Public Comments

Received as of 10/16/2020 at 10:00 am

Planning Commission

Master Plan Special Meetings

10/20/2020 & 10/21/2020 at 1:00 pm

Zoom

From:	skidmh
To:	Inbox - masterplan
Cc:	David Hennig
Subject:	Added feedback to Master plan.
Date:	Monday, October 12, 2020 8:13:00 PM

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I recently moved from Truckee to Douglas County. I took the survey and like most folks based on the results heavily favor open space and support of local ranching. I would like to see some more work on trails and that I put in my survey comments.

This email is to focus on some of the questions that seemed biased or maybe had a hidden agenda. Support housing for people with disabilities. What are we really saying and asking? Of course, we want to be open to people with disabilities and there are already laws on the books. The question doesn't really get at what actions is the county looking to take? Build specific housing just for the disabled? I had some of the same feelings on affordable housing. We want to be sensitive to affordability when passing new laws like requiring sprinklers on all new construction which they have in Truckee. Is this the question or is it the County actually subsidizing housing? It was very hard to know what we really being asked.

My input is I don't want the type of Government meddling that is now standard in Truckee where developers having to put in low income housing to build a new market house. Leave it to the market. If Walmart has to pay $15 or $18/hr to people so they can afford to live here so be it. Apartments in the already dense sections along 395 is fine but the county shouldn't over meddle. Set zoning, protect open space, buy land as feasible that <u>all</u> people can enjoy, but don't be California.

David Hennig
884 Evan Ct.
Gardnerville.

From: Judy Larquier
To: Inbox - masterplan
Subject: Comments on master plan
Date: Wednesday, September 16, 2020 11:43:27 AM

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I would like to see Douglas County embrace the cultural arts more.
We have one small arts organization that is trying to fundraise and bring a new venue to Douglas County at the old Copeland building. We currently have no venue that can more than a couple hundred people and is booked out two years in advance. I would like to see Douglas Country join forces with this organization to make this project happen.
I would also like Douglas County to improve its relationship with all arts overall, whether it be plays, music, murals, art in the park, sculptures or art classes. Douglas County needs more art culture!

From: Thran-Zepeda, Coleen
To: Inbox - masterplan
Subject: FW: Comments on County Master Plan Update
Date: Tuesday, October 13, 2020 7:46:14 AM

-----Original Message-----
From: Anne <aelson3485@gmail.com>
Sent: Monday, October 12, 2020 3:34 PM
To: Paul Minault <pminault@earthlink.net>; List - X Planning Department <planning@douglasnv.us>; pminault@gmail.com; Ellen Waller <tahoellie@yahoo.com>
Subject: Re: Comments on County Master Plan Update

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Paul -

I agree with you. It is sad to see so many multi million dollar houses going up in this area right now. I really don't know what the county is doing in terms of providing for or approving plans for low cost housing which is definitely needed. Anne

On 10/12/2020 2:25 PM, Paul Minault wrote:

> [Note: I am also sending this through my gmail account, since I still
> cannot communicate w the county via this account, which has all of
> your addresses. Ellie, could you also please forward this to the
> county, since I don't trust either of my accounts to get through--and
> add any further thoughts along this line that you may have in an
> attached paragraph. Thanks]

Please consider how to address emerging social/political issues in the
> new Master Plan that have the potential to impact land use decisions,
> or which the county could in part address through land use decisions.
> Issues that come to mind and examples of possible land use linkages
> include: systemic racism and management of native American land uses;
> growing class inequity and management of the housing mix in new
> developments; lack of upward mobility for the working class and
> development of new or expanded educational facilities; aging of the
> boomer generation and availability of elder housing and health and
> social services; unavailability of health care for significant
> segments of the population and the availability of facilities to serve
> vulnerable populations including the homeless, drug and alcohol
> abusers, women and children, veterans and the aged, and the
> chronically ill; the growing frequency of potential and actual
> pandemics combined with the use of technology to maintain the work
> force and related population flight from urban areas to rural
> counties, combined with greatly increased demand for access to open
> space; political polarization resulting in less effective governance
> at all levels of government and higher levels of social disruption
> which impact the delivery of government services, most visibly police
> and fire; and climate disruption and its impacts on agriculture, flood
> control, fire prevention and management, and wildlife and the natural
> environment.

Doubtless I have missed a few others, but you get the idea. Simply

> focusing on a hurried revision of the 2011 plan and 2016 revisions
> might overlook much or all of this.

From:	Booth, Samuel <sbooth@douglasnv.us>
To:	Inbox - masterplan
Subject:	FW: Master Plan Input
Date:	Thursday, September 17, 2020 5:26:22 PM
Attachments:	image001.png

From: Jan Vandermade <jan@visitcarsonvalley.org>
Sent: Thursday, September 17, 2020 4:41 PM
To: Dallaire, Tom <tdallaire@douglasnv.us> <tdallaire@douglasnv.us>
Cc: Davidson, Jenifer <jrdavidson@douglasnv.us> <JRDavidson@douglasnv.us>
Subject: Master Plan Input

Greetings to both of you - earlier today we held our monthly CVVA board meeting in which we are seeing broad community participation and some great collaboration/announcements. Lisa attends our meetings regularly.

One topic came up and I'm hoping I can put in a good word here (and

within your overall pursuit of master plan input). Arts and Culture. I have already completed my survey (which by the was very simple and straightforward). The request in my e-mail here is simply to ask that at least one of the categories or subsets in the master plan please include express objectives for Arts and Culture integration and actionable items. As a couple of examples, there are more frequent conversations developing within our community around public art as well as various considerations for performing arts.

If I need to redirect this input elsewhere, please let me know and thanks for listening (in all ways). It shows!

Best wishes.

Jan

JAN VANDERMADE
Executive Director
VisitCarsonValley.org

1477 US Highway 395 North, Ste C, Gardnerville, NV 89410
775.782.8145

From:	Thran-Zepeda, Coleen
To:	Inbox - masterplan
Subject:	FW: Master Plan Revision
Date:	Tuesday, October 13, 2020 7:45:47 AM

From: paul minault <pminault2@gmail.com>
Sent: Monday, October 12, 2020 2:18 PM
To: List - X Planning Department <planning@douglasnv.us>
Subject: Master Plan Revision

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Please consider how to address emerging social/political issues in the new Master Plan that have the potential to impact land use decisions, or which the county could in part address through land use decisions. Issues that come to mind and examples of possible land use linkages include: systemic racism and management of native American land uses; growing class inequity and management of the housing mix in new developments; lack of upward mobility for the working class and development of new or expanded educational facilities; aging of the boomer generation and availability of elder housing and health and social services; unavailability of health care for significant segments of the population and the availability of facilities to serve vulnerable populations including the homeless, drug and alcohol abusers, women and children, veterans and the aged, and the chronically ill; the growing frequency of potential and actual pandemics combined with the use of technology to maintain the work force and related population flight from urban areas to rural counties, combined with greatly increased demand for access to open space; political polarization resulting in less effective governance at all levels of government and higher levels of social disruption which impact the delivery of government services, most visibly police and fire; and climate disruption and its impacts on agriculture, flood control, fire prevention and management, and wildlife and the natural environment.

Doubtless I have missed a few others, but you get the idea. Simply focusing on updating the 2011 plan and 2016 revisions might overlook much or all of this.

Thank you, Paul Minault

From:	Booth, Samuel <sbooth@douglasnv.us>
To:	Inbox - masterplan
Cc:	Dallaire, Tom <tdallaire@douglasnv.us>
Subject:	FW: Public Comment
Date:	Wednesday, September 02, 2020 8:48:48 AM
Attachments:	image001.png image003.png

Public comment. See below.

