

# MASTER PLAN UPDATE



# 2019



# What is being proposed?

Major 20 year update to the County Master Plan:

- Establishes one Future Land Use Map for the County.
- Amends Future Land Use Maps to change Community Plan boundaries.
- Amends Future Land Use Maps to reflect the current land uses.
- Amends Future Land Use Maps to remove Receiving Area from 1,100 acres of Park Ranch Holdings land in Topaz Ranch Estates/Holbrook Community Plan
- Amend Future Land Use Maps to add new Receiving Area to 1,100 acres of Park Ranch Holdings land adjacent to the towns of Minden and Gardnerville

## What is being proposed? (cont'd)

- Development Agreement with Park Ranch Holdings:
  - Caps development in new receiving area adjacent to Minden and Gardnerville at 2,500 homes
  - Dedicates right of way for Muller Parkway
  - Conserves sensitive agricultural land in the flood plain
  - Provides important drainage and storm water projects to protect the community
  - Provides recreational amenities for the enjoyment of public

# Why is this being proposed?

- Direction from Board of County Commissioners, multiple planning documents
- Master Plan has not had a major update in 23 years
  - 5 yr updates is best practice
  - Does not reflect current conditions nor does it adequately plan for the future
- Receiving Area needs to be updated to reinvigorate the Transfer of Development Rights (TDR) Program – essential tool to conserve sensitive agricultural land
- Park Agreement caps growth in new receiving area
- New receiving area adjacent to towns where it can be most cost effectively provided with service
- Secures right of way for Muller Parkway
- Enhances flood and storm water protections for the towns
- Enhances recreational amenities for the citizens



**COMMUNITY DEVELOPMENT**  
1594 Esmeralda Avenue, Minden, Nevada 89423

Tom Dallaire, P.E.  
Community Development Director

775-782-6201  
FAX: 775-782-6297  
website: [www.douglascountynv.gov](http://www.douglascountynv.gov)

Building Division  
Engineering Division  
Planning Division  
Code Enforcement

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**NOTICE OF PUBLIC HEARINGS**  
**PROPOSED MASTER PLAN MAP AMENDMENTS**  
**20-YEAR MASTER PLAN UPDATE**

Dear Property Owner(s):

You are receiving this notice because you are a landowner of property being affected by one or more proposed amendments to the Douglas County Master Plan Future Land Use Maps, or because you are landowner within the noticing range of such a request. The current and proposed changes which may affect or impact your property are shown on the enclosed map(s). At the top right hand corner of the enclosed map(s) is a box with a capital letter and number which corresponds to the proposed amendment as described below. Additional information on the proposed Master Plan Amendments are available at the Douglas County Community Development offices, Planning Division, at 1594 Esmeralda Avenue, Room 202, in Minden, Nevada. Information on the proposed amendments may be reviewed during regular office hours Monday through Friday (8:00 a.m. to 3:00 p.m.), except legal holidays. You may also email the County Manager's Office at [countymanager@douglasnv.us](mailto:countymanager@douglasnv.us) with questions. A final agenda and report for the public hearings will be available a minimum of three (3) business days prior to the meeting from the Community Development Department or online at: <http://douglascountynv.iqm2.com/Citizens/Default.aspx>. Information regarding the 20-year Master Plan Update can be accessed online at: <https://www.douglascountynv.gov/cms/one.aspx?portalId=12493103&pageId=12607102>.

The public hearings on the proposed Master Plan Amendments will be heard on:

**Planning Commission Meeting.**

Date: November 12, 2019

Time: The meeting commences at 9:00 a.m., but these items will not be heard before 1:00 p.m. These matters may be continued without additional notice.

Location: Carson Valley Improvement Club, CVIC Hall, 1604 Esmeralda Ave, Minden, NV

The planning commission recommendation will then be heard by the Board of County Commissioners on:

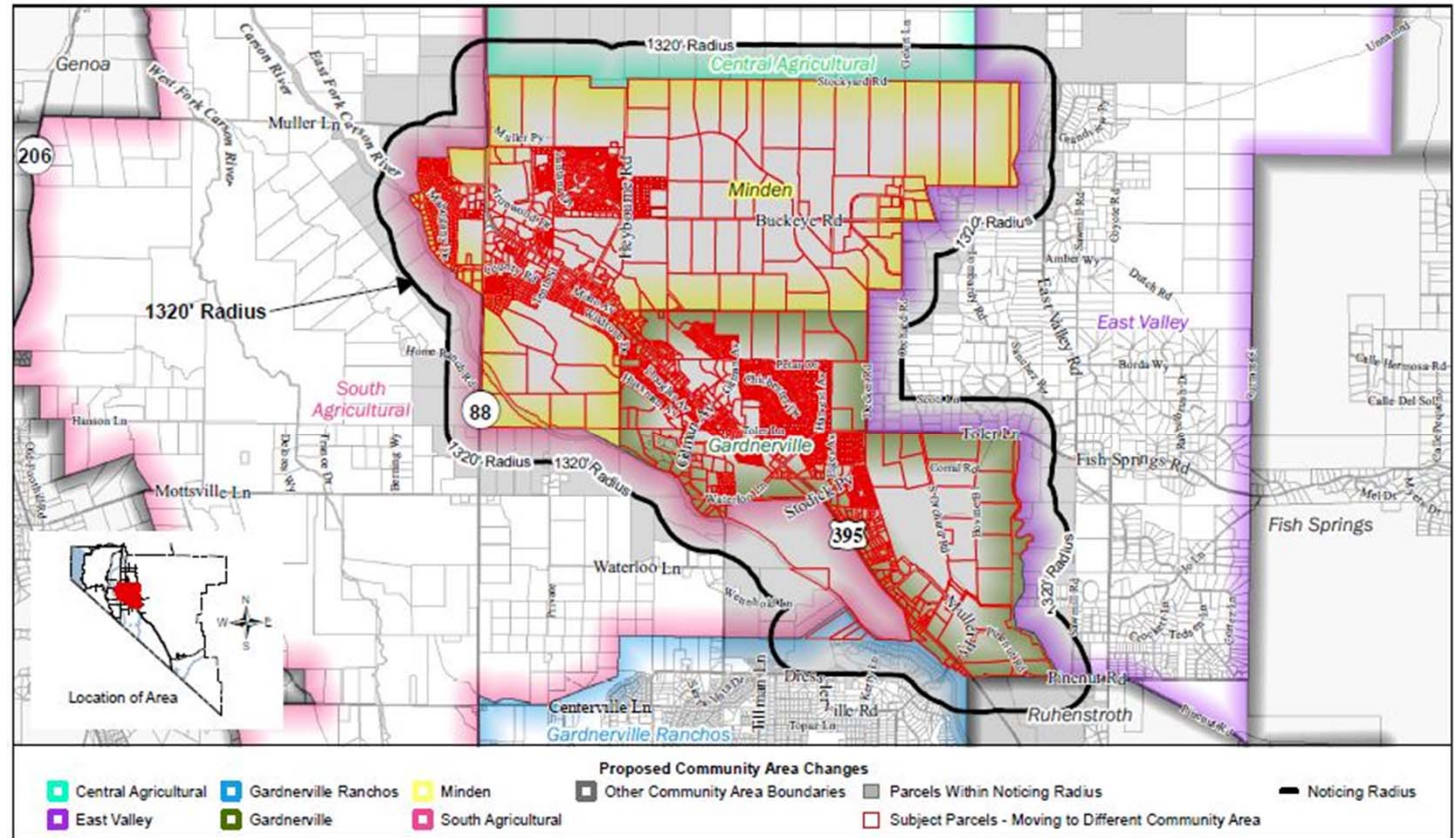
**Board of County Commissioners Meeting.**

Date: December 3, 2019

# What's is a Community Plan Area? (Map B.5-B.12)

- Within the Master Plan Community Plans contain information about each region of community within the county. The purpose of each is to ensure that the distinctive character of each area is established, maintained, and enhanced through goals and policies.

