both Esmeralda and Old Railroad Avenue (US395).

Downtown has several vacant and underutilized sites that can contribute to the storefront shopping environment in the longer term. These include:

- Existing fire station building on US 395;
- Former auto dealer location on US395;
- Vacant storefront buildings on Esmeralda Avenue; and
- Other parking lot sites.

These represent about 10 acres of conversion or redevelopment opportunities in addition to the 12.7-acre historic mill site currently being redeveloped by Bently.

Sites located on US395 provide an opportunity to expand Downtown and allow visitors to experience Minden rather than pass through it. The Historic Industrial District (mill and silos) has been redeveloped by Bently as a whiskey distillery and will become a visitor destination. The 2003 plan promoted a grocery site at the intersection of Hwy88 and US395. That project has not developed, and in the meantime, Gardnerville has developed several stores. There is a niche opportunity for a higher-end market

complementing the Minden Mill redevelopment project by catering to both visitors and residents with a deli and outdoor seating.

Downtown Minden has been the Douglas County seat since 1916. This plan assumes that Minden will continue to be the administrative center. In addition to this important symbolic purpose, County offices draw visitors. Visitors and employees contribute to downtown's vitality, providing business for restaurants and other shops.

DOWNTOWN MINDEN LAND USE GOAL: To pursue land uses which support the character of traditional Minden and the community's quality of life objectives.

P3.1 MINDEN'S TRADITIONAL ROLE AS COMMERCIAL CENTER

Promote Downtown Minden as the principal specialty-shopping destination in Carson Valley.

P3.2 ATTRACT NEW HIGHER-END GROCERY STORE

Attract a new higher-end grocery to US 395 near the historic Mill and distillery.

P3.3 PRESERVE DOWNTOWN MINDEN'S ROLE AS THE COUNTY SEAT

Maintain and expand Douglas County facilities on Esmeralda Avenue and Downtown Minden.

P3.4 NEW INFILL AND RENOVATION

Develop infill commercial projects in combination with renovation of existing buildings to create a critical mass of commercial uses in the downtown.

P3.5 PARKING DISTRICT

Implement a parking district to support downtown revitalization.

P3.6 DOWNTOWN HOUSING

Locate residential development adjacent to Downtown to promote revitalization and maintain a compact traditional town center.

P3.7 DOWNTOWN PROGRAMMING AND ARTS

Program and market Downtown Minden as a vibrant events and public arts venue.

