





## PURPOSE






The purpose of the Implementation Element is to set forth the Master Plan work program to provide direction to staff on priorities from the board on future accomplishments.

## MASTER PLAN ACTION MATRIX




The Action Matrix for the 2020 update of the Douglas County Master Plan lists the actions for each Master Plan Element along with the priority for each action item. Priority is categorized by timeframe based on four levels: one (1) to three (3) years, three (3) to five (5) years, five (5) to ten (10) years or possibly longer, and ongoing items which may continue to be addressed each year. These Actions identify amendments to the Douglas County Development Code that may be needed, as well as, defining actions that need to be included in the County’s five-year Capital Improvement Program. It is intended that the Matrix will be updated as part of the annual Master Plan reporting process.





**Priority Explanation in years | 1-3 (High) 3-5 (Medium) 5-10 (Low)**

		Priority
<b>L LAND USE &amp; HISTORIC PRESERVATION</b>		
	Douglas County will amend Title 20 to incorporate the Master Plan Land Use Designations and compatible Zoning Districts.	1-3
	Douglas County will amend the Master Plan Land Use Designation Table to allow multi-family residential zoning in the Commercial land use category.	1-3
	Douglas County Community Development shall work with Douglas County GIS, the Recorder’s Office and affected property owners to eliminate parcels with split land uses, split zoning and/or other mapping inconsistencies.	3-5
	Douglas County Community Development will periodically amend the Master Plan future land use map to change the future land use designation for built out receiving areas.	1-3

		Priority
<b>L LAND USE &amp; HISTORIC PRESERVATION</b>		
 Action 5	Douglas County will support the Towns of Gardnerville and Minden in submitting Historic District nomination packages to the State of Nevada.	3-5
 Action 6	Douglas County shall submit an application for Certified Local Government status to the State of Nevada Historic Preservation Office.	5-10
 Action 7	Support efforts to secure State, Federal, or other funding directed toward revitalizing historic areas or maintaining historic buildings and sites.	1-3
 Action 8	Continue to support proposed Main Street legislation in the Nevada Legislature to provide financial and technical resources.	Ongoing
 Action 9	Evaluate the creation of a countywide Historic Preservation Board and program.	1-3












**Priority Explanation in years | 1-3 (High) 3-5 (Medium) 5-10 (Low)**

		Priority
<b>A AGRICULTURE AND CONSERVATION</b>		
 Action 1	Douglas County will investigate creating an Open Space Land Trust to facilitate planning and implementation of an Open Space Acquisition Program.	5-10
 Action 2	Update the 2007 Open Space and Agricultural Lands Preservation plan prior to September, 29 2029. The update should incorporate the development of a River Corridor Open Space plan addressing the branches of the Carson and Walker Rivers.	5-10
 Action 3	Evaluate and update the definition of publicly valuable open space to include the provision of active recreation opportunities in less critical habitat to relieve recreation pressure in areas of more critical habitat, and manage public lands access.	5-10



	Priority
<b>A AGRICULTURE AND CONSERVATION</b>	
 <b>Action 4</b> The County should establish an open space acquisition program.	5-10
 <b>Action 5</b> Douglas County will prepare recommendations on establishment of a Transferred Development Rights (TDR) bank to encourage conservation of open space areas in the County.	1-3
 <b>Action 6</b> Douglas County will prepare a Low Impact Development Ordinance for all new residential, commercial, and industrial development to reduce pollutants from entering surface waters in Douglas County.	1-3
 <b>Action 7</b> Douglas County will work with NDEP and the Carson Water Subconservancy District to remove one or more river segments from the EPA list of 303 (d) impaired waters.	5-10
 <b>Action 8</b> Douglas County will develop comprehensive storm drainage design criteria for developed areas in conjunction with the Towns and GIDs.	3-5
 <b>Action 9</b> Douglas County will develop and implement a stormwater management plan.	3-5
 <b>Action 10</b> Douglas County will implement the Clear Creek and Johnson Lane Stormwater Management Plans as required by the MS4 NPDES Permit.	1-3
 <b>Action 11</b> Douglas County will amend the development code to include noise standards for noise generating activities, including limitations on hours of operation within the day.	1-3
 <b>Action 12</b> Douglas County will evaluate and update agricultural exemptions and incentives to encourage continued agricultural conservation of open space to support the continuation of agricultural activities.	3-5