Samuel R. Booth, AICP
Planning Manager
Douglas County Community Development
775-782-6210
1594 Esmeralda Ave. Minden, NV 89423

From: Blosser, Melissa
Sent: Wednesday, September 02, 2020 8:40 AM
To: Booth, Samuel <sbooth@douglasnv.us>
Subject: FW: Douglas County Launches 2020 Master Plan Text Update Resident Survey and Reminds the Public of Workshops

Melissa Blosser

Community Relations and Public Information Manager
Douglas County, Nevada
1594 Esmeralda Ave.
Minden, NV 89423

Cell: 775-781-6886
Office: 775-782-9821

Websites:
www.douglascountynv.gov/
sheriff.douglascountynv.gov/

Press Releases | Notifications| Social Media Information

From: Shirley Rash <shirleyrash@gmail.com>
Sent: Tuesday, September 1, 2020 5:08 PM
To: Blosser, Melissa <MBlosser@douglasnv.us>
Subject: Re: Douglas County Launches 2020 Master Plan Text Update Resident Survey and Reminds the Public of Workshops

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It wouldn't be in any survey so I'm making a SUGGESTION to see if SOMEBODY could find a way to fix the dirt road between Jacks Valley Rd. and Walmart a regular street a reality someday.
My husband seems to think that it is Federal land. Isn't there somebody somewhere who could investigate a way to fix it so they pave that road/street so it's easier for somebody who does not drive to get to Walmart easier. My transportation for when I'm alone is a mobility scooter. It doesn't like the dirt road even though it CAN go over dirt. I can't go by way of the highway and the little road next to Best Buy because it's too narrow and somebody could be going toooooo fast and never see me.
I usually go the street parallel to the dirt road to the left of the dirt road, but at the end is a short dirt path and then the end of the dirt path is the dirt road that isn't paved and then there is a little hill that is TERRIBLE with dirt and big rocks before you get to the Topsy shopping center next to where Payless Shoe Source used to be. In order to get to the sidewalk there is no disability ramp. I'm referring to the area just before you get to

the shopping center.
There should be an easier/safer way to get to Walmart from Vista Grande Blvd. for somebody who uses a mobility scooter. IF they paved it for cars, they could at least add a bike lane for somebody like me.
When we purchased our house the map we referred to showed that there was a street that went all the way through to Walmart. It doesn't and the only bus has to have a 2 day warning before they will pick you up.
Paying that dirt road would help other people looking for an easier way to get home without going on the highway, especially when it's messed up due to an accident. It would benefit a lot of people, not just me or people who ride a bike or walk to Walmart.
Shirley Rash

On Tue, Sep 1, 2020 at 4:36 PM Douglas County <mblosser@co.douglas.nv.us> wrote:

The survey can be found **here**,
https://woodpolls.com/limesurvey/index.php/599288?newtest=Y&lang=en

September 1, 2020

Minden, NV- Douglas County launched a survey intended to capture public input on the goals and objectives contained in the Douglas County Master Plan text.

The Master Plan guides the decisions of the Board of County Commissioners and the Planning Commission related to the long-term planning and development of the County over the next 10-20 years. The survey opens on September 1, 2020 and will close on September 30, 2020 at 5:00 p.m. A link to the survey can be found **here**.

The public can also access the survey by visiting the Master Plan Webpage at: **www.douglascountynv.gov/2020Masterplanupdate**

“We want to know where residents, businesses and stakeholders see this community in 20 years,” said Tom Dallaire, Director of Community Development. “Public input on the Master Plan is crucial to shaping the future, it is important as many residents as possible are involved in the update to the Plan."

The County also wishes to remind the public there are additional ways to get involved. The County is hosting interactive workshops and socially distanced workshops both in person and virtually. This will provide residents and stakeholders of Douglas County with an opportunity to provide their input. Attendees will be able to ask questions and voice their opinions about what they would like to see for the future of Douglas County. Details about the workshops can be found at:
www.douglascountynv.gov/2020Masterplanupdate

Public comment regarding the 2020 Master Plan Text Update may also be submitted in writing for consideration. Douglas County is actively seeking comments on the 2020 Master Plan Text Update now. Please submit comments and/or questions to Tom Dallaire, Director of Community Development, or Sam Booth, Planning Manager at 775-782-6210 or via email at masterplan@douglasnv.us.

Sent by:
Melissa Blosser,
Community Relations and Public Information Officer
775-782-9821
Douglas County Manager's Office mblosser@douglasnv.us

Unsubscribe shirleyrash@gmail.com

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From: Louis Larquier
To: Inbox - masterplan
Subject: Genoa Lane River Park (Willow Bend Park)
Date: Monday, September 07, 2020 10:36:57 PM

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I would like to see monies dedicated and action taken to develop Genoa Lane River Park (Willow Bend Park). The Carson River is an underutilized asset to this community that needs more attention.

Judy Larquier
795 Pawnee St
Carson City, NV 89705

From: Joe P535
To: Inbox - masterplan
Subject: Master planning
Date: Thursday, October 15, 2020 3:02:52 PM

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Many roads and intersections are inadequate making them unsafe and improvements need to be made before the county can grow without uncontrolled traffic congestion and unsafe driving conditions.

Entrances and exits to Gardnerville Ranchos need safety improvements on Riverview onto 395 including golf course carts crossing Riverview, turning into Long Valley Road from Riverview is a hazardous turn because ongoing traffic on both sides of the turning vehicle are very close and the turn onto Kimmerling from Route 88 is not well defined.

Housing development planning in the Carson Valley without improvements in existing roads and streets only creates traffic congestion and unsafe driving conditions. If the auto is king then the existing roads are the queen needing attention and improvements to accommodate new development.

Best regards,

Henry Pelifian
Gardnerville Ranchos

From: Virginia Starrett
To: Inbox - masterplan
Cc: Cates, Patrick <pcates@douglasnv.us>; Barry Penzel; Walsh, Lawrence "Larry" <lwalsh@douglasnv.us>; Nelson, David "Dave" <dnelson@douglasnv.us>; Engels, John <jengels@douglasnv.us>; Rice, Wesley <wrice@douglasnv.us>
Subject: Masterplan Strategy & Request for Reservation
Date: Sunday, August 23, 2020 6:30:02 PM

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The "2020 Master Plan Text Update" posted on the new website is confusing at best. For starters, where is the actual Master Plan text update? Since I cannot believe our county would be asking folks to offer "suggestions and comments" in a vacuum, nor can I imagine the expectation is supposed to be that folks READ and STUDY the 2016 Master Plan rejected draft and use that as a "starting point" for "suggestions and comments" (as that would be particularly useless considering the magnitude of the task and the unlikelihood that the new text proposed by "a Wood Rogers" would have much of a relationship with the 2016 botched document), I am at a loss as to what kinds of "suggestions and comments" are being sought, or could even be coherently prepared. What format is going to be used? What "topics" will be included? What "topics" are planned to be removed? What topics are being considered to be added?

Without the philosophical intention of the county (Planning Commission? BOCC? Staff?) being offered, all else is like blowing in the wind.

If you mean to give folks the impression that you intend to take the ideas of the people who live in Douglas County into account, but you really aren't trying very hard to lay a foundation on which meaningful feedback would result, you have accomplished your goal.

A much more credible approach to this task would be for YOU to breakdown the Master Plan into those topics the County has in mind and provide the draft text for the current "2020 Update" on those topics.. This would need to be done NOT IN A PRESENTATION, but in document form. In fact, copies of each section of the "draft update" should be readily available for county residents to ponder for at least a week prior to any workshop.

At least one workshop should be held separately on EACH topic section to begin with, and then a second workshop indicating the changes made as a result of the first workshop should follow so that interested county residents get a "heads up" on what's going to end up in that topic section.

I would also hope that the towns and GIDs would have ample opportunity to meet with their constituents to discuss those topic sections in the updated version of the Master Plan that apply specifically to them. THIS input, I would think, would be actually needed prior to

asking for any public feedback.

Lastly, in my opinion, the 2016 version of the Master Plan missed the mark grammatically by a wide margin. I suspect the nature of how the document evolves through amendment after amendment over the years is to blame in addition to (what I see as) the lack of English skills by the entity who was drafting the document in the first place. With this in mind, I'm crossing my fingers that someone at "a Wood Rogers" (whose identity as presented on the website contains a grammatical error in itself) understands how to craft a professional document of which our county can be proud.

[By this email, I am asking for a reservation for the September 11 workshop as well].