Douglas County Master Plan Noticing - Proposed Community Area

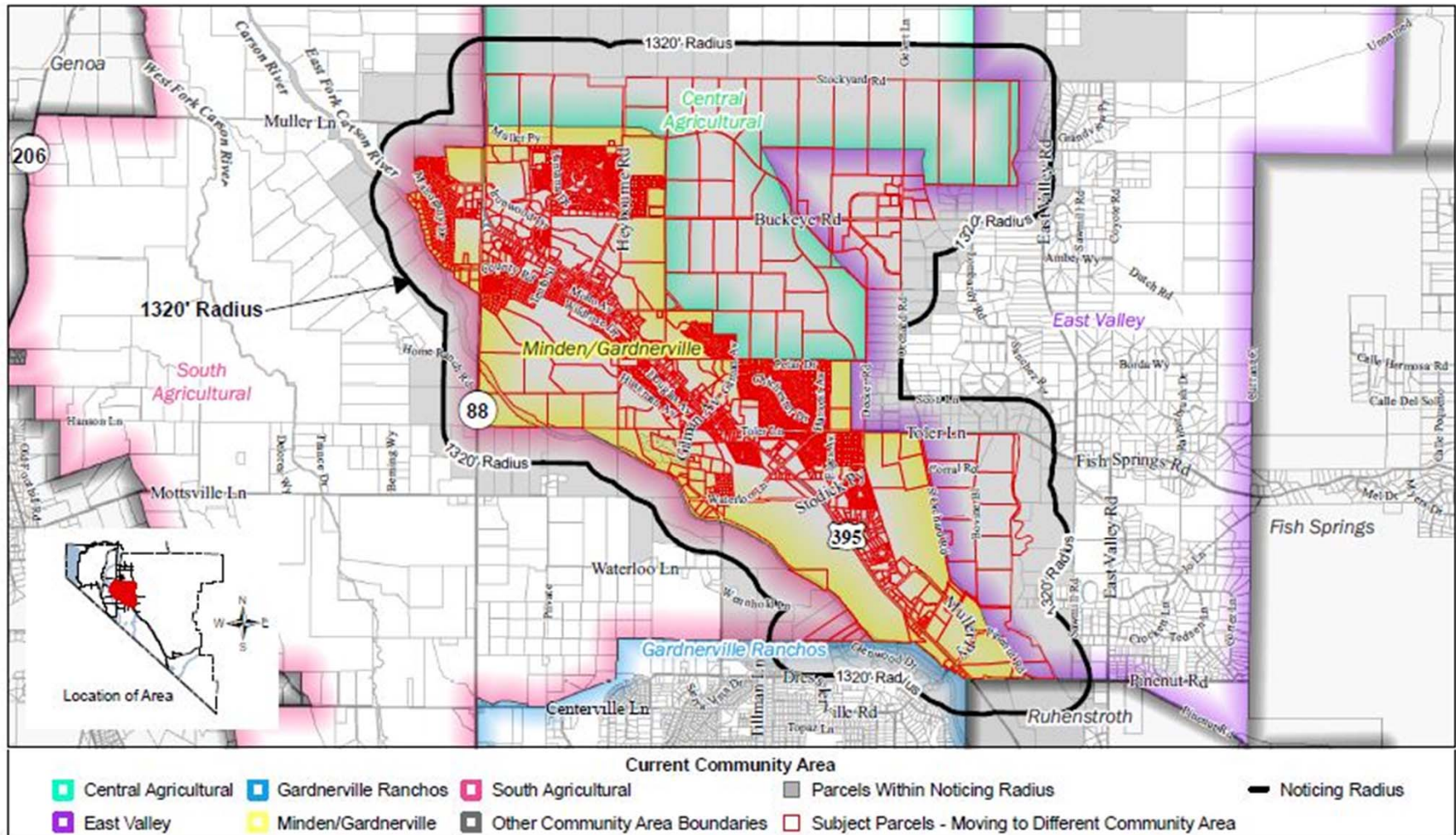


The data contained herein has been compiled on a geographic information system (GIS) for the use of Douglas County. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Douglas County as to the sufficiency or accuracy of the data.

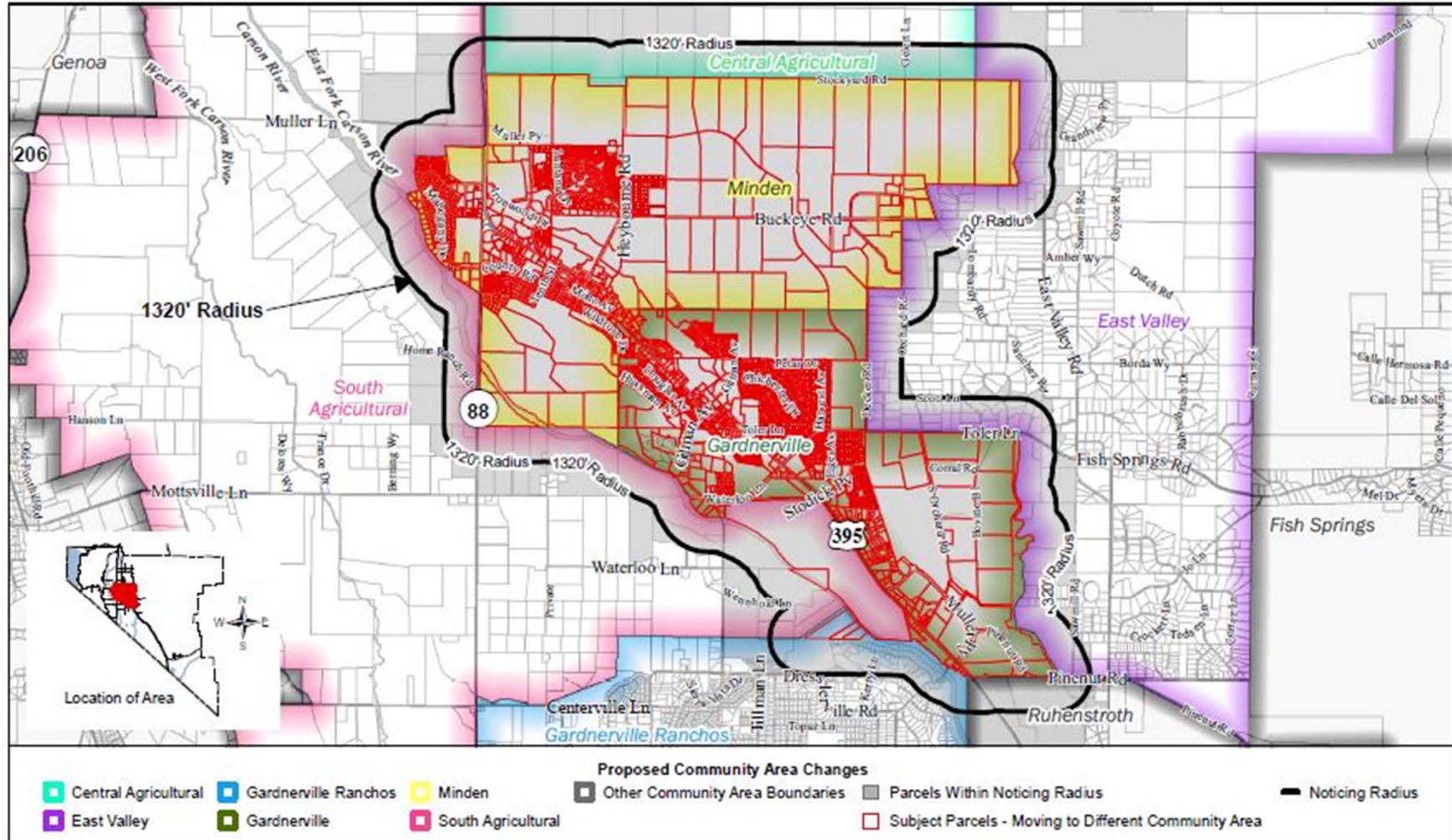


# Douglas County Master Plan Noticing - Current Community Area

B.5, B.6,  
B.7, B.8,  
B.9, B.10,  
B.11, B.12



## Douglas County Master Plan Noticing - Proposed Community Area



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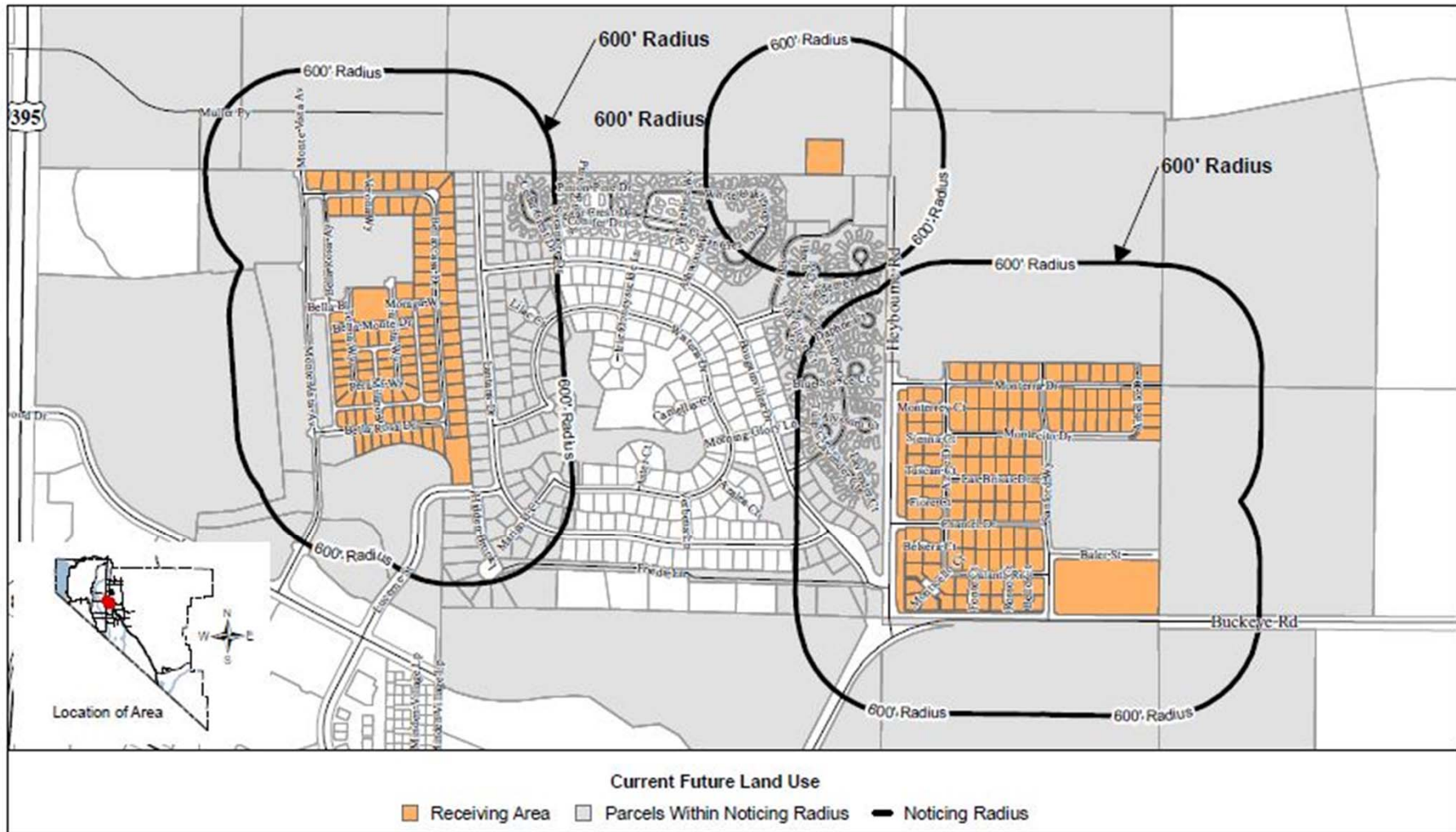