		Priority
<b>A AGRICULTURE AND CONSERVATION</b>		
 Action 13	Douglas County will evaluate agricultural zoning districts and property tax structure to support perpetual farming and agricultural uses in specific areas.	5-10
 Action 14	Douglas County shall minimize conversion of agricultural land to non-agricultural uses and ensure that recognized needs for growth are met by infill and contiguous development.	Ongoing
 Action 15	Douglas County shall provide procedures for the acquisition, dedication, or purchase of agricultural preservation easements, by public or non-profit entities, as a means to retain land in agriculture.	5-10
 Action 16	Drainage facilities on U.S. Highway 395 at Smelter Creek, south of Gardnerville and from Minden north to Cradlebaugh Bridge should be expanded and improved at every opportunity.	1-3
 Action 17	Wetlands shall be protected to provide for groundwater recharge, flood protection, sediment and pollution control, wildlife habitat, and open space.	3-5
 Action 18	Development occurring at urban densities shall be serviced by a sanitary sewer utility.	3-5
 Action 19	Implement the Agrihood Strategy Framework accepted by the Board of County Commissioners September 3, 2020.	1-3
 Action 20	Douglas County will include provisions in the development code for the mandatory use of TDR's for an increase in density associated with a Zoning Map Amendment.	1-3
 Action 21	Create alternatives to the urban development of existing agricultural lands in order to preserve these agricultural areas.	3-5





## Priority Explanation in years | 1-3 (High) 3-5 (Medium) 5-10 (Low)








		Priority
<b>E ECONOMIC DEVELOPMENT</b>		
 Action 1	Consider amendments to the Development Code to allow permanent sidewalk merchandise displays in the downtowns.	1-3
 Action 2	Complete infrastructure projects such as the Martin-Slough Trail; Muller Parkway; and utilization of Complete Streets vision and plan for US Highway 395.	1-3
 Action 3	Implement the South Shore Area Plan for Stateline.	1-3
 Action 4	Complete the Tahoe Douglas Area Plan.	1-3
 Action 5	Implement the Expanded Kahle Drive Vision Plan	3-5
 Action 6	Explore the creation of an Improvement District under NRS Chapter 271 for the Stateline area.	3-5
 Action 7	Develop a communication and marketing plan for the Minden-Tahoe Airport.	3-5
 Action 8	Update the Airport Economic Impact Study.	5-10
 Action 9	Plan and develop the East Side of the Minden-Tahoe airport to facilitate business development, retention, and expansion.	5-10
 Action 10	Seek funding to improve upon bicycle, pedestrian and equestrian infrastructure that supports economic development.	3-5
 Action 11	Continue to work with our network of partners to promote and advocate for outdoor recreation experiences.	Ongoing

		Priority
<b>E ECONOMIC DEVELOPMENT</b>		
 Action 12	Advocate for trails as part of infrastructure and development opportunities.	Ongoing
 Action 13	Develop a GIS layer for the public viewer which shows existing trails in Douglas County	3-5
 Action 14	Explore tools to promote economic development that do not require the investment of local funds.	3-5
 Action 15	Evaluate and update land use regulations to foster a positive atmosphere and attract appropriate types of business to the community. Promote the types of uses that provide middle-income jobs and promote entrepreneurship.	1-3
 Action 16	Explore tools to connect local consumers to local suppliers.	3-5
 Action 17	Support local employees through efforts of making housing, daycare, and other needs more accessible and affordable.	3-5
 Action 18	Maintain locations for light industry, and evaluate and update regulations relating to live-work light industry opportunities.	1-3
 Action 19	Develop a strategy to attract and retain independent, contract and remote workers.	3-5
 Action 20	Support development of business incubators, innovation center and co-working spaces.	1-3
 Action 21	Conduct a market analysis and develop a marketing strategy for the downtown areas of Minden and Gardnerville.	5-10
 Action 22	Work with providers to assess availability and reliability of broadband in the County, and identify ways to expand access to broadband.	3-5