Ginger Starrett, Retired English Instructorue

Additional Public Comment

Received as of 10/19/2020 at 4:00 pm

Planning Commission

Master Plan Special Meetings

10/20/2020 & 10/21/2020 at 1:00 pm

Zoom

From:	Ellie
To:	List - X Planning Department; Nelson, David "Dave" <dnelson@douglasnv.us>; Engels, John <jengels@douglasnv.us>; Rice, Wesley <wrice@douglasnv.us>; Walsh, Lawrence "Larry" <lwalsh@douglasnv.us>; Penzel, William <wpenzel@douglasnv.us>; Cates, Patrick <pcates@douglasnv.us>; Inbox - masterplan
Cc:	Poole, Amy <APoole@douglasnv.us>; Wood, Natalie <nwood@douglasnv.us>
Subject:	Comments for the Record for the Oct 20-21 Plng Comm Master Plan Update workshops. Comments on Pages 1-3
Date:	Saturday, October 17, 2020 2:07:24 PM
Attachments:	Master Plan comments for PC workshop Oct 20-21, 2020 pages 1-3 consultant version.docx.pdf

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Please accept these Comments for the Record for the Oct 20-21 Plng Comm Master Plan Update workshops. Comments on Pages 1-3

Respectfully, Ellie Waller

October 17, 2020

Comments for the Record Ellie Waller for the October 20-21, 2020 Planning Commissioner Workshop Meetings and for Consultant, Staff, Board of County Commissioners and Public Consideration

I'll preface my comments by stating that staff was given direction to complete the Master Plan Update with a 'Mission Impossible" timeline. This Master Plan Update process is contentious and broken. Direction to complete Future Land Use Maps first which only capture what the County wants to see in the future and not allowing for public input, is not the approach that should have been taken.

The Community Plans are the framework for which the Future Land Use Maps should have been based upon. Staff/consultant making recommendations and changes on the individual community plans without a formal process should not be considered a community plan update. Some input from individual members of the public has been recognized in the consultant version but is not a substitute for allowing the entire community affected to comment through a formal process.

Furthermore, Staff and Planning and Board Commissioners base their approvals on the 2019 Future Land Use Maps that may or may not be consistent with the recommendations of those who live there for their vision of the future based on what is currently the built environment.

Page 2 The Chapter Matrix. The Executive Summary and Community Profile as shown (should be County Profile?) are not in the current packet for review. These sections provide invaluable information and must be available for public review to comment on its content and relationship to the goals, policies and content of each element. Examples of the most readily available information necessary for discussion and comment: number of housing units, population, etc.

Chapter Matrix for 2011 Master Plan to 2016 Master Plan to the 2020 Master Plan

2011 Master Plan Chapters (13)	2016 Draft Master Plan Chapters (12)	2020 Draft Master Plan Chapters (8)	What's new with 2020
1. Framework	Executive Summary 1. County Profile	**Executive Summary & Community Profile**	Background, Intro, new data collection

The consultant version of 2020 Master Plan Implementation Plan Element does not provide the 2011 Action Matrix status or the 2016 Action Matrix status. Those Action items must be ACCOUNTED for and statused. Simply stream-lining doesn't make the Actions go away.

When will an Action Matrix that takes into account all Actions since the 2011 approval and 2016 Draft Master Plan (not approved) be made available for comment along with a Matrix for the newly proposed Action items in the consultant version? This question must be answered at the upcoming Planning Commission workshop.

One Big Matrix for accountbility should be included in the 2020 Draft Master Plan Update. We cannot keep kicking the can down the road or sweeping incomplete items under the carpet.

13. Implementation	12. Implementation	**Implementation**	Summary of Goals/Policies, develop strategies for implementation.

For reference: links to 2011 and 2016 Action Matrix

2011

https://www.douglascountynv.gov/UserFiles/Servers/Server_12493019/File/Visitors/Dept/Community%20Development/Planning%20Division/Master%20Plan/Chapter%2013_Implementation_All_201302271717152935.pdf

2016

https://www.douglascountynv.gov/UserFiles/Servers/Server_12493019/File/Visitors/Dept/Community%20Development/Planning%20Division/Master%20Plan/Draft%20Chapters%20of%202016%20Plan/Draft_Implementation_Element_Web_201709071409224790.pdf

Douglas County Master Plan: Goals, Policies & Actions

In September, Douglas County staff in partnership with Wood Rodgers, held four (4) in person and live streamed public workshops in September 2020, with approximately 20 attendees and 30 live stream viewers. The workshop presentations were also recorded and placed on the Master Plan Text Update website. To date, the presentations have been viewed 185 times. In addition, staff solicited feedback from the public on the proposed goals contained in the Master Plan beginning September 1st through September 30th. The survey received 1,518 views from the public, and generated input from 1,015 participants.

This document includes a preview of the proposed Master Plan format, the proposed goals as revised and presented in the workshops, and the newly proposed policies and actions based on feedback from the Board of County Commission, the Planning Commission and members of the public.

Paragraph 1 Page 3 (above) is not necessary or useful. We should be providing the future generations, that will be updating this Master Plan, a historical accounting of the attempts to get to this version and update. The Overview and Chapter Matrix for 2011 Master Plan to 2016 Master Plan to the 2020 Master Plan partially provide and explain where we started and where we are today.

"The process to update the Master Plan began in 2016 and included extensive public outreach efforts. For this reason, the Board of County Commissioners and the Planning Commission decided to retain the public input and draft language from 2016 and use it as the basis for the text update in 2020. The matrix below contains the existing Master Plan elements from the 2011 adopted plan, the draft elements from 2016 and the proposed elements from the 2020 update."

Page 3 Paragraph 2 comment:

Providing a preview is not providing the entire document for review and comment. The public IS ENTITLED to the entire document to provide comprehensive and meaningful input for consideration at the upcoming October 20-21, 2020 workshops.

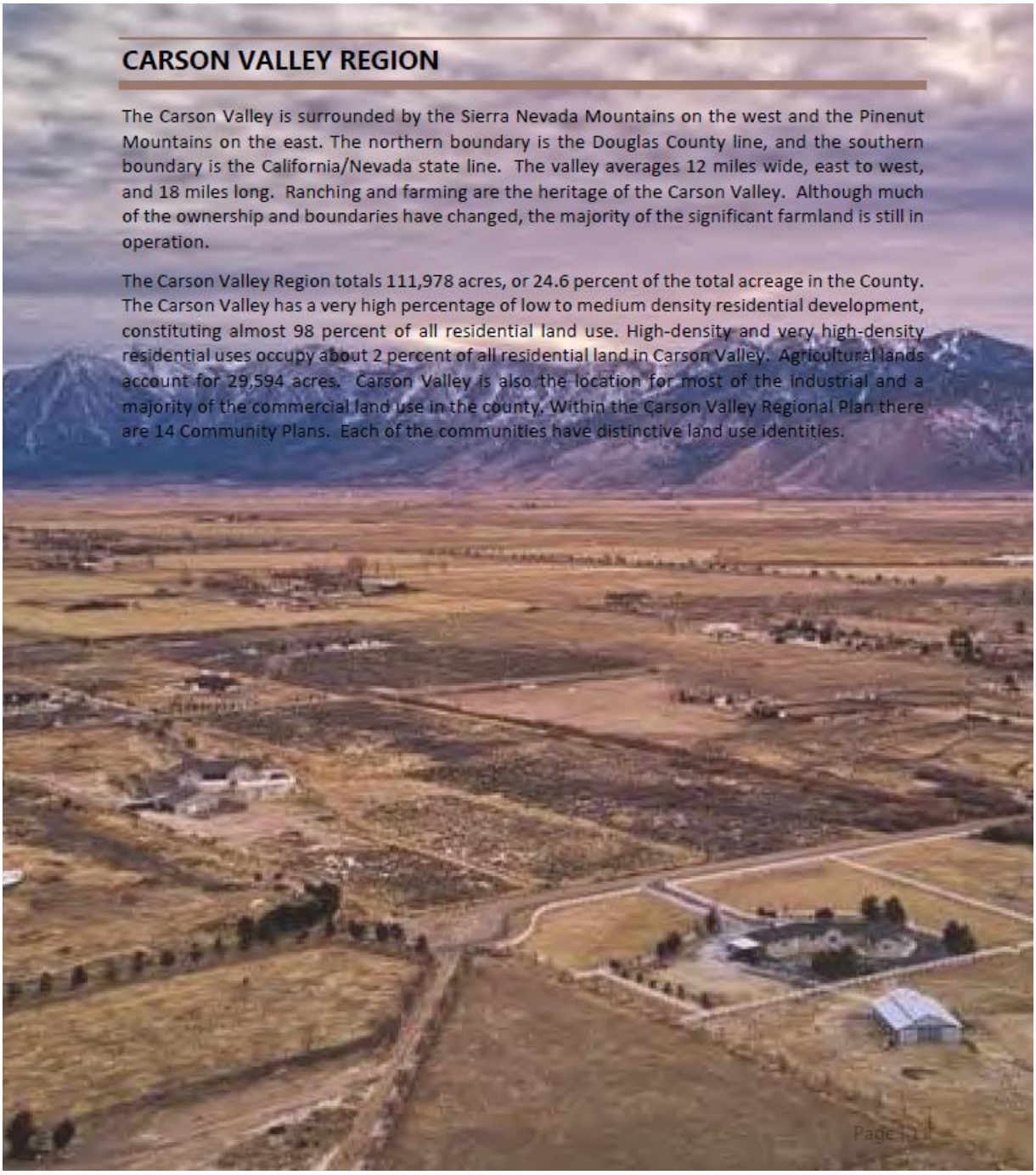
Providing an incomplete Master Plan Draft is yet another reason to postpone the approval until such time that the entire Draft Master Plan can be provided to the Planning Commissioners, Board of County Commissioner, agencies' and the public that will be commenting on its final version for approval.