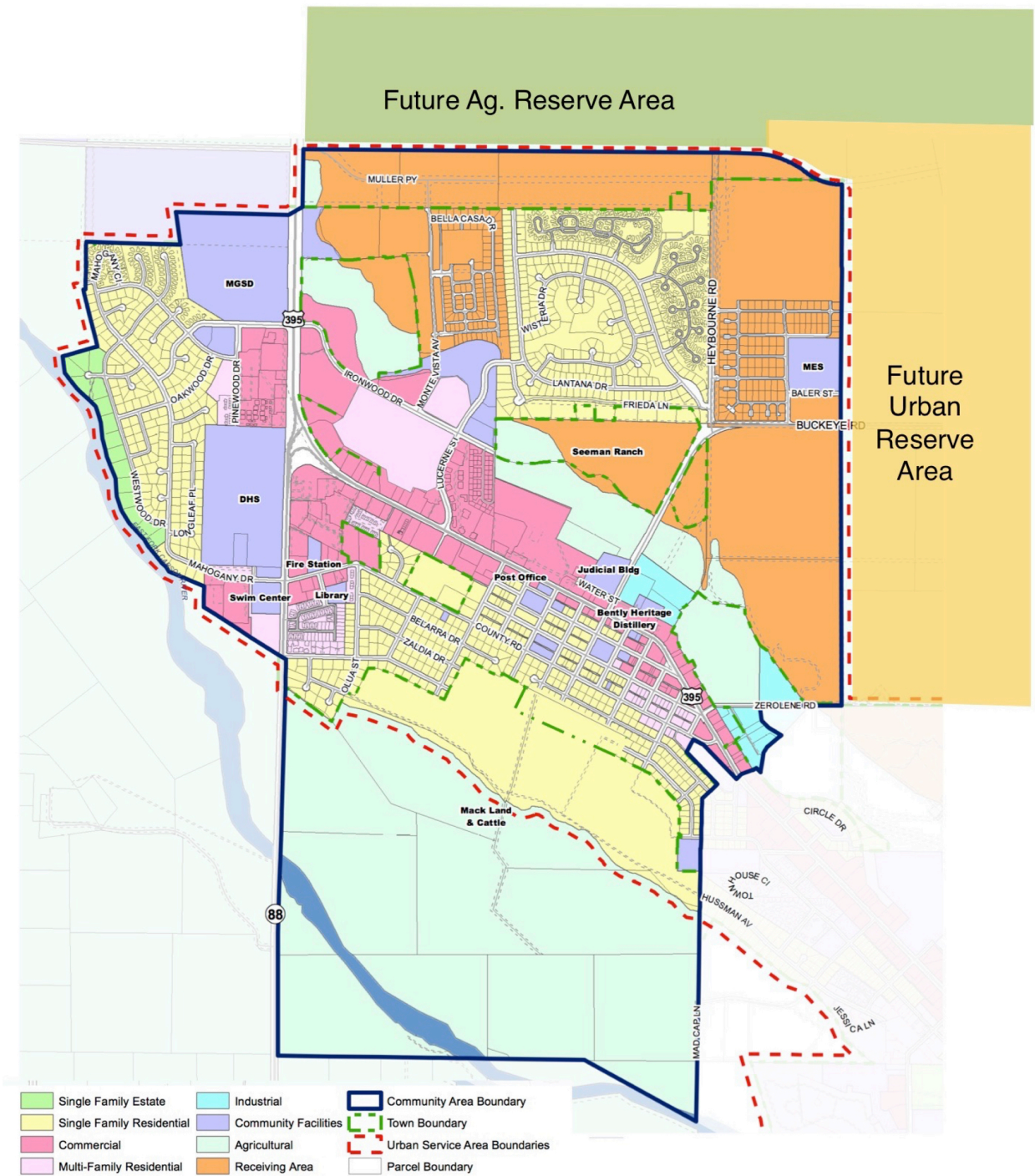
Downtown (Old Town) Gardnerville

The 2006 Gardnerville Plan for Prosperity emphasizes creating mixed-use districts and neighborhoods that are interconnected. The Plan emphasizes protecting and creating economic value.

Downtown Gardnerville includes the historic storefront commercial area from along US395/Main Street, areas contiguous to Heritage Park, and the S Curve. This traditional center for the community originally developed as a pedestrian-oriented shopping street. There are several opportunity sites for infill commercial and mixed-use projects on Main Street. The 2006 Gardnerville Plan for Prosperity identified approximately 45 acres of land that could be redeveloped. Some of these sites have been completed or have projects that are pending. However, there are sites remaining that can contribute to Downtown's vitality if redeveloped to meet the Town's goals.