# “Land Use Corrections” Maps C.1-C.8

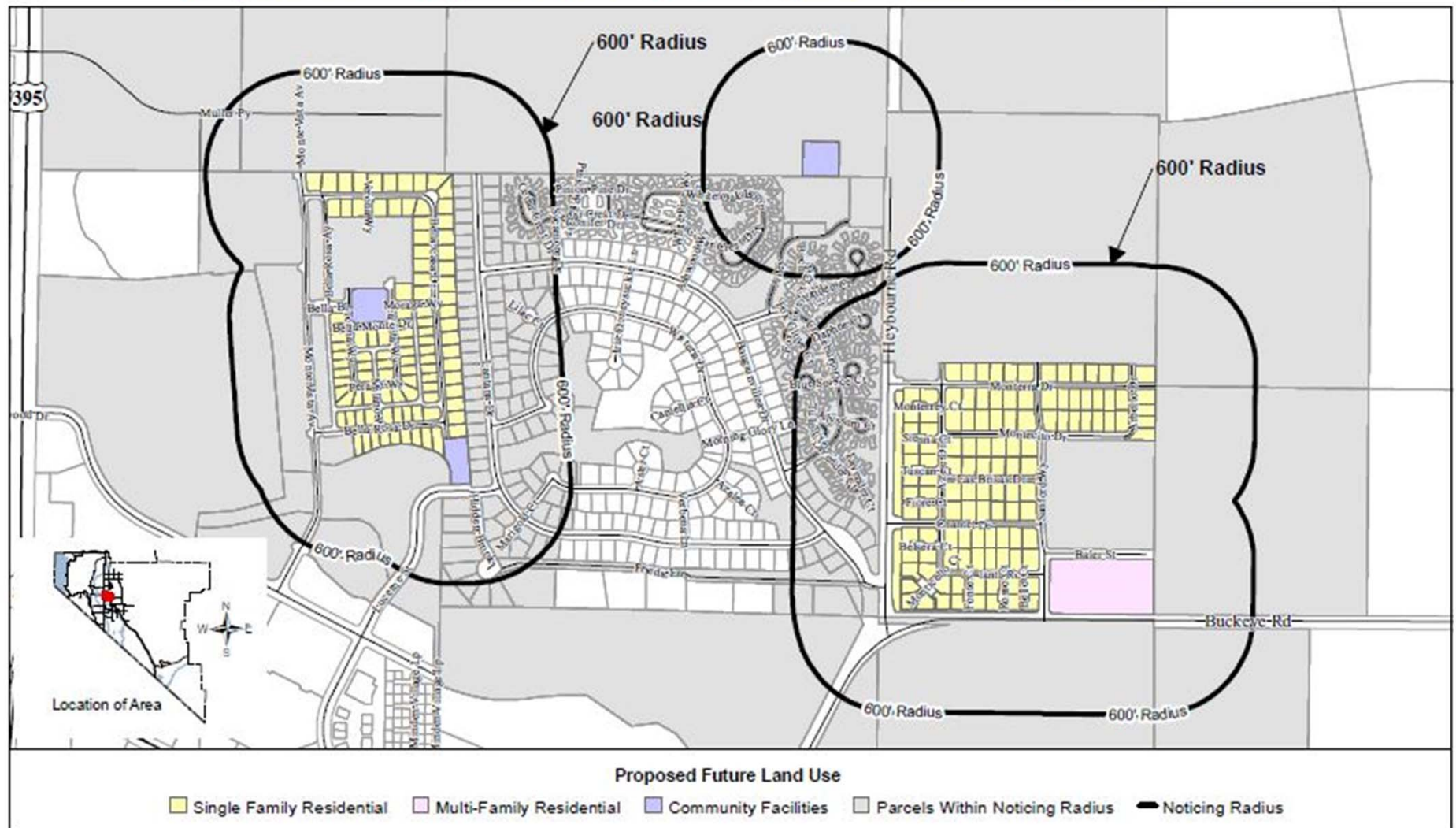


# Douglas County Master Plan Noticing - Current Future Land Use

C.4



# Douglas County Master Plan Noticing - Proposed Future Land Use



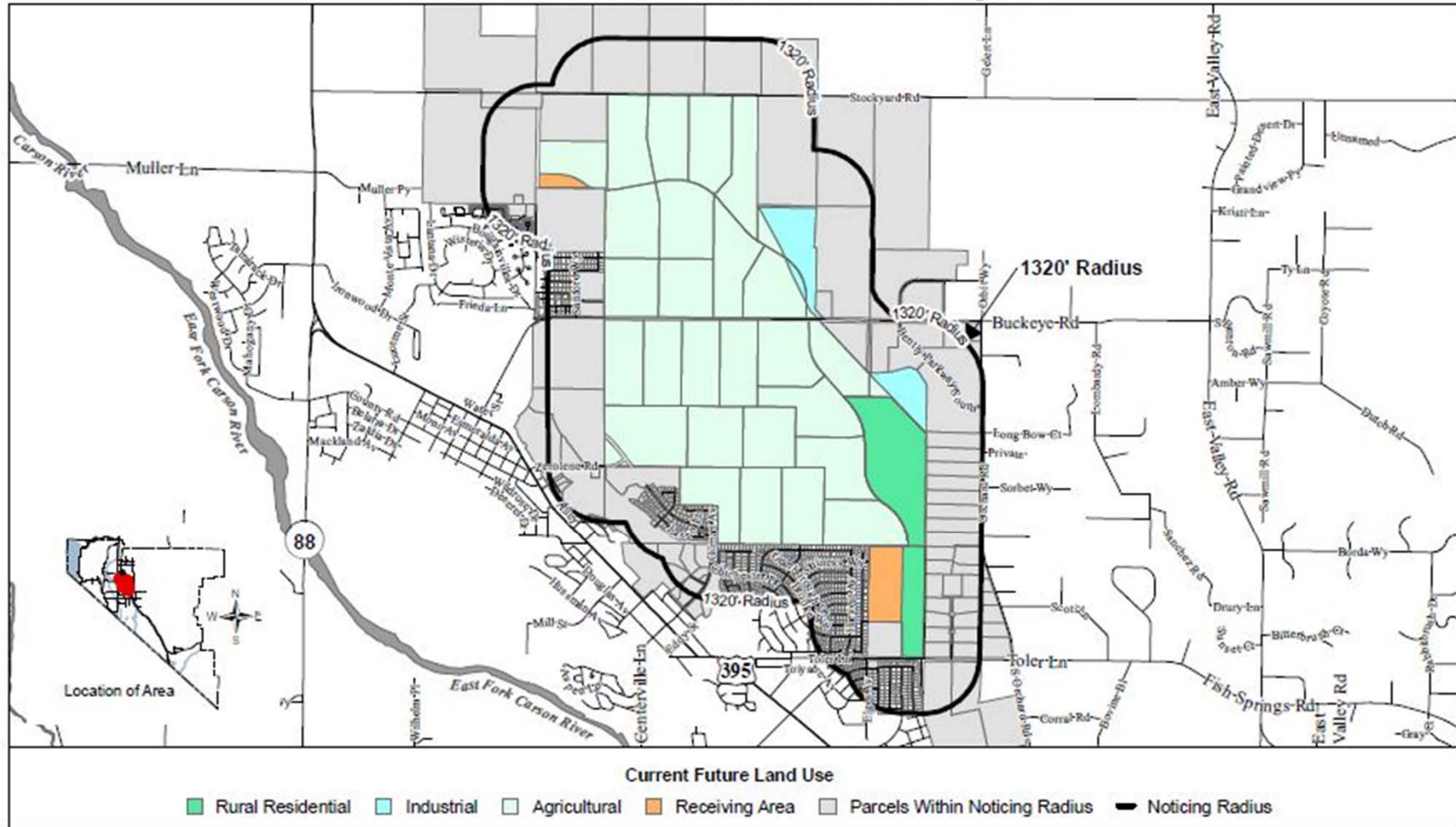
# “Receiving Area Changes”

