

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

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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 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 3: To protect floodplains and wetlands for their values for groundwater recharge, flood protection, sediment and pollution control, wildlife habitat, and open space. 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 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 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 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 11: To encourage the efficient use of available energy resources and to provide incentives for energy conservation in construction.	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 9: To maintain or improve existing air quality.	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 11: To encourage the efficient use of available energy resources and to provide incentives for energy conservation in construction.	Conservation Action 7.1 - Work with water service providers to achieve 100 percent water metering of service connections. 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/Water Service Providers	2020		
14	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/ Agricultural Association	2020		
15			Community Development	2018	Code Amendment	

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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 Leferre 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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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 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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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 Douglas County Historical Society / Community Development / Towns	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.	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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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 AMI.	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' 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' 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' 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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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		

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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 them 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 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		

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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 (IWU), including ignition resistant building construction provisions (2013 HMP - Action 7A).	Community Development/EFFPD	2018	Code Amendment	