When will the full Draft Master Plan be available? This question must be answered at the upcoming Planning Commission workshop. Waiting to release the entire draft for comment in early November for the Planning Commission recommendation hearing is disingenuous as the entire document should be available for comment now.

General Comment

Page 11

Pretty pictures are fine but not when it makes it difficult to read text or page number



From:	Booth, Samuel <sbooth@douglasnv.us>
To:	"Hope Sullivan"
Cc:	Inbox - masterplan
Subject:	RE: public comment: Master Plan Update
Date:	Monday, October 19, 2020 6:48:22 AM
Attachments:	image001.png

From: Hope Sullivan [mailto:hvsplanning@gmail.com]
Sent: Sunday, October 18, 2020 2:26 PM
To: Booth, Samuel <sbooth@douglasnv.us>
Cc: Gregory, Cynthea
Subject: public comment: Master Plan Update

Sam:
Please forward my comments to the Commission for its consideration.

East Valley Community Plan: This looks great!

Plan For Prosperity: I suggest that The Plan for Prosperity NOT be adopted in its entirety, but rather only those portions that are specific to Minden and Gardnerville be incorporated into the Master Plan. The Plan for Prosperity policies 1.17 and 3.42 call for detention in the upper reaches of the wash. These improvements are NOT within the Minden or Gardnerville community plan boundaries. To the extent a policy addresses something outside of the community plan boundary, it does not belong in the community plan. Stormwater management and flooding are addressed in the Public Safety element. This is where the

County's policies relative to stormwater and flooding should be housed. This will allow for clarity as to the County's policies as well as transparency.

Noise: Quiet in the County is as valuable as the open space and the night skies. Agriculture and Conservation Policy 12 addresses noise, but the policy (to a large extent a carry over) is confusing. If we as a community value our quiet, we should have a policy that acknowledges this value and creates a maximum decibel level measured at the property line of the noise source. I suggest 60 decibels.

Growth Management and Housing Action 5: Add "quiet" as a consideration in updating development regulations in rural areas.

This was clearly a ton of work. Thank you to everyone who worked on it!

Hope Sullivan

From: Brian
To: List - X Planning Department
Subject: Comments on Master Plan Text Update
Date: Monday, October 19, 2020 7:24:35 AM

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

The Planning Commission has a Special Meeting scheduled for October 20 and 21.
Item 1: Public Hearing on the Douglas County Master Plan Text Update.

Though I support the majority of what appears in the Staff Presentation material, Arts & Culture appear to be only an afterthought for inclusion.
Douglas County must take a more active role in leading the support for Building Arts & Culture Facilities, Creating Art Districts and Studio Spaces, Developing Public Art Protocol, and especially Promoting Public Funding and Partnerships for the Arts.

With regard to the new structure of Elements, it is entirely possible that Arts & Culture could have its own Element in the Master Plan.
There is an opportunity here to acknowledge the potential that Arts play in revitalizing our downtown areas and the impact Arts can have on Economic Vitality.
Think about what Art Districts, Performance Spaces, Public Art, Galleries, and Studio Spaces could do for Cultural Tourism in our community.
An Arts & Culture Element in the Master Plan could even trigger the creation of a Douglas County Cultural Commission – an advisory board to the County Commissioners for matters relating to arts and culture for benefit of all residents and visitors.

In review of Goals, Policies, and Actions…
Again, Arts & Culture is lacking in the current draft.

- Element 3. Economic Development / Policy 10 does state: "Increase opportunities for public art by recognizing the economic benefits of promoting public art and culture through increases in tourism, jobs for artists, and by creating a source of community pride."

This is a start. But in regards to this Policy, there should be an Action Item to 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.

- Element 5. Public Facilities, Services & Recreation / Policy 26 does state: "Develop and maintain facilities which support the cultural and performing arts interests of our residents and visitors."

There should be the addition of Action Items which identify a supportive position for Public

Funding in support of these facilities and the creation of a Coalition or Interlocal Agreements that develops the necessary partnerships with the Towns, Main Street Gardnerville, the Carson Valley Arts Council, and others.

Please consider adding MORE to the Master Plan in support of Arts & Culture.
Thank you.

Brian Fitzgerald
Gardnerville Ranchos

Sent from Mail for Windows 10

From:	Ellie
To:	List - X Planning Department; Nelson, David "Dave" <dnelson@douglasnv.us>; Engels, John <jengels@douglasnv.us>; Walsh, Lawrence "Larry" <lwalsh@douglasnv.us>; Rice, Wesley <wrice@douglasnv.us>; Penzel, William <wpenzel@douglasnv.us>; Cates, Patrick <pcates@douglasnv.us>
Cc:	Poole, Amy <APoole@douglasnv.us>; Wood, Natalie <nwood@douglasnv.us>
Subject:	Comment for the Record 10-20-2020 Planning Commission Workshop
Date:	Monday, October 19, 2020 8:53:35 AM
Attachments:	Master Plan 2020 request for annual reports Oct 2020.pdf

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Please accept this comment for the record for the 10-20-2020 Planning Commission Workshop
Respectfully, Ellie Waller

Master Plan Comments for the Record Ellie Waller for the October 20-21, 2020 Planning Commissioner Workshop Meetings and for Consultant, Staff, Board of County Commissioners and Public Consideration

I am requesting that Community Development or the appropriate member of the staff provide me the past Annual Reports (A report from 2012, 2013, 2014, 2015, 2016) from the Planning Commission as directed by NRS 278.190. I believe the last annual report was completed in 2016. Not sure why reports were not provided by the Planning Commission in 2017, 2018, 2019. Will an annual report be completed for 2020? I would like this information before the November 4, 2020 Planning Commission Hearing.

The information provided will assist in future comments on the proposed Final Draft that will be the subject of the November 4, 2020 Planning Commission Hearing where the commissioners will provide Staff? Nd/or consultant final recommendations. The public will have the opportunity to comment until early December when the County Commissioners will vote on the Master Plan approval.

Language from the 2011 Master Plan Implementation

Each Element of the 2011 Douglas County Master Plan identifies current and future issues facing Douglas County related to land use, transportation, housing and other functional areas and sets forth specific goals, policies, and actions to address these issues. In order for the 2011 Master Plan to be successful, it will require constant monitoring with annual reports which document the progress in implementing the goals and actions adopted in each Element.

The Douglas County Planning Commission is required to submit an Annual Report to the Board of Commissioners on the progress of implementing the Master Plan (NRS 278.190). Figure 13.1 lists all of the actions contained in the 2011 Master Plan. Each action is associated with one or more primary entities and also includes target completion dates. High priority items are shown for the year 2012, medium priority actions are shown for 2013-2014, while low priority action items are targeted for 2015-2016, the last year for the current Master Plan. Since the existing Master Plan, which was first adopted in 1996, will be 20 years old in 2016, the Action Matrix also includes an action item for the preparation of a new Douglas County Master Plan.