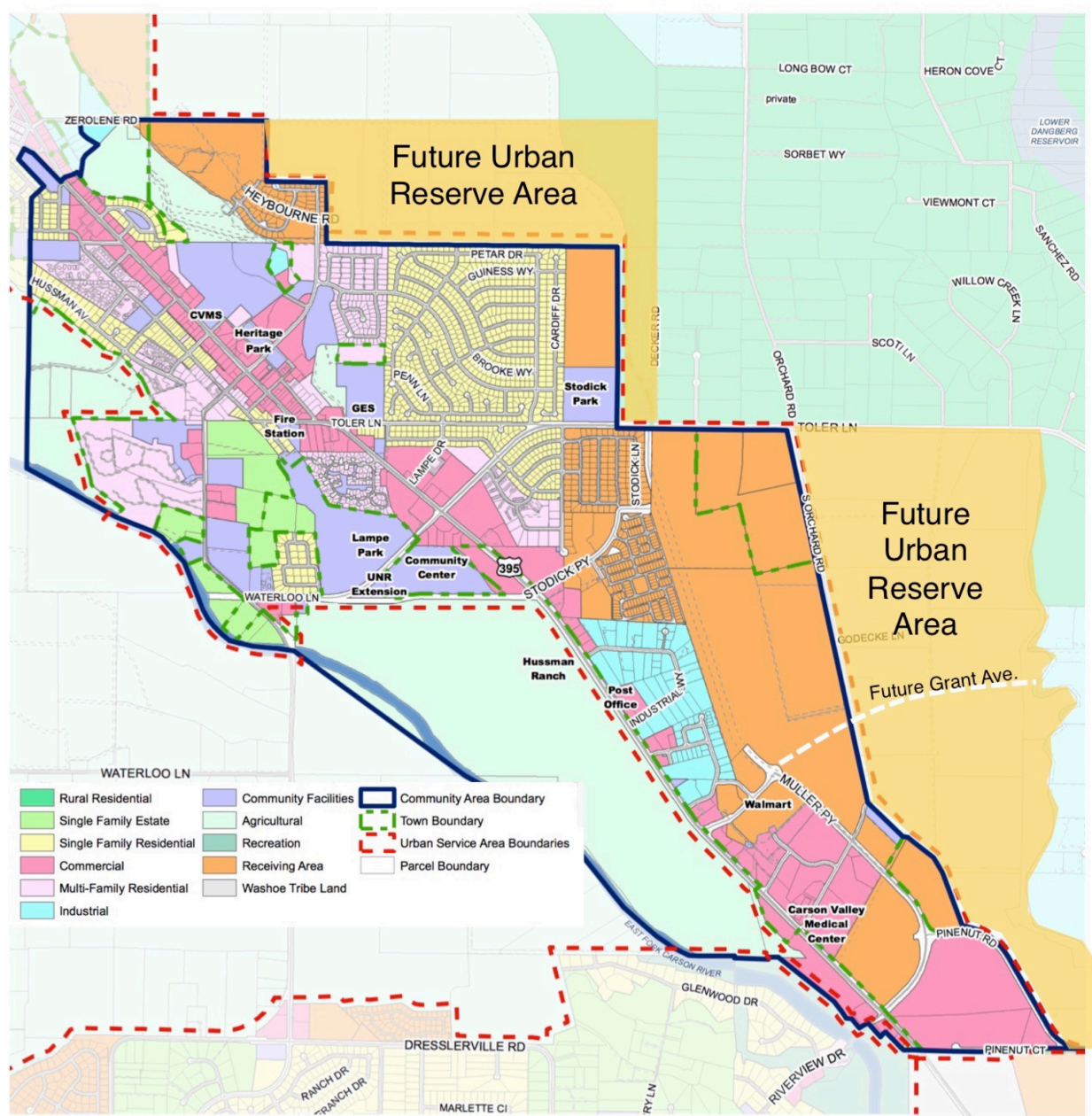
The 2018 planning process reinforces strategies from the 2006 Plan for Prosperity. These key strategies for improving Old Town's vitality include promoting mixed-use infill and housing.

Figure 3.1 Minden Land Use



Source: Douglas County, RACESTUDIO

Figure 3.2 Gardnerville Land Use



Source: Douglas County, RACESTUDIO

DOWNTOWN GARDNERVILLE LAND USE GOAL: To revitalize Old Town Gardnerville as a mixed-use community center connecting and serving residents and visitors.

P3.8 OLD TOWN LAND USE

Old Town shall include a variety of civic, commercial, and residential uses that support the creation of a lively Carson Valley destination and a central place for Gardnerville and a principal specialty-shopping destination in the Carson Valley.

P3.9 NEW INVESTMENT SUPPORTING REVITALIZATION

New development will complement and enhance the distinctive historic character while promoting the revitalization of the downtown.

