

APPROVED MARCH 3, 2016

The joint meeting of the Douglas County Board of Commissioners and the Douglas County Planning Commission was held on February 9, 2016 in the meeting room of the County Administration Building, 1616 8th Street, Minden, NV, beginning at 2:59 p.m.

COMMISSIONERS PRESENT: Nancy McDermid, Vice Chairwoman; Greg Lynn, Commissioner; Barry Penzel, Commissioner and Steve Thaler, Commissioner.

COMMISSIONERS ABSENT: Doug N. Johnson, Chairman

PLANNING COMMISSION MEMBERS PRESENT: Frank Godecke; Margaret Pross; Jo Etta Brown; James Madsen; Anje de Knijf; James Beattie and Bryan Davis.

COUNTY STAFF PRESENT: Cynthea Gregory, Deputy District Attorney; Mimi Moss, Community Development Director; Hope Sullivan, Planning Manager; and Laure Penny, Clerk to the Board.

1. For Possible Action. Discussion and direction on the 2015 Master Plan Update Process.

Mimi Moss, Community Development Director provided some history on updates to the Master Plan. She stated in 2011 there was a thorough update in terms of updating Elements; the Goals; Policies and Action Steps. They also split out the Master Plan into two volumes. She discussed in more detail the Elements that were updated. She commented the Trails Plan was not updated however the Transportation Plan is currently in the process of being updated. She then asked the Board of Commissioners and the Planning Commission if they wanted a whole new rewrite of the Master Plan. Staff is not recommending it but it could be part of the discussion so staff knows where to go from here. Ms. Moss also mentioned they will need to hire a consultant to help work on the updates.

The Commissioners and Members of the Planning Commission all agreed a rewrite is not necessary.

Commissioner Lynn felt Title 20 could be paired down.

Commissioner Penzel commented he would like to have a better understanding of the Goals, Objectives and Resources needed for the review. And he is not comfortable with hiring a consultant. He believed staff is the experts on the Master Plan.

Most of the Commissioners and Planning Commission Members were fine with hiring a consultant.

Member Godecke thought they should take a look at where there is currently infrastructure and where they want to see development take place based on where the infrastructure is. Currently there are a lot of receiving areas that are not being developed and might not be developed. He felt they should look at where water, sewer

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and roads happen to be and do a thorough review of where they want to see future growth going in the community.

Member Brown agreed with Commissioner Penzel on the Goals, Objectives and Resources needed for the review. She also felt hiring a consultant was not needed.

Members Madsen, Beattie and Vice Chairwoman de Knijf all agreed with what Member Godecke said.

Chairwoman Pross stated she agreed with everybody.

Ms. Moss explained the reason she brought up the rewrite is because the first item under the Master Plan Matrix says to prepare a new 20 year Master Plan. She commented there are very good and applicable components of the Master Plan that still apply today.

Ms. Moss wanted to go through the five items and try to answer any questions the Board or Planning Commission might have regarding the timeline, resources and goals for each of the items.

Staff's recommendation for Item 1 is to review all action items, goals and policies within the Plan and identify and determine if any of those should be modified or reprioritized.

Vice Chairwoman McDermid commented many of the goals and policies have implementation strategies. Some have been adopted, many have not. She wanted to know if that was part of looking at the updated goals and policies and if some of the implementation strategies were unworkable. Vice Chairwoman McDermid also thought it was confusing to call something an action item when it's on-going. She mentioned the matrix they use to have and maybe they could have something similar for this update.

Ms. Moss commented maybe an Addendum to the Master Plan that shows the items that have been completed would help.

Commissioner Penzel felt they needed to know what projects were in the process and why some projects haven't been done or haven't been done in a timely manner.

Commissioner Lynn agreed with Commissioner Penzel. If a project hasn't been started is it worth pursuing at this point. He also felt things should be prioritized.

Vice Chairwoman McDermid commented sometimes when you have an opportunity to do an in-depth update having someone from the outside come in could bring a different perspective. She also felt they should look at why variances have become the norm instead of the exception.