What is the status of the Action Items from the 2011 Master Plan Version?

https://www.douglascountynv.gov/UserFiles/Servers/Server_12493019/File/Visitors/Dept/Community%20Development/Planning%20Division/Master%20Plan/Chapter%2013_Implementation_All_201302271717152935.pdf

What is the status of the Actions Items from the 2016 Master Plan Version?

https://www.douglascountynv.gov/UserFiles/Servers/Server_12493019/File/Visitors/Dept/Community%20Development/Planning%20Division/Master%20Plan/Draft%20Chapters%20of%202016%20Plan/Draft_Implementation_Element_Web_201709071409224790.pdf

http://lands.nv.gov/uploads/documents/Docs_and_Pubs_E2017-146.pdf Nv Planning Guide 2017 Page 5

> Nevada planning law does not mandate how often Master Plans should be prepared or updated. However, NRS 278.190 does require that the Planning Commission prepare an annual report to the governing body with any recommendations concerning the Master Plan. Typically, the planning staff will prepare this report for the Planning Commission.

Taking credit for completion of Action items (within the Implementation Element) on the record is important. Removing Action items because they are no longer applicable should be noted. Moving the target completion date should require an explanation. Simply removing a previous action item does not assist in developing a good framework for the current Master Plan that is to be adopted.

From:	Jim Slade
To:	Thran-Zepeda, Coleen
Subject:	Comments for OCT.20/21, 2020
Date:	Monday, October 19, 2020 11:18:52 AM
Attachments:	Proposed 2020 updates to the Douglas County Master Plan, PC, Oct. 20-21, 2020.docx

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Please add the attached comments to the supplemental materials for the PC meeting of Oct. 20 & 21, 2020.

Proposed 2020 updates to the Douglas County Master Plan

Planning Commission meeting, Oct. 20-21, 2020,

Comments by Jim Slade

1996 Master Plan (MP) was completed after significant public input over the course of years, including meetings in every identified community in Douglas County (DC). As the guiding document for the county, it reflected the will of the residents of the county as a whole. It emphasized on the first page of the introduction that the principle desire was to "keep our rural character."

2001, 2006, 2011 Master Plan updates and 2016 update (proposed) again included significant public input, including meetings in individual communities. Changes made still reflected goals and policies reflecting the public's priorities for the most part.

2020 Master Plan update has changed many goals and policies. Many of those changes are designed to make our MP more por-development. This is contrary to the public's priorities and the repeatedly expressed desire to "keep our rural character. The changes, rather than reflecting the public interest, reflect the pro-development desires of the Department of Community Development and of three County Commissioners, two of whom will only be in office until the end of 2020. Those changes, for the most part, are inappropriate and insulting.

2020 Master Plan update process has not had nearly as much public outreach and input as every prior update. While part of that is certainly due to the COVID-19 pandemic, much of it is not, and seems to be a purposeful desire on the part of Community Development, the Planning Commission and county Commissioners to limit public input. Douglas County allowed an estimated 30,000 to gather over a month ago with no social distancing and very few masks, yet the county still won't allow in-person meetings, which could easily be held at the Community Center, CVIC, or other large venues, with social distancing and masks required. The Town of Minden has been having in-person meetings for months. Community Development held in-person meetings on the MP over a month ago at the Community Center (though they were unfortunately sparsely attended).

Every Master Plan update in the past has allowed public comment on every MP element as they are considered. To now only allow three minutes of public comment at the beginning and end of each meeting is designed to limit public input. The Chairman should allow public comment on each element separately.

Oct. 20/21, 2020 MP update meetings: This one agenda item has a 469-page agenda packet, which was only made available to Planning Commissioners and the public last Thursday. It is full of survey data, 2016 MP update info (including many changes to the 2011 update, none of which are indicated), and proposed changes for 2020 (none of which are identified). The only way to identify the changes from 2011 (the current MP, which is not even included or referenced) to the proposed 2016 update, and then to the 2020 update is to flip back and forth over many pages and attempting to discern what changes have been made, which is a nearly impossible task for the entire Master Plan in such a short time period. The draft plan should be presented to the Planning Commission and the public at least a month before you consider what changes should be made. It is insulting to try to rush this through so quickly, and is only being done to accommodate pro-development individuals and groups. It is done to the detriment of the public as a whole, and only to accommodate special interests. Community Development, the Planning Commission and the County Commissioners should be ashamed of themselves for trying to rush this through in this way, which is clearly contrary to the public interest.

Recommended action: Continue this meeting until sometime in Nov., to give Commissioners and the public time to digest this massive and important update to our MP. It takes that much time to go through these 469 pages and make reasoned recommendations and comments. Our Master Plan is vitally important the county, but only if it reflects the public will, not that of special interests. Slow the process. Go out to every community to get their input, not only on their own Community Plan, but on the overall plan. Staff should be embarrassed by how few people attended their Sept. workshops, and by how difficult they have made this 469-page agenda packet to understand and follow. Do what's right for the entire community, not what's expeditious for special interests. This update has been delayed for four years, and should not be rushed now.

From:	Ellie
To:	Inbox - masterplan; List - X Planning Department; Nelson, David "Dave" <dnelson@douglasnv.us>; Engels, John <jengels@douglasnv.us>; Walsh, Lawrence "Larry" <lwalsh@douglasnv.us>; Rice, Wesley <wrice@douglasnv.us>; Penzel, William <wpenzel@douglasnv.us>; Cates, Patrick <pcates@douglasnv.us>; Ritchie, Doug
Cc:	Poole, Amy <APoole@douglasnv.us>; Wood, Natalie <nwood@douglasnv.us>
Subject:	Comments for the Record for the Land Use Element for the 10-20-2020 Planning Commission Workshop
Date:	Monday, October 19, 2020 3:14:43 PM
Attachments:	Master Plan Update Land Use Element.docx.pdf

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Please accept these Comments for the Record for the Land Use Element for the 10-20-2020 Planning Commission Workshop

Respectfully, Ellie Waller

Suggested edits and additions included

Page 4 of the Land Use Element document

Douglas County Master Plan: Goals, Policies & Actions

1. LAND USE & HISTORIC PRESERVATION

PURPOSE

The purpose of the Land Use & Historic Preservation Element is to describe current development patterns, review land use issues and opportunities, and discuss preservation issues and opportunities in Douglas County and in each Community Plan.

This chapter includes historic preservation efforts in Douglas County, maps of historic places and main street districts in Douglas County, future land use maps for each Community Plan and concludes with goals, policies, and actions to encourage development patterns that promote revitalization and investment in the towns and General Improvement Districts (GID's) while protecting agricultural and fragile lands in the rest of the County.

The Land Use Element does not include the Tahoe Basin portion of Douglas County since land use and other elements are now included in the South Shore and Tahoe Douglas Area Plans. Land Use Element Goals, Policies, and Actions for the entire County are presented first and are then followed by a section for each Community Plan in the County.

Proposed PURPOSE re-write:

The purpose of the Land Use and Historic Preservation Element is to describe land use patterns and review issues and opportunities that protect the rural and historic character of Douglas County.

This chapter captures historic preservation represented by maps of historic and main street districts. The future land use maps and community plans inspire unique community character while encouraging appropriate development patterns that provide for the protection of agricultural and fragile lands while promoting investment and revitalization.

The Land Use Element Goals, Policies and Action Items for the entire County are presented first, then followed by individual Community Plans.

The Land Use Element does not include the Tahoe Basin portion of Douglas County which is included in the South Shore and Tahoe Douglas Area Plans.

To better understand the Future Land Use Categories (for clarity of the end user of the Master Plan) the 2016 Tables 1 & 2 should be included with the most updated version of the tables. This is a prime example of stream-lining removing vital user information. Not everyone is a developer.

Table 1
Future Land Use Categories in Master Plan

Resource Land Uses	Description
Forest and Range	Designates public lands managed by the US Forest Service and Bureau of Land Management as well as private lands. Most parcels are located in the Pinenut, Sierra, and Topaz Community Plans
Irrigated Agriculture	Designates private parcels currently used for farming and ranching operations, many of which are located in floodplain areas of the Carson Valley
Residential Land Uses	
Rural Residential	Designates parcels intended for low-density residential development of 5 to 10 acres per dwelling. Provides for residential development outside of towns and GIDS that does not require urban services
Single-Family Estates	Designates parcels intended for low-density residential development of 1 to 2 acres per dwelling unit
Single-Family Residential	Designates parcels at urban and suburban densities ranging from 3,000 square feet to ½ acre per dwelling unit as well as townhomes, manufactured homes parks, and duplexes. Urban services are required and parcels are only located within urban service areas
Multi-Family Residential	Designates parcels within urban service areas suitable for multi-family development of up to 16 dwelling units per acre, or more with density bonuses.
Non-Residential Uses	
Commercial	Designates parcels appropriate for neighborhood and regional commercial development as well as mixed-use development
Industrial	Designates parcels intended for light or heavy industrial development, including offices, warehouses, and manufacturing
Community Facility	Designates parcels intended for public and quasi-public uses
Recreation	Designates parcels currently used or intended for privately owned golf courses, tennis clubs and similar uses
Receiving Areas	Designates parcels within Community Plans intended for future urban development and which require, in most circumstances, development rights from sending areas (A-19 and FR-19 zoning districts)
Washoe Tribe	Designates existing parcels under control of the Washoe Tribe of Nevada and California. All Washoe parcels include land use designations, such as agricultural and commercial, based on the Washoe Tribe's 2008 Integrated Resource Management Plan, as amended.