P3.10 ‘S’ CURVE

The ‘S’ Curve will be redeveloped as a mixed-use extension and entry for Old Town with visitor, commercial, and residential uses.

P3.11 PARKING DISTRICT

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

P3.12 MAIN STREET PROGRAM

Douglas County should support the Gardnerville Main Street Program, which has revitalized historic downtown Gardnerville utilizing design, organization, promotion and economic restructuring committees. These are powered by passionate volunteers to develop the unique identity of the downtown core, who strive to preserve the historic nature of the downtown, provide opportunity for businesses to be successful and promote local businesses by providing opportunities for residents and visitors to explore downtown.

3.2 TRADITIONAL NEIGHBORHOODS

Minden and Gardnerville’s traditional neighborhoods are located in areas contiguous to their downtowns and part of the “original grid” of streets. They are areas with older “porch forward” homes. Some of these neighborhoods have experienced adaptive reuse of houses into commercial businesses along their US395 frontage. In Minden, the traditional neighborhood blocks are located north of County Road and west of 7th Street. In Gardnerville, the traditional neighborhoods run a block to two blocks deep between Ezell, Douglas, and Toler on either side of Main Street.

MINDEN TRADITIONAL NEIGHBORHOODS LAND USE GOAL: To protect and complement traditional neighborhood land use and development patterns.

P3.13 PROTECT THE UNIQUENESS OF HISTORIC RESIDENTIAL NEIGHBORHOODS

Uses developed in or adjacent to Minden’s traditional neighborhoods shall respect their unique scale, building orientation, and design character.

P3.14 ASSURE COMPATIBLE USES

On US 395 frontage, adaptive reuse of historic houses will not negatively impact adjacent areas with parking or businesses that are incompatible with adjacent uses.

GARDNERVILLE TRADITIONAL NEIGHBORHOODS LAND USE GOAL: To protect Gardnerville's traditional neighborhoods.

P3.15 PRESERVE TRADITIONAL RESIDENTIAL DISTRICTS

Preserve existing residential buildings and traditional development patterns from large-format commercial development.

P3.16 ASSURE COMPATIBLE USES

On US 395 frontage, adaptive reuse of historic houses will not negatively impact adjacent areas with parking or businesses that are incompatible with adjacent uses.

3.3 NEW NEIGHBORHOODS

Minden and Gardnerville's receiving and urban reserve areas represent long-term opportunities to develop the next generation of residential neighborhoods. These locations, particularly the urban reserve areas, may develop decades from now but establishing policies for circulation, open space, and land use will inform how to plan carefully for future infrastructure. In addition, the communities are focused on "designing great neighborhoods, rather than engineering subdivisions." They are interested in how neighborhoods are centered by streets, open spaces, and community facilities, such as schools; they reflect the needs and diversity of town residents; they are connected; and they elevate their quality of life and prosperity.

Agri-neighborhoods

The Towns are interested in development of agri-neighborhoods as a way to diversify housing types, protect the visual context of the towns, contribute to preservation of open space and farmland, and diversify local food production. These neighborhoods may also feature other community amenities such as:

- Dog parks
- Club houses & picnic areas
- Plunge
- Pocket parks
- Play fields
- Habitat for wildlife
- Artist markets
- General stores
- Restaurants
- Stables for boarding, training, events

Agri- neighborhoods shall be located along washes, trail systems, outer edges of receiving areas and urban reserve areas as a scale and character transition to existing agricultural and riparian landscapes.

MINDEN NEW NEIGHBORHOODS LAND USE GOAL: To plan future new neighborhoods to reflect the Town's ambitions to be unique and livable communities.

P3.17 CONNECTED NEIGHBORHOODS

New neighborhoods will connect to Minden via streets, trails, and view corridors and never be

planned as walled subdivision enclaves.