## Maps D.1-D.3

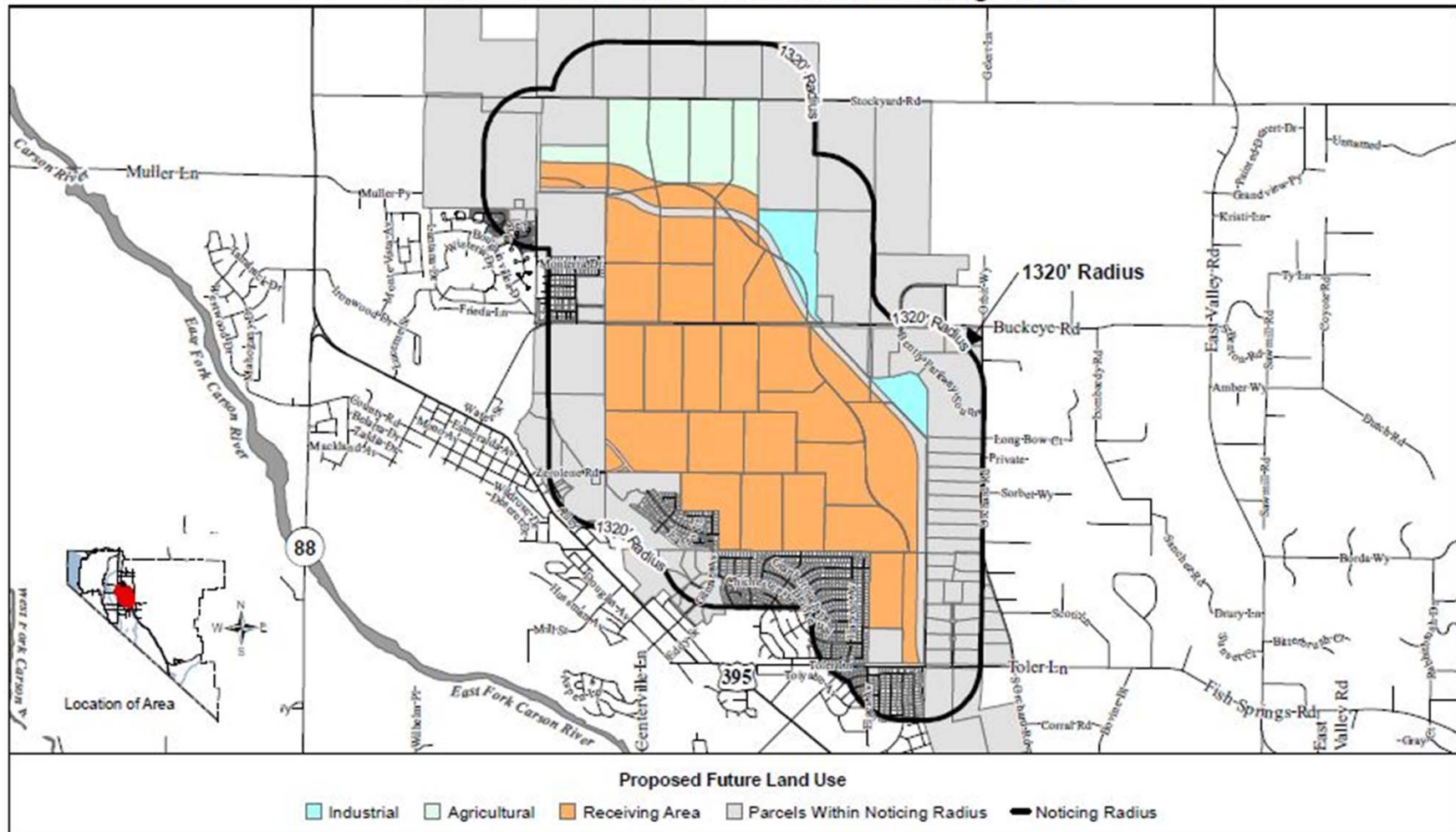


# Douglas County Master Plan Noticing - Current Future LandUse Minden/Gardnerville Amended Receiving Area

D.1  
D.2



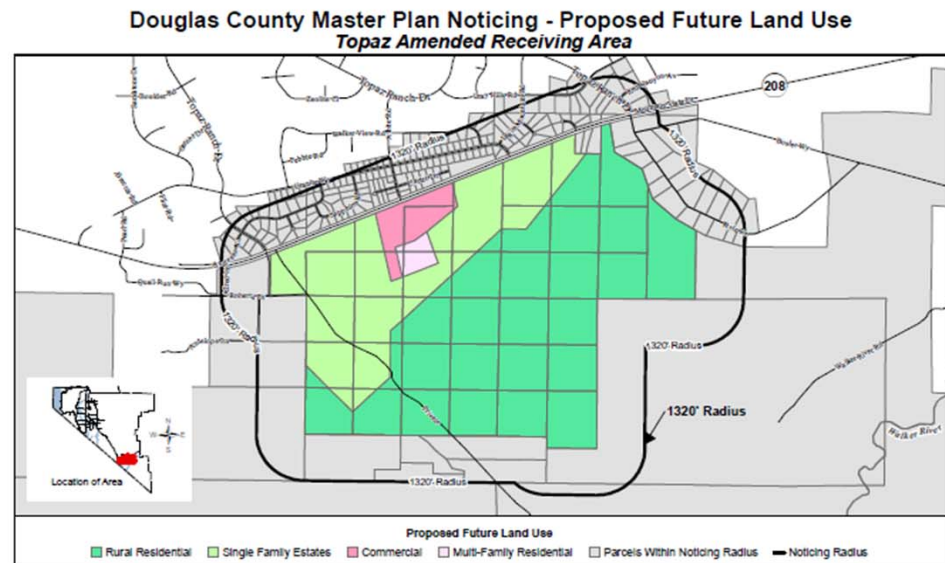
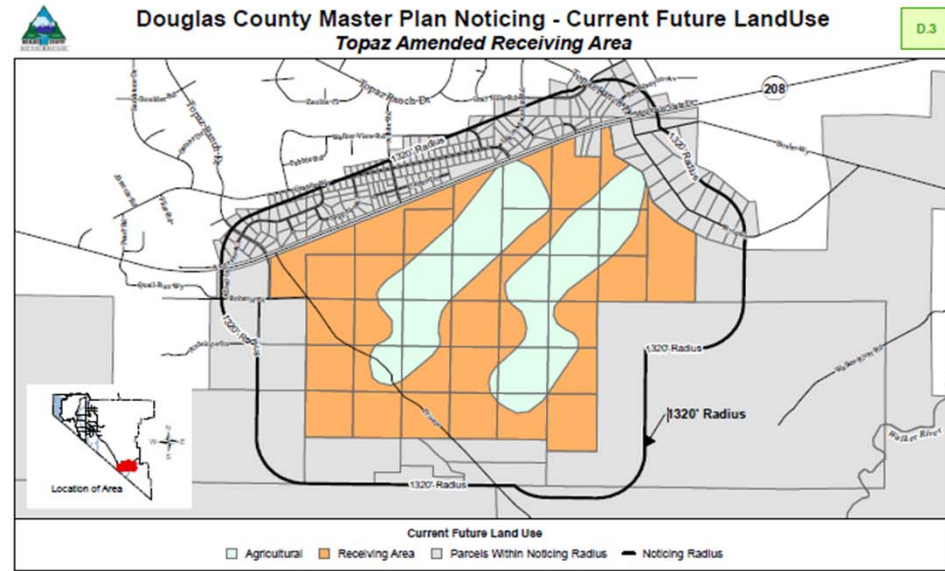
## Douglas County Master Plan Noticing - Proposed Future Land Use Minden/Gardnerville Amended Receiving Area



# Proposed TRE Receiving Area Land Use Modifications

RECEIVING AREA AND AGRICULTURAL LAND  
USE REMOVED  
TRE Plan & is updated to reflect the current  
zoning of the property

The updated land use will allow for 1-5 acre  
single family uses, commercial uses, and  
multifamily uses.



What basis did staff have to recommend relocation/amendment of receiving area?



# What is the Master Plan ?

Required by State Law, NRS Chapter 278.150.

Purpose: To provide “long-term guidance on the development of cities, counties and regions in Nevada.”

Adopted in 1996 and last updated in 2011. The most recent process to update the 2011 Master Plan began in 2016. Work to update the plan was never finalized. The current process to update the Master Plan was reinitiated in May of 2019

Best Practice: The Master Plan should include discussion and consideration by the County of policy, goals, and objectives related to long-term development.

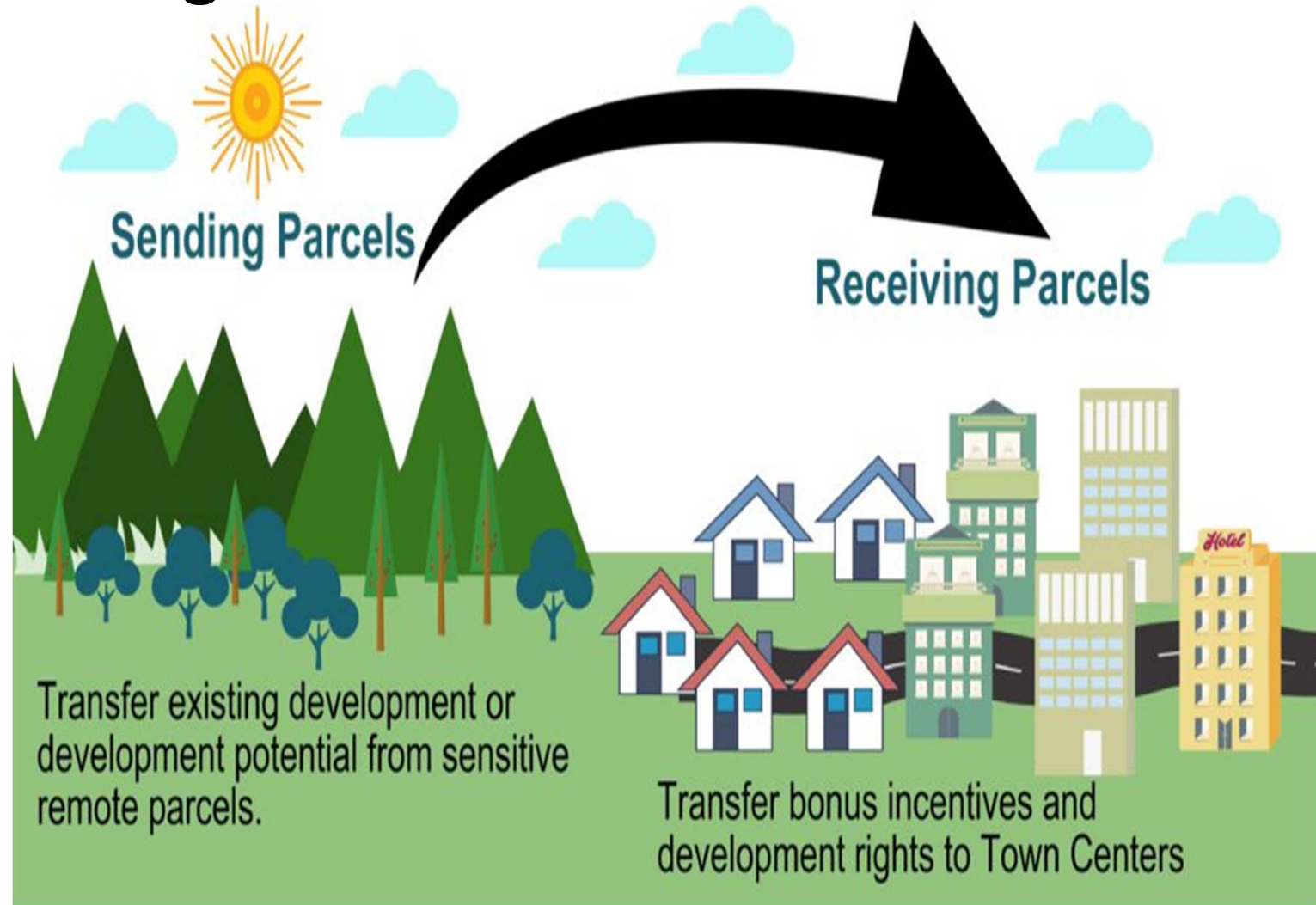
# What is Land Use?