Table 2 provides information on each future land use designation in the Douglas County Master Plan and the zoning districts which conform to each land use designation.

Table 2
Future Land Uses and Zoning Equivalency Chart
(For Land Uses and Zoning for Tahoe Basin, see South Shore Area Plan and Tahoe Douglas Area Plan)

Future Land Use Designation	Equivalent Base Zoning District (s) *(Does not include Overlay Zoning Districts)*
Forest and Range	FR-40 Forest and Range – 40 acre minimum FR-19 Forest and Range – 19 acre minimum
Irrigated Agriculture	A-19 Agriculture - 19 acre minimum
Rural Residential	RA-5 Rural Agriculture – 5 acre minimum RA-10 Rural Agriculture – 10 acre minimum
Singe Family Estates	SFR-1 Single Family Residential – 1 acre minimum SFR-2 Single Family Residential – 2 acre minimum
Single-Family Residential	SFR 1/2 Maximum density of one dwelling unit per 0.5 acre SFR 12,000 – Maximum density of 3.63 dwelling units/acre SFR 8,000 – Maximum density of 5.45 dwelling units/acre SFR-T 8,000 – Maximum density of 5.45 dwelling units/acre SFR-T 6,000 – Maximum density of 7.26 dwelling units/acre SFR-T 4,000 – Maximum density of 10.89 dwelling units/acre SFR-T 3,000 – Maximum density of 14.52 dwelling units/acre
Multi-Family Residential	MFR – Multi-Family Residential - Maximum Density of 16 dwelling units/acre
Recreation	PR – Private Recreation
Commercial	NC – Neighborhood Commercial OC – Office Commercial GC – General Commercial MUC – Mixed Use Commercial -Maximum density of 16 dwelling units/acre TC – Tourist Commercial
Industrial	LI – Light Industrial SI – Service Industrial GI – General Industrial
Community Facility	AP – Airport PF – Public Facility*
Receiving Areas	All Base Zoning Districts
Washoe Tribe	Not Applicable

*Public Facility Zoning is permitted in all Land Uses

Page 5 of the Land Use Element document

Land Use had 7 goals in the 2016 Master Plan

Historic Preservation had 2 in the 2016 Master Plan

Douglas County Master Plan: Goals, Policies & Actions

GOALS

The following goals, policies, and actions for the Douglas County Land Use and Historic Preservation set forth priorities to protect and support land use in the next five to ten years.

Goal 1 **Implement the Master Plan Land Use Map to retain the beauty, the natural setting and resources, and the rural/agricultural character of the County within the associated community plans by providing opportunities for managed growth and development to achieve the desired land use pattern and balance between preservation and development.**

Goal 2 **Locate commercial and industrial development in locations that are consistent with the County's economic development strategy.**

Goal 3 **Preserve and promote historic, cultural, and archaeological structures, landmarks, sites, and resources as integral parts of the past and focal points to shape the County's future identity.**

Proposed GOALS rewrite:

Goal 1 Utilize the Master Plan Future Land Use Maps (to be updated as required with revised Community Plans) to retain the beauty, natural setting and resources and rural/agricultural character of Douglas County.

Goal 2 Provide opportunities for managed growth by recognizing the Growth Management Ordinance objectives to achieve a balance between preservation and development.

Goal 3 Identify appropriate locations for land use and zoning designations: Resources Land Uses, Residential Land Uses, Non- Non-Residential Uses, Receiving Area and Washoe Tribe.

Reference Only not to be included: (These tie back to the Table 1 & 2 descriptors suggested for inclusion in the Land Use Element update)

Goal 4 Preserve and promote the historical, cultural and archaeological structures, landmarks, sites and resources as reminders of the County’s heritage and carry forward its acknowledged character in the future.

Pages 6-9 of Land Use Element proposed policies

There were 34 Land Use Polices and 8 Historical Preservation Policies for a total of 42

The stream-lined version presents 29 total for the two categories. I developed my own matrix to cross-reference 2016 policies to 2020 policies to determine what was lost in the shuffle and suggested what should be revised, combined or eliminated.

LU Policy 1 is benign and too vague. "Promote the renovation and reuse of existing buildings."

Does L1 refer to Historical Preservation or all types of development? If Historical Presentation centric re-number to be sequential with other goals at the end of the list. ADD after buildings: to retain the heritage and community character of Douglas County. If applicable to all development could be the same addition.

LU Policy 2 "Establish and maintain land use plans to provide areas for different types of future land use and intensity and shall plan public services and facilities appropriate to the planned land uses."

Policy L2 needs rewording. Establish sounds like we don't have land use plans

Proposed new policy language: Land use plans shall be reviewed and updated. The plans shall be consistent with Community Plans and Development Code and shall ensure public services and facilities are appropriate.

LU Policy 3 "In reviewing development proposals, Douglas County shall consider issues of community character, environmental impact, resident security and safety, aesthetics, and efficient service delivery."

L3 "shall consider" means think about it?

Proposed new policy language: Development proposal review shall ensure community character, environmental impact, public health and safety, aesthetics, and efficient service delivery are addressed. Applicable policies of the Community Plan and Master Plan must be met, and proposals approved in accordance with the provisions of the Development Code.

LU Policy 4 "Include provisions within the Development Code for acquisition, construction, and maintenance of trails and trailhead facilities during project review. Such provisions may include allowing developers to utilize a density transfer for land set aside for public access or waiver of Parks and Recreation fees in lieu of dedication of such lands to the County."

L4 needs to be reworded. Include provisions within Development code means draft? Does it exist today?

Proposed new policy language: Development Code shall be updated to provide for acquisition, construction, and maintenance of trails and trailhead facilities during project review. Such provisions may include allowing developers to utilize a density transfer for land set aside for public access or waiver of Parks and Recreation fees in lieu of dedication of such lands to the County.

LU Policy 5 "Revise zoning districts and other development regulations as appropriate and on a continuing basis to allow development compatible with the Master Plan land use designations."

Policy L5 needs rewording. Sounds like no review of proposed changes to zoning districts or development regulations need to be vetted to make Master Plan land use designation compatible with zoning districts. What is "appropriate" and "on a continuing basis" intended to mean? Again, confusion with future land use maps not being compatible with to be updated community plans an issue.

Proposed new policy language: Zoning districts shall be reviewed annually and updated when determined to be incompatible with the Master Plan land use designations. And must be in compliance with the provisions of the policies of the Community Plan, the Master Plan and Development Code.

LU Policy 6 "The Master Plan's future Land Use Map shall not be interpreted to affect the status of existing legal uses, densities, or intensities that are not consistent with the land use designation shown on the Land Use Map for the site. Such uses shall be considered legal non-conforming uses and the Development Code shall set forth specific provisions to implement this policy."

Does Development Code need to be drafted and approved for legal non-conforming uses or does it exist today? Re-word the policy to add Development Code shall be updated to reflect legal non-conforming uses.

LU Policy 7 "Designate Urban Service Areas within identified urban communities. Urban Service Areas are those areas where development of an urban character exists or is developing. New development in these areas may be approved by Douglas County if it is consistent with the land use designations shown on the Land Use Map, if services are available at the appropriate urban levels, if applicable policies of the Community Plan and Master Plan have been met, and if developed in accordance with the provisions of the Development Code."

Needs to be re-worded and intent explained. Suggested changes: Identified Urban Service Areas are those areas where development of an urban character exists or may be developing. Using the word "is" misleads the end-user into believing "is developing" says go for it. More scrutiny is necessary during approval cycle. Maybe the area is already too urban where it used to be somewhat rural. The problem with "is developing" is a misnomer where some rural areas have been overlayed with more dense development than what previously existed due to the on-going approval of A19 land being converted into over-densified neighborhoods. The Community Plan Update process may have communities just saying NO to more residential development density.