P3.18 CENTERED NEIGHBORHOODS

Minden's new neighborhoods will have definable centers. These will include primary thematic streets, parks, schools and other community facilities, and/or neighborhood-serving commercial (excluding auto service stations).

P3.19 MIX OF HOUSING TYPES

Plan for a wide variety of housing types and densities in new neighborhoods areas to reflect life cycles housing needs of Minden's residents and meet the Town's economic development objectives.

P3.20 NEW TYPES OF NEIGHBORHOODS AND AGRI-HOODS

Minden may discretionally allow new types of neighborhoods in receiving and urban reserve areas reflecting emerging social and economic trends. These may include co-housing, agri-neighborhoods, senior housing communities, and others.

P3.21 LOCATION OF MULTIFAMILY HOUSING

Multi-family projects, including multi-story mixed-use projects, will be sited so they do not share property lines with single-family development and will be designed to act as buffers between commercial, industrial and single-family residential land uses.

P3.22 SUPPORTIVE NEIGHBORHOOD LAND USES

New neighborhoods shall accommodate other neighborhood and community nonresidential uses that serve town residents. These can include educational, recreational, commercial, institutional and quasi-institutional land uses.

P3.23 FISCAL BALANCE REFLECTED IN LAND USES

Minden will monitor the fiscal impacts of new development to manage the mix of land uses to balance costs and revenues.

GARDNERVILLE NEW NEIGHBORHOODS LAND USE GOAL: To plan future new neighborhoods to reflect the Town's fiscal and community design ambitions.

P3.24 FISCAL BALANCE REFLECTED IN LAND USES

Gardnerville will monitor the fiscal impacts of new development to manage the mix of land uses to balance costs and revenues for development in receiving and urban reserve areas.

P3.25 CONNECTED NEIGHBORHOODS

New neighborhoods will be connected to Gardnerville via streets, trails, and view corridors and never be planned as walled subdivision enclaves.

P3.26 CENTERED NEIGHBORHOODS

Gardnerville's new neighborhoods will have definable centers. These can include primary thematic streets, detention-basin parks and trails, parks, schools or other community facilities, and/or small-scale neighborhood commercial (excluding auto service stations).

P3.27 NEW TYPES OF NEIGHBORHOODS AND AGI-HOODS

Gardnerville may discretionally allow new types of neighborhoods in receiving and urban reserve areas reflecting emerging social and economic trends. These may include co-housing, agri-neighborhoods, senior housing communities, and others.

P3.28 MIX OF HOUSING TYPES

Plan for a wide variety of housing types and densities in new neighborhoods areas to reflect life cycles housing needs of Gardnerville's residents and meet the Town's economic development objectives.

P3.29 LOCATION OF MULTIFAMILY HOUSING

To protect the privacy of single-family lots, Gardnerville's multi-family projects will be sited as to not share a property line with single-family development by using streets, alleys, and open spaces on their edges. Multifamily housing will be designed to act as a buffer between commercial and single-family residential land uses.

P3.30 SUPPORTIVE NEIGHBORHOOD LAND USES

New neighborhoods shall accommodate other neighborhood and community nonresidential uses that serve town residents. These can include educational, recreational, commercial, institutional and quasi-institutional land uses.

3.4 COMMERCIAL CORRIDORS AND EMPLOYMENT AREAS

Minden and Gardnerville have been the traditional service centers for Carson Valley. The towns provide shopping, professional services, healthcare, and other services for the Valley's residents and visitors. In addition to these long standing roles, Douglas County and the Towns have expressed an interest in diversifying local employment, which is now largely comprised of hospitality, government, and transportation-related jobs. They are targeting clean, knowledge-based employers that bring higher paying jobs to Carson Valley.

MINDEN COMMERCIAL CORRIDORS GOAL: To provide convenient commercial services for Minden residents.

P3.31 MINDEN'S COMMERCIAL SERVICE LOCATIONS

Minden's larger-format community commercial services should be located on US395 west of Downtown.