“Land Use” is the principal planning element in the Douglas County Master Plan related to long-term development and growth. Land use policies, goals and objectives “protect the public health, safety, and welfare of residents and property owners by providing sufficient land for residential, commercial, mixed-use, industrial, and public uses and by locating these uses in appropriate locations” (2011 Douglas County Master Plan, Land Use Element).

# What's is a Receiving Area?

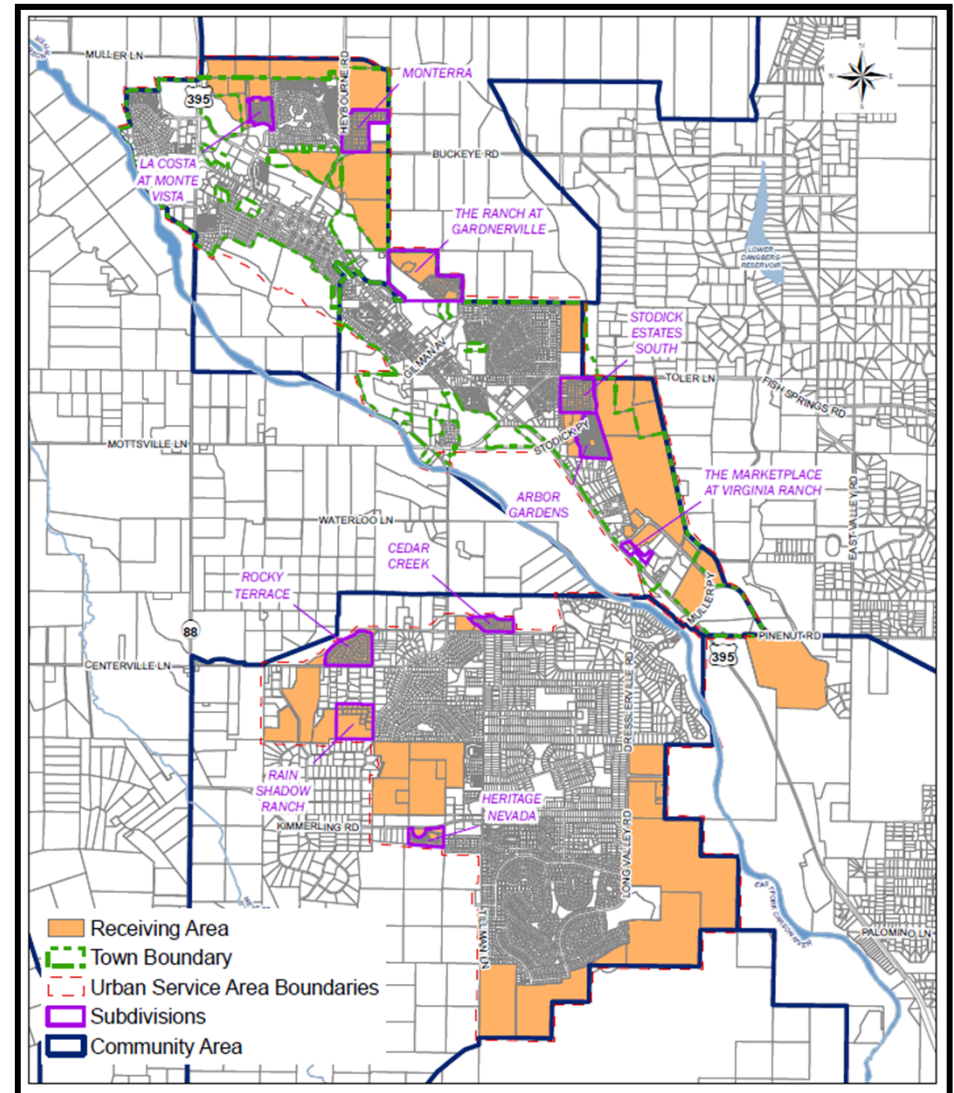
Serve 2 primary purposes:

- Planning tool to assist policy makers with identifying areas of the County which are best situated to accommodate future growth and Development.
- Important requirement of the Transfer of Development Rights Program (TDR) the county has in place to incentivize the conservation of open space and agricultural lands in the community.



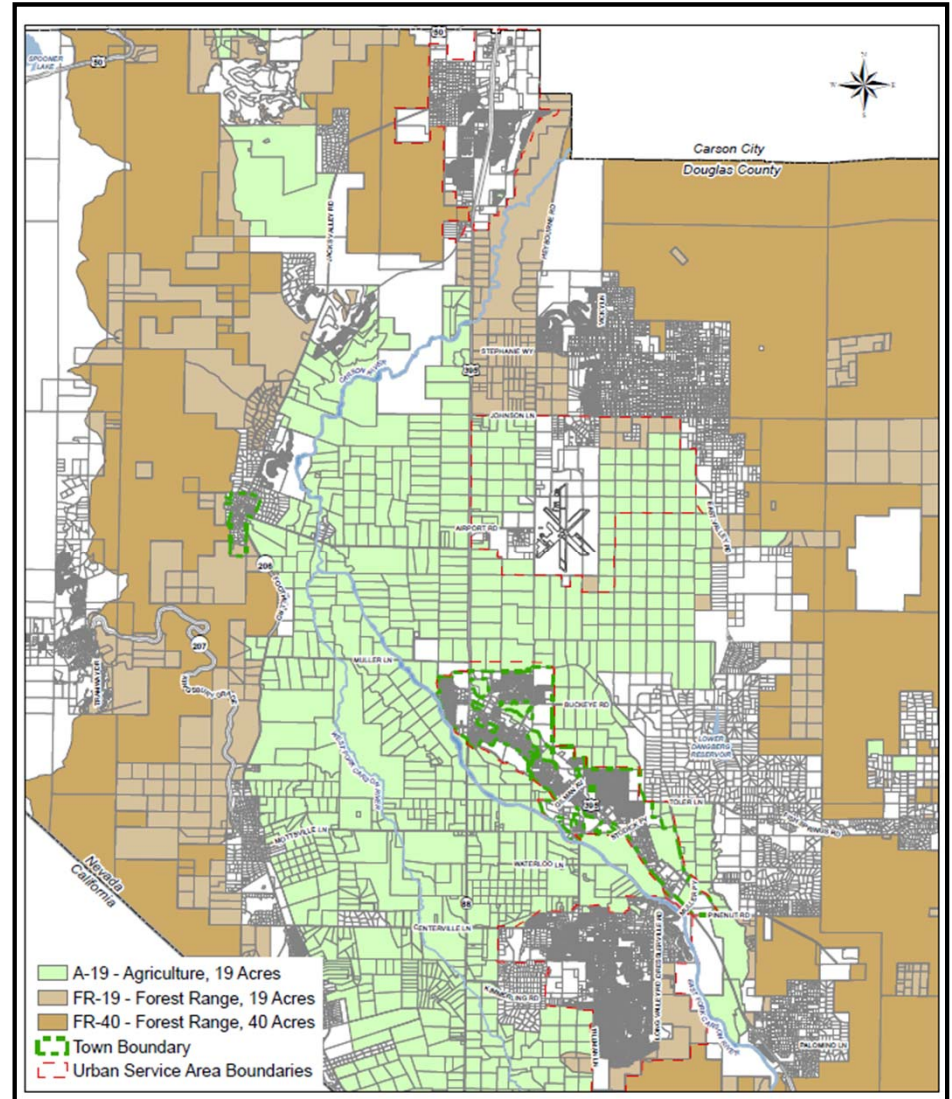
## TDR Receiving Areas

- Adjacent to or within Urban Service Boundary
- Areas of expected growth
- Permits up to 16 units/acre\*