"New development in these areas may be approved…." A balanced protocol must be established that doesn't just allow approval as shown on future land use maps until the Community Plans are updated with the local communities input and desires.

Proposed new policy language: Identified Urban Community and Service Areas are those areas where development of an urban character exists and must be in compliance with the provisions of the policies of the Community Plan, the Master Plan and Development Code.

LU Policy 8 "Plan urban communities to provide a balance of land uses, including sufficient commercial area to meet the needs of community resident"

The proposed new policy language of L7 includes the intent of L8. Eliminate 8

LU Policy 9 "Within urban areas, Douglas County shall plan locations for Multi-Family Residential uses along collector or arterial streets, adjacent to non-residential uses, and adjacent to other residential areas where the site configuration and project design can provide compatibility between residential uses. Designated areas shall be limited in size and location to not overly concentrate the multi-family use and should maximize compatibility with surrounding uses"

Another rewording necessary. "provide compatibility"?

Proposed new Policy language: Proposed Multi-Family Residential use locations in urban areas along collector or arterial streets that are adjacent to non-residential uses shall be reviewed for compliance with the provisions of the Community Plan, the Master Plan and Development Code and be limited in size and location to not overly concentrate the multi-family use.

LU Policy 10 "Allow higher densities than shown in the land use plan in Receiving Areas provided there are significant densities being transferred from the Sending Areas and the development character is consistent with the overall residential area where the project is proposed."

"development character is consistent with the overall residential area" is a misnomer where areas have been overlayed with more dense development than what previously existed due to the on-going approval of A19 land conversion and Transfer of Development Rights (TDR) being converted into over-densified neighborhoods similar to L7 descriptor issues. This ties into the necessary and re-wording of the TDR nomenclature and code to have more specificity.

The Park Development approval debacle is the example: Topaz sending area and Minden receiving area by the same land owner. The operative in L10 is "development character" is consistent with the overall residential area where the project is proposed."

The magnitude of the Park 2500 home proposal did not and does not meet any community character in Douglas County with a proposed demonstration farm, over 2000 homes, etc. with an agrihood overlay, that doesn't exist in current community development code today. Also be reminded the Development Agreement states the County will build the 4-lane highway. Development Agreements must have a level of scrutiny above and beyond what we have today. The tax-payers will be held accountable for Mueller Parkway

Proposed new Policy language: Review higher density proposals in Receiving Areas, through the Transfer of Development Rights that must be in compliance with the provisions of the policies of the Community Plan, the Master Plan and Development Code and not change the overall character of the residential area.

LU Policy 11 "Provide for the use of flexible community design techniques within Urban Service Areas to establish or revitalize neighborhoods. Mixed-Use Commercial projects, high-density traditional design, and Planned Developments are examples of these techniques, which should be considered when site design or neighborhood compatibility concerns can best be addressed by a project with a mix of uses or densities"

"flexible design techniques"? and "neighborhood compatibility concerns"? Requires intent and explanation. Mixed-use developments are not the solution to neighborhood capability. Another misnomer as density is taking over current community character. Example: Big George/Riverwood location cited to be a casino and with numerous changes to the North Douglas County Specific plan is going to be approximately 1300 homes on various lot sizes. To further exacerbate the character change is the conversion from A19 for the nearby Conway project proposal. Cumulative impacts of all those homes at buildout WIIL RESULT in a traffic nightmare at Topsy Lane as well as North Sunridge/Jacks Valley intersections.

Re-write or removal necessary. Not sure how to suggest language change.

LU Policy 12 "Plan and provide for services to urban communities at established urban service levels, while allowing rural communities to be served, in a safe manner, by rural standards of service."

NOTE: L12 policy combined a definition for urban and rural in one policy while LU Policies 7,8, 9, 10 and 11 focus on urban with no direction for rural communities. There were 4 rural policies established in the 2016 version (Goal 5) with virtually no policy direction for rural standards in 2020. Rural still exists and deserves equal attention.

LU Policy 15 "In planning for growth of its communities, Douglas County shall give first priority to development of vacant or under-utilized land within the communities ("infill" and "redevelopment") and second priority to development that expands the community. The County's policies regarding public service provision shall support these priorities."

Reword this language as the second priority notation seems to get lost and the lack of clarity to help make findings is missing. Example: vacant land that was A19 now converted to multi or single family residential has and will continue to expand communities.

Not sure how to suggest language change. Eliminate

LU Policy 16 "Use planning and development regulations to protect residential neighborhoods from encroachment of incompatible activities or land uses which may have a negative impact on the residential living environment."

Reword this language as noted above in L15 the second priority notation seems to get lost and the lack of clarity to help make findings missing. Example: vacant land that was A19 now converted to multi or single family residential has and will continue to expand communities. Use which planning and development regulations???? Developing 2500 homes that was once Ag land certainly has a negative impact on the residential QUALITY OF LIFE of existing neighborhoods.

Proposed new Policy language: Protect residential neighborhoods from encroachment of incompatible activities and uses which may have a negative impact on their quality of life or use "residential living environment". And must be in compliance with the provisions of the policies of the Community Plan, the Master Plan and Development Code.

LU Policy 17 "Proposed non-residential development adjacent to residential neighborhoods shall be designed and sited to protect the privacy of residences." (residents?)
ADD : And must be in compliance with the provisions of the policies of the Community Plan, the Master Plan and Development Code.

LU Policy 20 Protect industrially-designated areas from encroachment by incompatible uses and from the effects of incompatible uses in adjacent areas.
ADD : And must be in compliance with the provisions of the policies of the Community Plan, the Master Plan and Development Code.

LU Policy 26 "Create and encourage incentives for preservation of historic properties and sites. These could include property tax relief, special zoning districts, and bonus densities for additional transfer of development rights."

Proposed new Policy Language: Create and encourage incentives for preservation of historic properties and sites.

Remove this from policy language and make it an Action Item: "These could include property tax relief, special zoning districts, and bonus densities for additional transfer of development rights.:

Proposed Action Item: Develop strategies to maintain and obtain new historic preservation properties and sites: These could include property tax relief, special zoning districts, and bonus densities for additional transfer of development rights.

LU 28 Policy "Continue to support proposed Main Street legislation in the Nevada Legislature to provide financial and technical resources"

One must ask: Has the Main Street program been embraced by local communities and do the individual communities want to be funded through state legislation? Another layer of governmental oversight to be considered. And the possibility of additional taxes being assessed.

LU 29 Policy "Evaluate the creation of a countywide Historic Preservation Board and program."

"Evaluate" does nothing. Who will evaluate is the next question? We need to establish that a Historic Preservation Board and program is a valuable asset to county. Will the Board members be appointed and by whom? Remove policy and make it an Action Item.

Proposed new Action Item language: Establish a countywide Historic Preservation Board and program."

Proposed new policy for consideration: Maintain Rural Residential zones to protect the rural character of Douglas County.

This supports policies in the Agriculture (North, Central, South) Community Plan, East Valley Community Plan, Fish Springs Community Plan, Foothill Community Plan, etc.

We must put the brakes on Rural Residential conversions as findings to change to greater density are not easily addressed or necessary. Proving need as an example. Just because you own it doesn't mean you get to convert it. With over 7000-8000 units on the books one must address need during the request for conversion approval. Citing adjacent or nearby neighborhood compatibility isn't necessarily appropriate.

Proposed new policy for consideration ADD Policy LU 3.1 from 2016 version to the 2020 version: "Douglas County shall adopt Community and Regional Plans to establish the special goals and policies necessary to reflect and enhance each **community's desired character**." This policy allows and clearly states there must be Community in Community planning and not just what the future land use maps state or is currently the built environment. Goal 3 and both policies were eliminated. The policy does not need future land use map language until such time that the Community Plans are updated to reflect the communities' desires and not what the County perceives as future uses or what the current built environment might be today.

Proposed new policy for consideration: Douglas County shall provide a buildout analysis status report annually.

Why was this 2011 policy removed from the 2016 language? When was the last buildout analysis completed and discussed by the Board of County Commissioners?