		Priority
<b>E ECONOMIC DEVELOPMENT</b>		
 <b>Action 23</b> Work with the Douglas County School District and other agencies to develop career and technical training, apprenticeship programs, and internships to provide a qualified and educated workforce for our local businesses and industries.		5-10
 <b>Action 24</b> Douglas County should consider amendments to the Development Code to create a process for applying to install public art, including separate criteria for murals and sculptures, as well as consideration for temporary, permanent, and rotating displays.		1-3





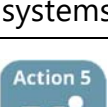



**Priority Explanation in years | 1-3 (High) 3-5 (Medium) 5-10 (Low)**









		Priority
<b>G GROWTH MANAGEMENT &amp; HOUSING</b>		
 <b>Action 1</b> 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 their effectiveness and possible improvements on an annual basis.		1-3
 <b>Action 2</b> The Community Development Department will provide input during the preparation of the annual CIP to insure consistency with the Master Plan and the Growth Management Chapter of the Douglas County Development Code.		Ongoing
 <b>Action 3</b> Douglas County shall analyze the effectiveness of the Transfer of Development Rights Program before the next update of the Douglas County Master Plan and prepare recommendations on sending and receiving areas and TDR values.		3-5
 <b>Action 4</b> Evaluate and update land development regulations in Rural Areas to better protect wildlife habitat, habitat connections, scenic vistas and rural character.		1-3








		Priority
<b>G GROWTH MANAGEMENT &amp; HOUSING</b>		
 Action 5	Evaluate and update design regulations to encourage quality public space.	3-5
 Action 6	Amend the Douglas County Development Code to include minimum density requirements in the multifamily residential and mixed-use commercial zoning districts.	1-3
 Action 7	Douglas County will revise the Master Plan land use designations to permit multi-family zoning within the Commercial Land Use designation.	1-3
 Action 8	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.	1-3
 Action 9	Douglas County will revise the criteria in the Mixed-Use Zoning District to reduce the percentage of commercial usage required in MUC Zoning Districts.	1-3
 Action 10	Prepare recommendations on amending the development code to require developers to include a percentage of affordable units in large subdivisions in return for a density bonus.	1-3
 Action 11	Explore the viability of community land trusts to develop and maintain entry-level housing stock for households with incomes below 80 percent of median income.	3-5




## Priority Explanation in years | 1-3 (High) 3-5 (Medium) 5-10 (Low)










	Priority
<b>PF PUBLIC FACILITIES, SERVICES &amp; RECREATION</b>	
 <b>Action 1</b> Develop a facilities master plan to address space needs for government services.	3-5
 <b>Action 2</b> Identify critical services, and define desired service levels from government service providers that address all policies of this section.	3-5
 <b>Action 3</b> Define desired service levels and establish clear expectations for service providers to ensure efficient and cost-effective delivery of services.	3-5
 <b>Action 4</b> Explore the feasibility of connecting communities with high concentrations of private wells, such as, Ruhestroth, Johnson Lane, Topaz Lake and Topaz Ranch Estates, to public water systems.	1-5
 <b>Action 5</b> Create incentives to encourage existing development to connect to public water and sewerage systems upon public service provider's system expansion, particularly in areas with high concentration of nitrates reaching groundwater, such as Johnson Lane, and Ruhestroth.	3-5
 <b>Action 6</b> Evaluate and update development exaction regulations to address capital improvements, intersection impacts, road or turning lane impacts, impacts to water or the sewer system and other needs.	1-3
 <b>Action 7</b> Evaluate the feasibility of establishing impact fees in urban service/receiving areas (areas where increased density is proposed) to support expansion of required infrastructure and public facilities.	1-3
 <b>Action 8</b> Identify appropriate locations for infrastructure before it is needed by projecting the location of future growth.	1-3