# TDR Sending Areas

- FR-19, Forest and Range
- A-19, Agricultural



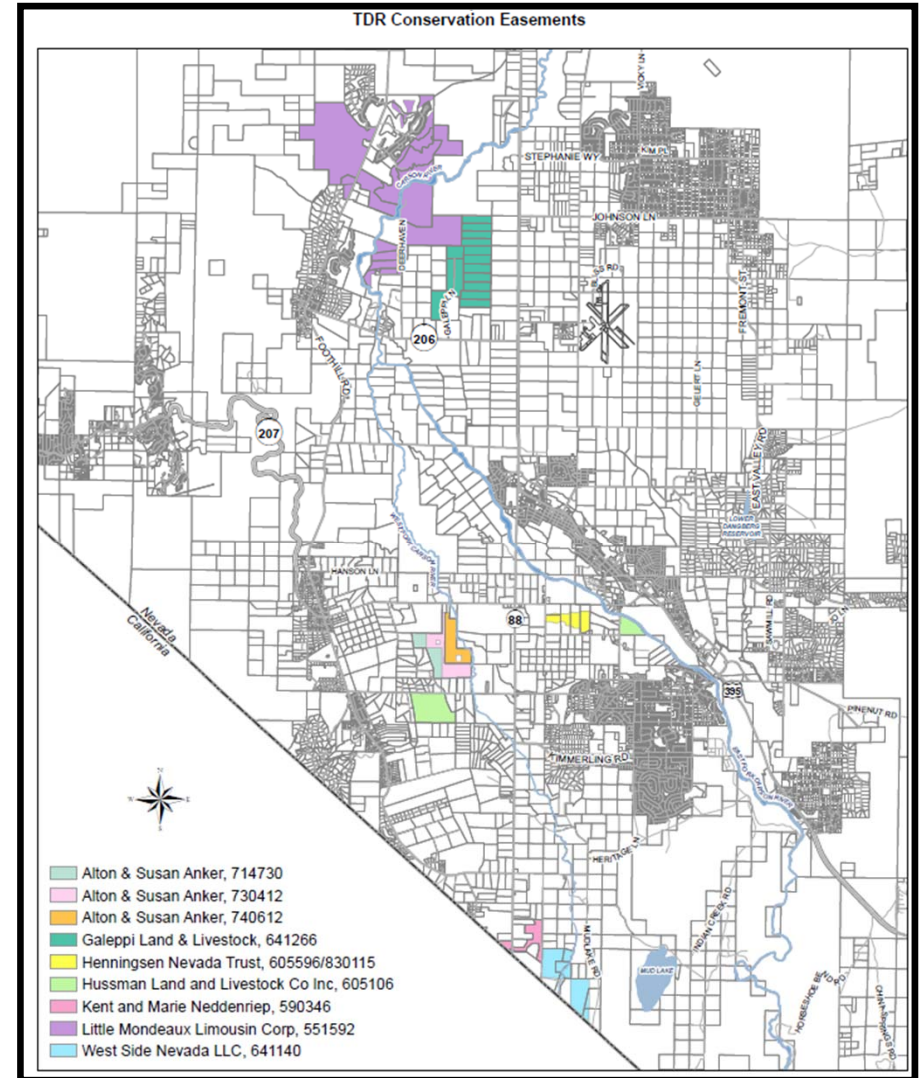
# TDR Program – Land Conserved

Approx. 76,000 acres of Ag Land in Douglas County (17%)

TDR Easements Protecting Floodplains:

- 73% of all land conserved is within the floodplain

Property Owner	Conservation Easement (Acreage)
Alton and Susan Anker	375.77
Galeppi Land & Livestock	700.02
Henningsen Nevada Trust	100.48
Hussman Land & Livestock	260.74
Kent and Marie Neddenriep	100.42
Little Mondeaux Limousin Corp.	2,137.81
West Side Nevada LLC	289.16
<b>Total</b>	<b>3,964.40</b>





# DOUGLAS COUNTY VALLEY VISION

A VISION FOR A COMMUNITY TO MATCH THE SCENERY

SEPTEMBER 2013

Prepared by:  
**DESIGNWORKSHOP**



Vision Plan Diagram

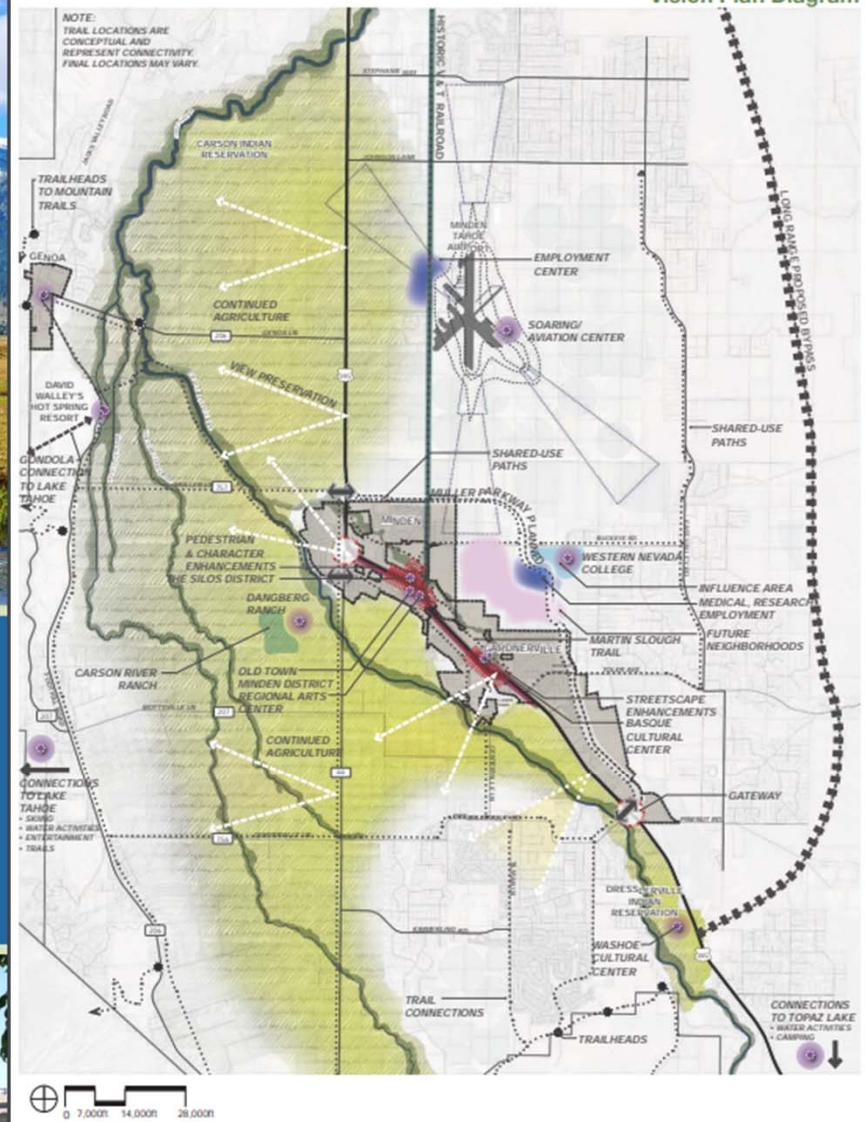
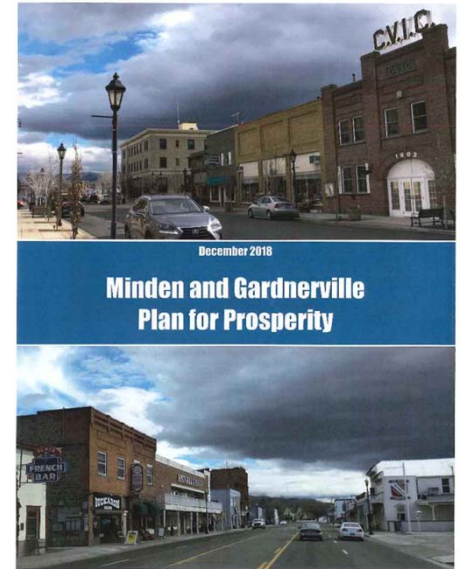
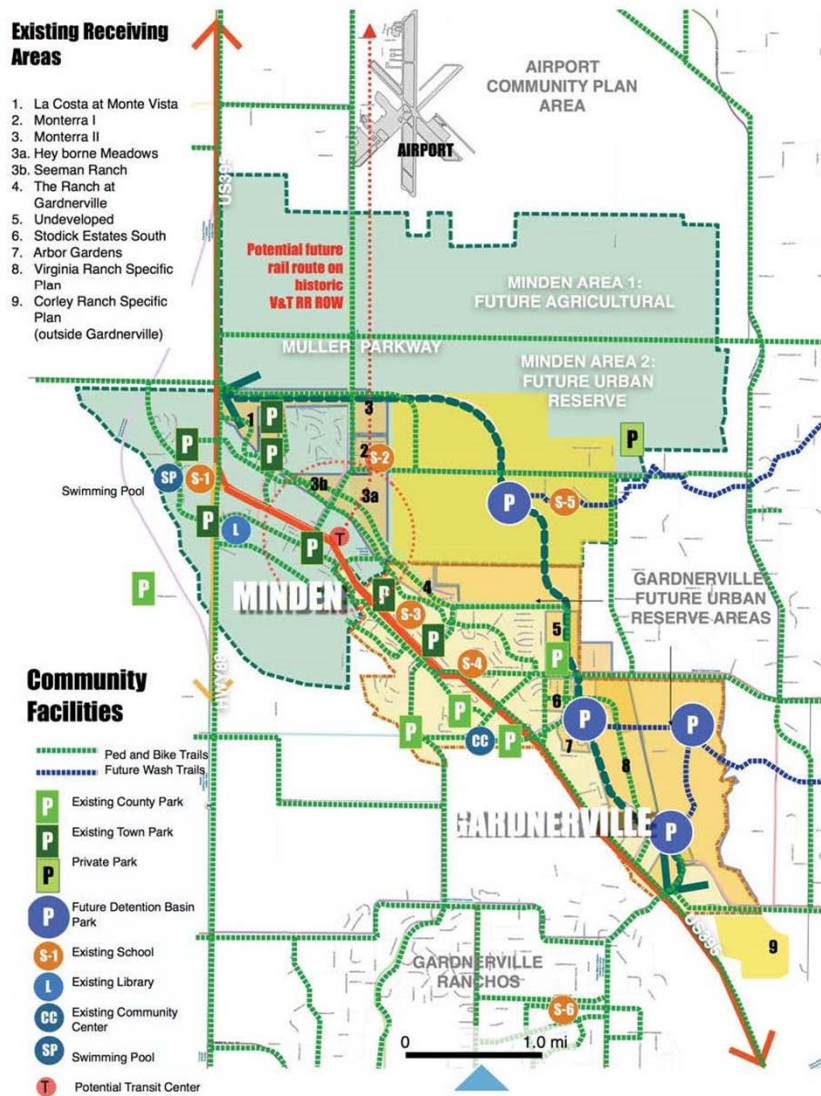