P3.32 PROFESSIONAL OFFICES

Minden's regional-serving professional office uses should be located along the US395 corridor and near downtown.

BOTH TOWNS EMPLOYMENT AREAS GOAL: To attract and support development of new knowledge-based employers and industries.

P3.33 PROMOTE ECONOMIC SYNERGIES

Nurture business connections and new business expansion opportunities between Minden's and Gardnerville's existing and future manufacturing, commercial, visitor, and entertainment business.

P3.34 PROMOTE ECONOMIC SYNERGIES

Nurture business connections and new business expansion opportunities between Minden's and Gardnerville's existing and future manufacturing, commercial, visitor, and entertainment businesses.

P3.35 NEW INDUSTRIAL EMPLOYERS

Locate new industrial uses in or near the airport. Depending on long-term demand, consider locations in the urban reserve areas for new clean industries and technology employers.

P3.36 NEW KNOWLEDGE-BASED EMPLOYERS

Depending on long-term demand, consider urban reserve areas as potential location for new knowledge-based employers focused on research and development.

GARDNERVILLE COMMERCIAL CORRIDORS GOAL: To provide convenient commercial services for Minden residents.

P3.37 GARDNERVILLE'S COMMERCIAL SERVICE CENTERS

The Commercial Quad (Waterloo Lane and US395) area should be maintained and enhanced as a sub-regional and community-serving address. Other large-box format stores east of the Commercial Quad will be conditionally approved.

P3.38 LIMITED COMMERCIAL ON FUTURE MULLER PARKWAY

Regional-service commercial uses will not be located on Muller Parkway.

3.5 PUBLIC SERVICES AND FACILITIES

Minden and Gardnerville provide urban services for the Carson Valley and also are the locations for other public facilities including government offices, public safety facilities and courts, schools, recreation centers, community centers, and parks. The Towns have a major share of Douglas County's facilities and draw residents from surrounding rural communities. In addition, the Towns are responsible for roads, parks, and utilities serving residents. Minden and Gardnerville provide sewer and water services for the town residents and others in nearby communities.

The following overview of community facilities related to the Towns and is informed by Draft 2016 Douglas County Master Plan and research by the Plan for Prosperity team.

Utility Districts

Minden and Gardnerville provide sewer and water services for town residents and others in nearby communities. The Minden Water District serves town residents and the Bently Science Park on Buckeye Road. Gardnerville's Water District serves town residents. Sewer is provided by the Minden Gardnerville Sanitation District (MGSD), which serves the towns with sewage effluent collection and treatment. In addition to serving the towns, MGSD provides treatment for sewage collected by Gardnerville Ranchos GID.

Flood Control

The existing flood contour maps illustrate how vulnerable the towns are to serious flooding from the East Fork of the Carson River and the Pine Nut and Buckeye washes. Recent models for the Easy Fork of the Carson River indicate greater risk of flooding. In an extreme event, the towns would be impacted

beyond more common nuisance flooding. A flood mitigation and adaptation plan would make the towns more environmentally and economically resilient.

Recreation and Community Facilities

The towns are the locations for the new Community Center and Senior Center in Gardnerville, Carson Valley Swim Center in Minden, and the High School Tennis courts. Outdoor sports facilities are located in County Parks as well. Stodick and Lampe Parks have softball diamonds, which serve town and county residents.

Public Parks

Of the 519 acres of public parks in Douglas County, over 100 acres are located in Minden and Gardnerville. This includes 12.08 acres of Town parks in Minden, 6.14 acres of Town parks in Gardnerville, 78.73 acres of Douglas County parks, and the 3.23-acre swim center managed by the East Fork Swim District. Open space is used to preserve the natural drainage and allow for pedestrian access and mobility between the towns.

Public Safety Facilities

Minden and Gardnerville have three fire stations each. Station 1 is located on US395 in downtown Minden. Station 2 is located in Gardnerville on Douglas Avenue. The East Fork Fire Protection District offices and Volunteer Fire Station 14 are located on County Road in Minden off Hwy88. Douglas County Sheriff's Department Administration Building is located north of downtown Minden on Water Street. The Douglas County 911 Emergency Services building is located near downtown Minden on 8th Street.