		Priority
<b>PF PUBLIC FACILITIES, SERVICES &amp; RECREATION</b>		
 Action 9	Evaluate and update the definition of publicly valuable open space to include the provision of active recreation opportunities in less critical habitat to relieve recreation pressure in areas of more critical habitat, and manage public lands access.	1-3
 Action 10	Evaluate private land recreation needs and management to relieve the impact on public lands.	3-5
 Action 11	The County should establish an open space acquisition program that identifies acquisition area priorities based on capital costs, operation and maintenance costs, accessibility, open space needs, resource preservation, ability to complete or enhance the existing open space linkage system and unique environmental features. Techniques for acquisition may include fee simple acquisition, acquisition of development rights, transfer of development rights, clustering, or other measures.	5-10
 Action 12	The County shall utilize State of Nevada standards for the evaluation of new septic systems on the basis of the site's susceptibility to groundwater pollution by septic effluent.	3-5
 Action 13	The County shall continue to monitor areas with high septic system densities for signs of groundwater contamination from nitrates.	Ongoing
 Action 14	Douglas County will prepare amendments to the Development Code to support a Dig Once Policy for underground telecommunications and fiber infrastructure.	1-3
 Action 15	Evaluate database offerings, including Nevada State Library and other database additions/subtraction.	3-5
 Action 16	Pursue development of trail concept plan for the upper Kingsbury Grade segment of Pony Express National Historic Trail.	3-5

		Priority
<b>PF PUBLIC FACILITIES, SERVICES &amp; RECREATION</b>		
 Action 17	Update the Comprehensive Trails Plan	3-5
 Action 18	Partner with and support USGS to have the Numerical Groundwater- Flow Model of the Carson Valley, Douglas County, Nevada and Alpine County, California model updated, in order to develop a complete understanding of the availability and quality of water in the Carson Valley/Carson River Basin.	1-3
 Action 19	Develop a regional water resource plan pursuant to NRS 278.	3-5
 Action 20	Update the water conservation plan pursuant to NRS 540.	3-5
 Action 21	Update the AB240, growth management report as required.	Ongoing
 Action 22	Douglas County will implement the Airport, Johnson Lane, Alpine View Estates, and Ruhestroth Area Drainage Master Plans.	1-3
 Action 23	New Action. Douglas County should encourage funding for art and cultural facilities and form a public arts coalition between the Towns of Minden and Gardnerville, Main Street Gardnerville, the Carson Valley Arts Council, and other interested parties, to enhance cultural and performing arts.	1-3

**Priority Explanation in years | 1-3 (High) 3-5 (Medium) 5-10 (Low)**

		Priority
<b>PS PUBLIC SAFETY</b>		
 Action 1	Update and refine Urban Wildland Interface and steep slopes maps, and consider adopting the International Wildland Urban Interface Code (IWUI) within the East Fork Township.	1-3

	Priority
<b>PS PUBLIC SAFETY</b>	
 <b>Action 2</b> Evaluate and update development regulations for naturally hazardous areas based on mapping and other relevant data.	1-3
 <b>Action 3</b> As part of each Master Plan Update, the Community Development Department, in coordination with East Fork Fire and the County Sheriff, will provide an evaluation of population growth and changing demographics in order to effectively maintain fire service coverage and police services at an optimal level.	5-10
 <b>Action 4</b> Respond to and prepare for continued increases in emergency and non-emergency medical responses, with consideration to the aging population, new senior living facilities, and the evolving socio-economics of the Douglas community.	1-3
 <b>Action 5</b> Meet the national standards for emergency response times for Emergency Medical Services (EMS) calls, fire calls, and department standards for police Priority 1 calls.	Ongoing
 <b>Action 6</b> Evaluate new technological advances and programs to modernize public safety efforts and provide efficient and effective services in the most cost-effective manner.	Ongoing
 <b>Action 7</b> 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.	3-5
 <b>Action 8</b> 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.	1-3
 <b>Action 9</b> Investigate acquisition of rights-of-way, development of conveyances, and utilization of wetlands southeast of Genoa as possible detention facilities.	3-5
 <b>Action 10</b> Establish and enhance neighborhood programs to involve the community in crime and fire prevention, disaster preparedness, and shelter management.	3-5

		Priority
<b>PS PUBLIC SAFETY</b>		
 <b>Action 11</b> Areas Developed by serial land parceling should be studied and the current water conveyance capacity of the infrastructure should be verified. Deficiencies should be noted and corrected as practicable. Downstream capacities should be analyzed and improved if needed.	3-5	

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## MASTER PLAN ANNUAL REPORTS AND ACCOMPLISHMENTS

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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. In 2016, 2017, 2018, 2019, and 2020 data from the report was presented to the Planning Commission and Board of Commissioners in various ways through the presentations included as part of the 20 year master plan update.