Figure 1.4 Centered and Connected Neighborhoods



Map detail from the Minden and Gardnerville Plan for Prosperity

Adopted by the Towns November 2018. Accepted by the Planning Commission on November 2018 (Walder/Oland, 4-1). Accepted by the BOCC on December 6, 2018 (McDermid/Nelson, 5-0). The Plan identifies a “Future Urban Reserve Area.”



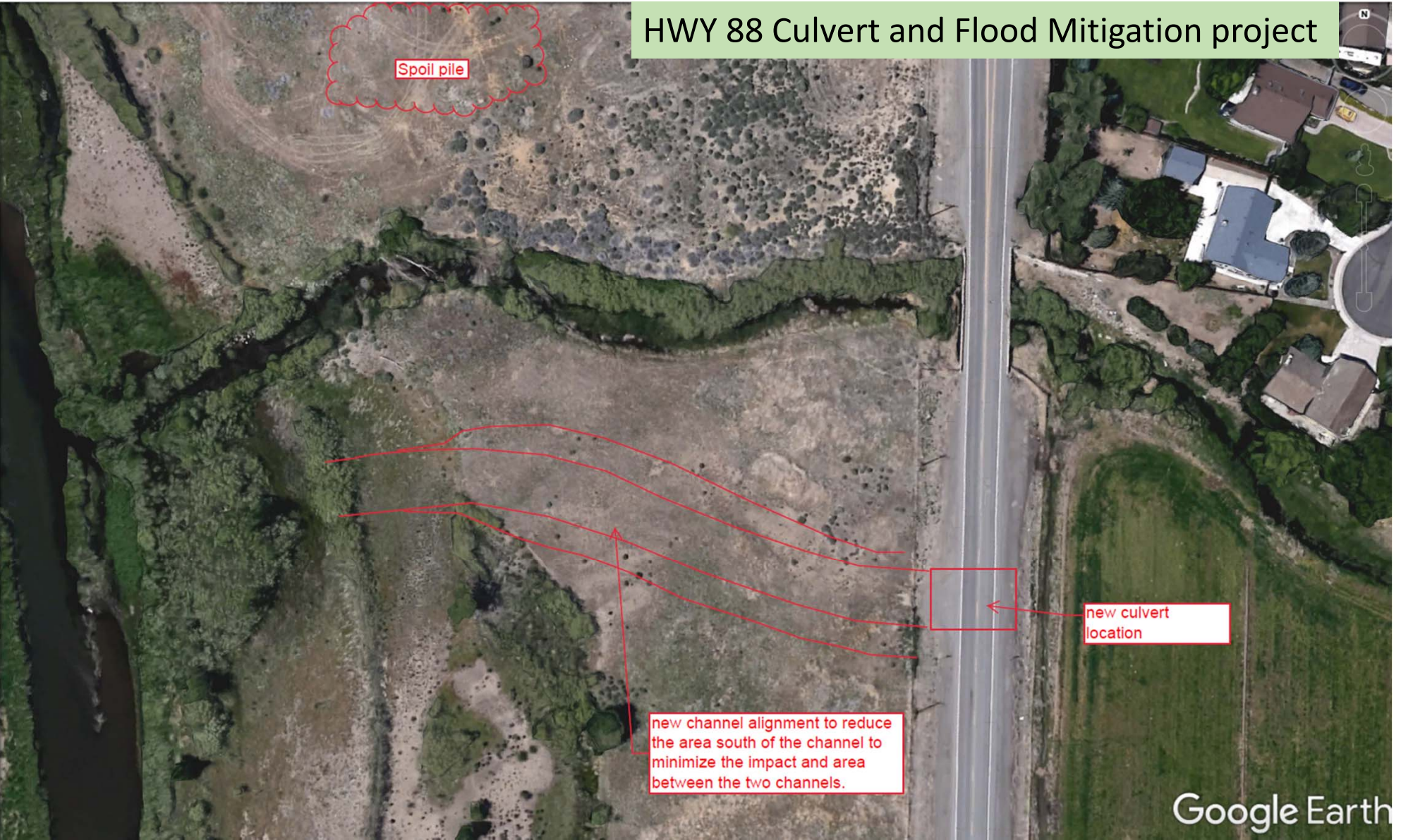
# HWY 88 Culvert and Flood Mitigation project

Spoil pile

new culvert location

new channel alignment to reduce the area south of the channel to minimize the impact and area between the two channels.

Google Earth



The community has been discussing a route around town since 1964

# The Second Counter

## 5-Day Weather Forecast

No precipitation. Temperatures near normal.  
Normal high: 73. Normal low: 33.

83rd Year — No. 41

Gardnerville, Douglas County, Nevada Thursday Morning, October 8, 1964

Ten Cents Per Copy

# 1972 Expressway to Bypass Towns

## 395 Thru Towns Set For Four Lanes in '65

Within ten years, Carson Valley will, in all probability, see an interstate highway system skirting the east side of the Valley and bypassing Minden-Gardnerville. That opinion, brought forth by Engineer Otis Wright of the Nevada Highway Department, preceded a detailed discussion of reconstruction work on Highway 395 through Minden and Gardnerville, at a joint meeting Monday afternoon at the Courthouse in Minden.

In his opening remarks, Mr. Wright said he had recently returned from a San Francisco meeting concerning future extensions of the Interstate Highway System, during which California indicated it wished to tie into Highway 395 at Topaz on the south and north of Stead.



Nevada Highway Engineer Otis Wright, Monday afternoon at the Courthouse in Minden, described the growth of an era, with the coming proposed Interstate Highway, after 1972, which would by-pass the towns in an Expressway System through the state.

Within three years, Mr. Wright said, the overall state highway plans will be submitted to the Bureau of Public Roads, at which time he would recommend that Nevada be placed on the Interstate Highway System.

According to present plans, the Interstate Highway System can be expected after 1972, Wright said, very probably an expressway type system, bypassing the towns, thus changing previous thinking on large scale highway construction of the present 395 route.

Although bypassing towns which have been on a highway route almost always causes consternation, the engineer pointed out, most towns had found it beneficial. Within a 10-year period it is almost certain the route through the towns would be unable to handle the traffic flow, he said, and the towns would be unable to police a through road adequately.

A fast thruway on the Interstate System, allowing the town streets to handle town traffic.

and the turn at the south end of Gardnerville. Judged the most serious problem, the south Gardnerville turn occupied much of the discussion, with a conclusion reached that complete new alignments to straighten both turns were scarcely warranted in view of the proposed Interstate, and that acquiring rights of way could prove lengthy, if not an impossible, procedure.

## Advertised Minden Land Auction Unleashes Buzzing Controversy

A 13-foot hornet's nest was stirred up two weeks ago, with publication of announcement of sale at public auction of 13 feet of Lot 6, adjoining Lot 7, Block H, Town of Minden; said property to be auctioned at 1:30 p.m. on Oct. 20, 1964, on the steps of the Douglas County Courthouse in Minden, with the County reserving the right to reject any or all bids, to accept the bid deemed in the best interest of the Town of Minden, Douglas County, Nevada.

According to County Clerk Earnhart W. Thrun, the 13-foot parcel in question is that between the Douglas County Fire Depart-

ment, and on grounds that future expansion plans of the Douglas County Engine Company call for use of the additional 13 feet.

In addition, a number of individual townspeople have registered objection to the announced sale of the odd sized parcel of land, on the grounds that no town hearing was called prior to the announcement of sale, and that townspeople had a right to be apprised of such action prior to the official publication of auction intent.

## Douglas Not Assured Equal Representation— Bi-County Hospital Prospects are Dim

Although there was no way to assure Douglas County it would receive equal representation by participating in the bi-county operation of the Carson-Tahoe Hospital, General Manager John McGlade of the hospital spoke to a large group of Carson Valley Chamber of Commerce members recently, describing the plight of the hospital and its hopes for bi-county operation.

Historically, Mr. McGlade traced the Carson-Tahoe Hospital from its founding, in 1949, built on a Fleischmann Foundation grant, to its present critical financial period which he ascribed to the amount of money "on the books" and the lack of actual cash flow in the operation.

Stating that he believed the Carson-Tahoe Hospital has done an excellent job in providing services to the community, McGlade said the operation has been maintained by the Carson-Tahoe Hospital Association since its founding, but that, little by little, the income has not matched the outgo.

greater than that of Ormsby, election of the board of directors would be on a population basis, under present regulations.

Citing figures, Mr. McGlade said on the basis of a million dollar bond, with money to be used for expansion and modernizing, the cost to Ormsby County would be at approximately 27 cents per \$100 assessed valuation. Douglas' assessment would be higher, but it would amount to an approximate average of 14 cents, if it were to go bi-county.