Douglas County Government

Douglas County's administrative activities and Courts are located in or near downtown Minden. The Douglas County development services departments are located in the former Minden Inn on Esmeralda Avenue. The Old Historic Courts on 8th Street house the Assessors Office, Records Office, County Clerk-Treasurer, and County Executive. The Judicial and Law Enforcement complex is located on Buckeye Road just north of downtown Minden.

Douglas County Schools

Minden and Gardnerville have four Douglas County School District schools. These include Douglas High School, Carson Valley Middle School, Minden Elementary School, and Gardnerville Elementary School. Aspire Academy is an alternative high school that is located east of Minden. Douglas County Schools District enrollment has been declining, down about 6% between 2010 and 2016. The Minden and Gardnerville schools are 75% to 87% utilized.

Western Nevada College, Douglas Campus

The Western Nevada College Douglas campus is an extension of the Carson City main campus. The college offers associate degrees, certificates, and Bachelor of Technology degrees. The campus is located east of Minden on Bently Parkway.

Key policy discussions from the Plan for Prosperity community process included:

- The Towns and County collaborating on long-term for planning for land uses and infrastructure (urban services);
- Developing a comprehensive flood mitigation and stormwater detention plan;
- Maintaining downtown Minden as the primary location for Douglas County administrative, courts, and business and development services;

- Developing joint use and programmed facilities involving Town, County, School District, and others as partners; and
- Approaching parks planning and development as part of an overall open space and trails system.

PUBLIC SERVICES AND FACILITIES GOAL 1: To identify the needs for urban services through long-term planning.

P3.39 LONG-TERM URBAN SERVICE NEEDS

Prepare long-term needs assessment for urban services reflecting the potential build-out of receiving and urban reserve areas.

P3.40 PRESERVE RESOURCES SUPPORTING DOUGLAS COUNTY LONG-TERM

Develop strategies to expand and preserve access to water resources necessary for long-term prosperity of Douglas County and the Towns.

P3.41 PROTECT WATER QUALITY

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

PUBLIC SERVICES AND FACILITIES GOAL 2: To plan and fund a comprehensive flood mitigation and detention system.

P3.42 FLOOD RESILIENT PLANNING

In response to FEMA investigations, prepare a comprehensive flood adaptation and mitigation plan considering detention in the upper reaches of the washes, receiving and urban reserves areas, and the towns.

P3.43 FUNDING OF FLOOD MITIGATION SYSTEM

Identify funding sources that can implement various segments of a detention and conveyance system for managing stormwater.

PUBLIC SERVICES AND FACILITIES GOAL 3: To continue Minden's role as central location for County government.

P3.44 MINDEN AS COUNTY SEAT

Continue Minden's role as the governmental center of Douglas County.

P3.45 COMMUNITY DEVELOPMENT PARTNER

Invest in Douglas County administrative facilities that will support the vitality and historic character of the Town of Minden.

PUBLIC SERVICES AND FACILITIES GOAL 4: To work collaboratively to develop community-serving facilities.

P3.46 TOWN AND COUNTY LEADERSHIP

The Towns and County will take the lead on developing plans and facilitating implementation of joint development projects and joint use facilities.

P3.47 JOINT USE PARKS AND DETENTION

Determine locations and programmatic opportunities in the receiving and urban reserve areas for joint-use storm water detention facilities and parks, which then can be connected by trails.

PUBLIC SERVICES AND FACILITIES GOAL 5: To envision parks and community facilities as part of a system of open spaces and trails.

P3.48 OPEN SPACE SYSTEM MASTER PLAN

Prepare a plan that integrates trail, recreation, watercourse, and stormwater detention elements as a connected open space system.

P3.49 PHASING AND FUNDING

Develop a phasing and funding plan to implement segments of the open space system.