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Ms. Moss moved on to Item 2. Staff recommended updating each element as necessary that includes statistical data; building permit allocation; information maps; new programs; and status of projects. It would not include the Transportation Plan Element update because that is in the process currently. She did identify the only Element they haven't updated is the Trails Plan. She asked if they should do this with this update or as a separate item moving forward.

Vice Chairwoman McDermid commented the trails are important but we have already done quite a bit with them. She believed it should be addressed later.

Ms. Moss explained Item 3 is to update the Appendix and Volume 1 which is the Master Plan accomplishments and amendment requests since 2011. The Board and Planning Commission had no objections to this update.

Ms. Moss then explained Item 4. It updates sections of Volume 2 which is existing conditions. It has a lot of the historical data of various areas within Douglas County. The Board and Planning Commission had no objections to this update.

Ms. Moss said for Item 5 since it is a 20 year update they could solicit requests from private property owners on land use changes based on their community area. She explained the history of this process when the Master Plan was adopted 20 years ago. She asked the Board and Planning Commission if they wanted to solicit people to request land use changes and then consider each one as part of each community plan area. She stated this is a 20 year update so you want to make it as simple as possible yet you want to make sure the public is engaged as well and that any requests meet the findings for a Master Plan Amendment.

Vice Chairwoman McDermid stated she liked the idea that property owners could come in and request a land use change. She is concerned about receiving areas called out in 1996 Master Plan and they still haven't been developed. Are they still receiving areas and do they make sense as a receiving area going forward?

Commissioner Lynn stated for the last 10 years what they have seen is a reduction in economic activity at every level. He doesn't believe land use is as appealing as it was 20 years ago. He doesn't see any explosive growth in the next 10 years.

Ms. Moss commented as part of the update and looking at land uses they will need to speak with water and sewer purveyors.

Ms. Moss then recapped the discussion and what she heard the Board and Planning Commission say they would like to see updated. She provided timelines for the update.

Commissioner Penzel would like to see scheduled interim updates and he asked how they were going to work in the specific questions asked by some of the Board. Would

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they have a workshop or another joint meeting? Ms. Moss responded they will be scheduling community workshop.

Commissioner Thaler stated they should take the economy into consideration and emphasize to the community they need to participate.

Member Godecke commented he would like to have input from the communities on what they would like to see done with the lands that are included in the Lands Bill.

Vice Chairwoman McDermid stated it's unknown when the Lands Bill will be passed. She doesn't want to see it slow down updating the Master Plan. She suggested it would be more appropriate to go to the communities after the Bill has passed.

Hope Sullivan, Planning Manager asked when they look at soliciting requests from private property owners on land use changes is the Board and Planning Commission suggesting approaching these property owners with qualification or without qualification.

Vice Chairwoman McDermid and Commissioner Penzel agreed new developments should be on County water and sewer. No more wells, private water systems or septics. Vice Chairwoman would like to see a way to incentivize.

PUBLIC COMMENT

Bob Ballou commented he'd like to see more attention given to the flooding issues and flood plan. He discussed BLM land transfers complying with the Federal Land Management Act and can only be used for public use. He suggested lower hookup fees as an incentive.

Jim Slade suggested hiring somebody to take over Ms. Moss and Ms. Sullivan's workloads so they could work on the updates to the Master Plan. He commented when it comes to development it should be in appropriate areas and without Master Plan amendments for variances. He doesn't believe we should expand receiving areas and we need to keep in mind the recession and the impact it had. Mr. Slade would like to see the Trails Plan updated. He thinks it's a quality of life issue.

Public comment closed.

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MOTION by McDermid/Penzel to adjourn the meeting; carried unanimously.

There being no further business the joint meeting was adjourned at 4:05 P.M.

Respectfully submitted:

Doug N. Johnson, Chairman
Douglas County Board of Commissioners

Margaret Pross, Chairwoman
Douglas County Planning Commission

ATTEST:

Kathy Lewis, Clerk-Treasurer

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