At 4 1/2 percent, such a million dollar bond could be paid off in 20 years, the speaker said, on the assumption that the facility would be able to meet its own operating costs out of income.

Declaring that the new structure would be connected to the old hospital, it was noted from the floor that when a hospital is needed, all arguments cease, and that it is necessary to have a hospital in the general area.

Mr. McGlade pointed out that (Continued on Page 3)

To date, he declared, maintenance costs have been met out of income, but at present the building is old, and upgraded requirements for patient safety have been such, that the need for expanded and modernized facilities is urgent, and cannot be accomplished by the Association.

**New Grant Denied**  
A request for funds was made again to the Fleischmann Foundation, the speaker said, but was denied, without stating a reason, by Foundation officials.

## Western Nevada Waterfowl Season Opens Saturday

Saturday, Oct. 10, one half hour before sunrise, will see the opening of the waterfowl season in western Nevada.

Good news to local waterfowl hunters is the fact that the federal framework for the duck season

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By bypassing, it would provide a fast thruway on the Interstate System, allowing the town streets to handle town traffic.

For those reasons, Wright said, no major changes were planned at this time for realignments on Highway 395 through Minden and Gardnerville, although extensive improvements were on the drawing boards, and work is expected to be done during the second quarter of next year, beginning approximately in May.

### Aerial Photos

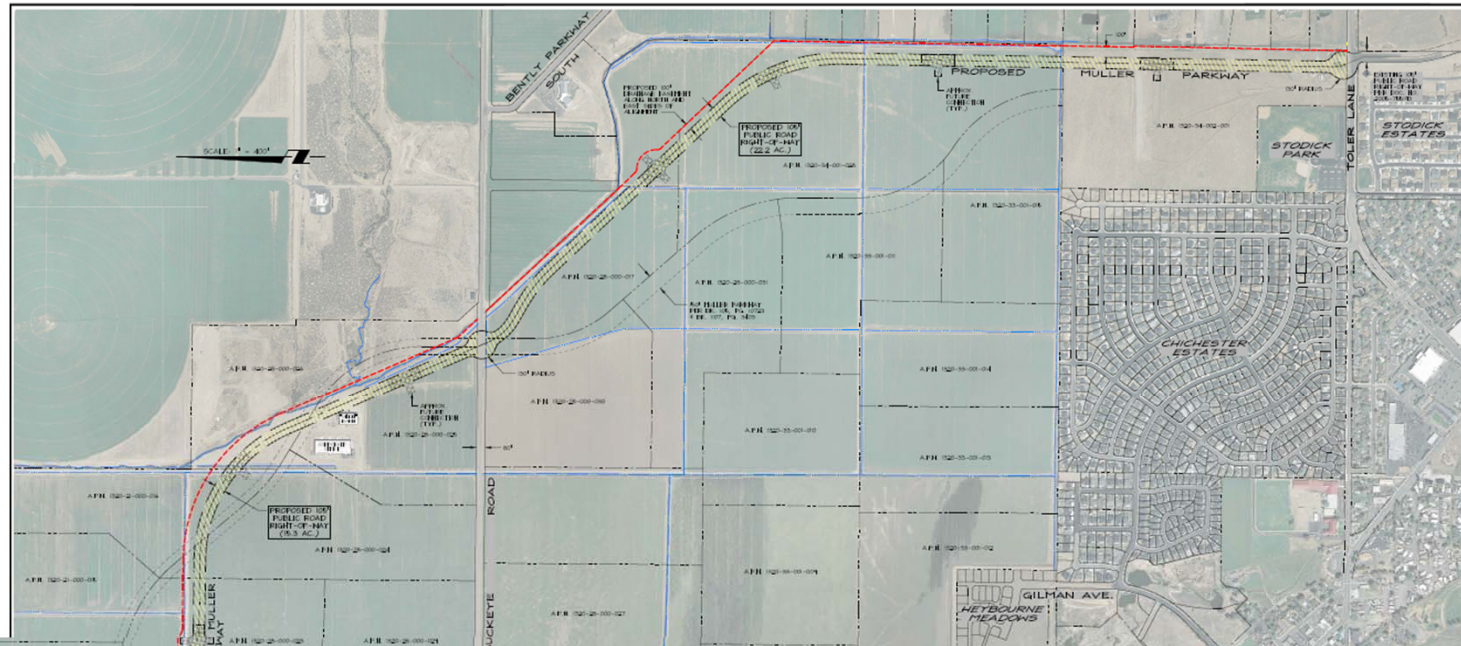
Turning the discussion over to Assistant Engineer Mel Fodrin, a number of 8-foot, low altitude aerial photos were set up for the large number of persons gathered for the hearing.

Showing, in clear detail, the highway and through streets of the towns, Mr. Fodrin said there were only a few areas of major concern to the Highway Department, mainly the curve at the north end of Minden, the highway entryways of County Road

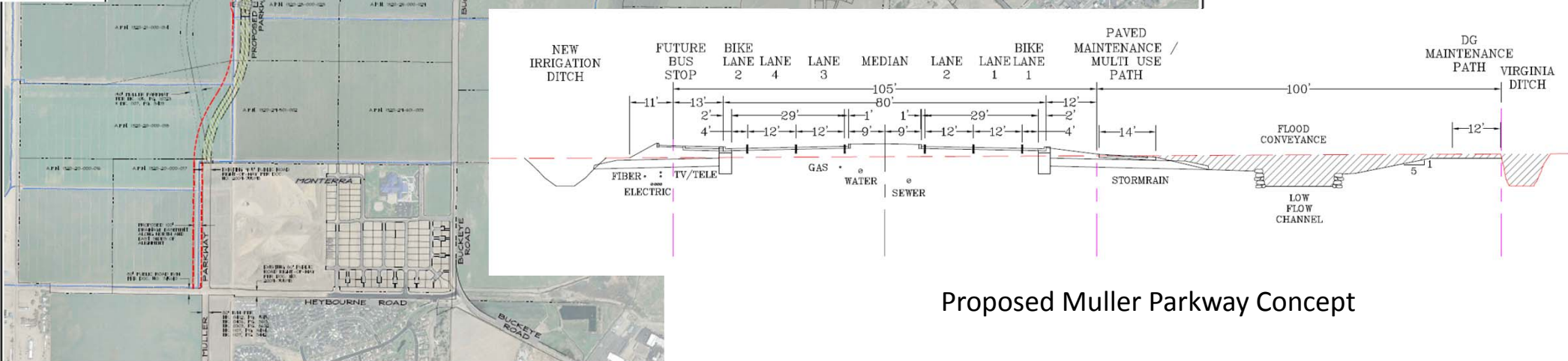
# Muller Parkway

November 20, 2018 BOCC Meeting, Board affirms the County's priority for constructing Muller Parkway, four lanes to maintain LOS C (Penzel/Walsh 5-0).

April 30, 2019, Board adopts the 2017 Douglas County transportation plan as presented (Rice/Nelson 5-0). The Plan requires construction of 4 lane Muller Parkway by 2025 to maintain LOS C.



- 105' right of way  
4 lanes  
Curb and Gutter
- 100' Drainage/  
maintenance and multi  
modal path
- 14' path – 10' paved 2' DG
- Bike lanes each side
- Utilities if needed



Proposed Muller Parkway Concept

DATE	REVISION	BY

SCALE: 1" = 400'

**RO Anderson**  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 12223  
 STATE OF NEVADA

**PROPOSED MULLER PARKWAY**  
 DOUGLAS COUNTY, NEVADA

# Muller Parkway Financing

- Board Direction: 4 lane county road from Riverview Drive south of Gardnerville to U.S. 395 north of the Town of Minden
- County Obligation under proposed Development Agreement: construct 2 lanes of Muller by 2026
- Est. Cost of 2 lane project: \$12.4 million
  - 20 yr bond at 3.5% interest = \$980,000 annual bond payment
  - \$500,000 set aside in current budget.
  - If approved, county will have to prioritize additional funding to afford bond payment
- Est. Cost for 4 lane project: \$40-44 million, based on timing and inflation
  - \$12.4 million in county funding as outlined above
  - \$25 million federal BUILD grant application (unsecured)
  - \$5 million Nevada DOT funding (unsecured)
- BUILD Grant Application
  - Highly competitive, no guarantee, rural allocations improve competitiveness
  - “Shovel Ready” project will be most competitive – secured right of way and approx. 30% design

## 2,500 Unit Max - Perspective

- Subject to Growth Ordinance (2% per year) and Market Limitations
- Since enacted in 2006, growth ordinance cap has never been reached, free market has limited development in Douglas County
- 2019 year to date – less than 100 units approved, less than half allowed under growth ordinance, less than half of those are for developments
- Approx. 10% of existing housing stock in Douglas County
- Will take 20-50 years to develop

# 2007 Growth Management Ordinance

## DCC Chapter 20.560

Limits the number of new homes that can be built to 2% growth annually (not including exempt projects prior to 2007). Building permit allocations are broken down into 2 categories: individual (70%) & project (30%). Currently just over 200 total allocations are available for use each year. Unused allocations “roll over” from year to year.

Projects with pre-existing Development Agreements (approved prior to 2007) & vested projects are not subject to the Growth Management Ordinance.

Building permits are issued on a 1st come 1st served basis & expire if not used within 1 year of issuance (one single extension may be granted for six months). Unused permits go back into the excess allocation “bank” and become available for future use.

A Project applicant may also borrow against future allocations for permits (requires approval by the BOCC). The cumulative number of allocations taken by all projects may not exceed 40% of any year’s allocations.

Questions?