2011 LU Policy 1.2 Douglas County shall update land use plans and **build out analysis** when new projections are available.

There are no polices related to Project Phasing they were completely eliminated. In the 2016 Master Plan there 4 policies (Land Use Goal 7) with specific direction on Phasing. Examples of what was left on the cutting room floor: Excerpt from Policy LU 7.2 "The timeframe for completion of improvements shall be established through the resolution adopting the Specific Plan or a Development Agreement."

LU 7.4 "Development project approval shall contain terms that plan for potential abandonment or termination of the development prior to completion.

ADD Phasing policies that provide phasing directives like those in LU 7.2 and 7.4 above.

ADD A map showing ownership of land with potential for TDR in the Land Use and/or Conservation Element section of the Master Plan.

Pages 9 and 10 Proposed Land Use Actions:
No disrespect to current staff for not completing past or removed Action Items.
There were 6 Land Use Action Items proposed in 2016 and 4 Historical Actions in 2016
There is now a total of 6 proposed in 2020

LU Action 1 "Douglas County will amend Title 20 to incorporate the Master Plan Land Use Designations and compatible Zoning Districts."

Explain in detail the criteria and process required to amend Title 20.
This was Action Item 2.1 from 2016 to be completed in 2018.

Language from the 2016 Master Plan.

INCORPORATING FUTURE LAND USE DESIGNATIONS INTO TITLE 20 The Douglas County Development Code, or Title 20, does not provide any information on Master Plan future land use categories or the zoning districts permitted for each future land use. Section 20.610.050(A) of the Development Code references "underlying land use designation" but does not specify the land use categories. The land use and zoning equivalency table is only located in the Land Use Element of the Master Plan. It would be appropriate to include the Master Plan land use categories in Title 20

LU Action 2 "Douglas County will amend the Master Plan Land Use Designation Table to allow multi-family residential zoning in the Commercial land use category."
This was Action Item 2.2 from 2016 to be completed in 2018.

LU Action 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.

Define other mapping inconsistencies.

LU Action 4 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. This was Action Item 2.5 from 2016 to be completed in 2018.

Proposed Action language: Community Development will update the Master Plan Future Land Use Map when a receiving area reaches build out.

LU Action 5 The Community Development Department 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.

Proposed Action language: Community Development will assist the Towns of Gardnerville and Minden in submitting Historic District nomination packages to the State of Nevada.

LU Action 6 Douglas County shall submit an application for Certified Local Government status to the State of Nevada Historic Preservation Office.
No change necessary

Page 11: The Carson Valley Region information, should be moved to the Introduction after Purpose and before the Goals and Policies and Actions. It is an overall descriptor.

CARSON VALLEY REGION

The Carson Valley is surrounded by the Sierra Nevada Mountains on the west and the Pinenut Mountains on the east. The northern boundary is the Douglas County line, and the southern boundary is the California/Nevada state line. The valley averages 12 miles wide, east to west, and 18 miles long. Ranching and farming are the heritage of the Carson Valley. Although much of the ownership and boundaries have changed, the majority of the significant farmland is still in operation.

The Carson Valley Region totals 111,978 acres, or 24.6 percent of the total acreage in the County. The Carson Valley has a very high percentage of low to medium density residential development, constituting almost 98 percent of all residential land use. High-density and very high-density residential uses occupy about 2 percent of all residential land in Carson Valley. Agricultural lands account for 29,594 acres. Carson Valley is also the location for most of the industrial and a majority of the commercial land use in the county. Within the Carson Valley Regional Plan there are 14 Community Plans. Each of the communities have distinctive land use identities.

Pages 12-79 are the consultant/staff PRPOSED Community Plans. I was astounded to find a vision statement in each community plan. (Example: Indian Hills/Jacks Valley VISION STATEMENT Indian Hills/Jacks Valley will continue to provide a variety of lifestyle choices ranging from rural estates to small-lot single family residential, with more urbanized development centered around the Topsy Lane and Jacks Valley Road corridor along US 395)

Vision Statements were not generated with community input. I'm not saying that proposed language shouldn't be considered but the community didn't weigh-in.

Any update to the community plans without a formal process is disingenuous and should not be stated as a community plan update until a process is completed. How does staff/consultant know what each individual community's' vision is????

The proposed Community Plan updates are without the benefit of a formal Community Plan Update Process. In reviewing the proposed Community Plans, I am DISAPPOINTED that the general public does not know they could, should or need to provide input based on consultant/staff changes with the exception of Attachment A for the Gardnerville Ranchos, which is not available in the Master Plan version.

The current versions in the 2016 Master Plan of the outdated community plans should be left alone: NO CHANGES should be made until a formal process with public input, County inter-departmental input, etc. can be gathered.

Public meetings held: for public input, to allow other agency participation, etc. A real process allowing each of the communities to decide what they want for their future and not what Five BOCC members determine is appropriate. County direction to complete the Future Land Use Maps was disingenuous and out of sequence.

The Indian Hills/Jacks Valley Community Plan 2016 version included 3 Goals. No new Goals are proposed in the current version of the Staff/Consultant 2020 Master Plan version. Why?

The IH/JC Community Plan had 21 polices (may or may not be applicable today) and now only 10 policies are proposed all without a formal community plan update process.

One clearly could be eliminated. New policy L3 "Commercial designations associated with the resort/casino area in the south portion of the plan area should be oriented toward tourism." Eliminate this policy as the NDCSP is not proposing a casino/tourism project anymore.

There are some changes that may be acceptable but this is not the way a community plans should be updated. Examples: the addition of Clear Creek and North Douglas County Specific Plan policies.

1). New Policy L9 "The Clear Creek Specific Plan Development is characterized by golf estate lots surrounded by alpine meadows and forest lands. Future development in this area should be consistent with the specific plan and should remain hidden from offsite views and maintain buffer areas with the Alpine View Estates and Freedom Ranch subdivisions to the southeast." **The Clear Creek Specific Plan has had updates and approvals but the Community Plan that governs it has had NONE.**

2). **New Policy 10** "The North Douglas County Specific Plan Development is characterized by a mix of regional commercial, multi-family and high-density single-family developments. Future development in this area should be consistent with the specific plan and should be evaluated on its impacts to regional infrastructure." **The NDCSP has had numerous updates and approvals but the Community Plan that governs it has had NONE.**

My input: The necessity of providing separate goals and policies for the NDCSP and Clear Creek development a must.

L9 Using the word "should" leaves the door wide open for interpretation and non-action. MUST be consistent and MUST remain a better choice of words. L10 Using the word "should" leaves the door wide open for interpretation and non-action. MUST be consistent and MUST be evaluated a better choice of words.

IH/JV Policy 1.4 which is now new Policy 4 in IH/JV Community Plan?

"Commercial designations at the gateway to Douglas County/Carson City should provide for regional commercial activities. The designation of commercial on Forest Service lands anticipate land trades to private ownership, but should only be permitted in exchange for open space lands in Douglas County." Can anyone provide information on Open Space that has been dedicated as related the policy?

MUST only be permitted in exchange…. This should be applied as an Action Item for the NDCSP. Open Space requirement must identify the policy has been met.

This is a tricky one as Alpine View Estates is considered rural but Schneider Ranch conversion to Freedom Ranch puts it on city water as a requirement for **new urban development requirement**. It's a rural area! The community affected doesn't want to change its rural character for the Alpine View Estates area. The one-acre Freedom Ranch lots keep the rural feel but services being mandated are trending toward urban.

New 2020 Policy 7: 2016 IH/JV Policy 2.6 "Douglas County shall require connection to a centralized sewage treatment and disposal system for all new development in areas **designated for urban development**. Septic systems may be approved by the County for development at lower densities, unless continuing water quality studies identify the need for community systems in these areas."

Freedom Ranch is a "lower-density" project as defined as Single Family Estate, is this urban development? Our roads are considered rural, no curb or street lights, etc.

This policy was removed. 2016 Master Plan version: IH/JV Policy 2.8 Douglas County shall work with the Jacks Valley VFD, NDF, and EFFPD, and water providers to make available sufficient fire flow, at rural standards, to meet the needs of the rural part of the Indian Hills/Jacks Valley community. The development of fire fill stations or other water storage may be necessary to implement this policy."

Has Douglas County determined that fire flow, at rural standards, has been met in Alpine View Estates? Are Public Health and Safety measures met?

When will we have active fire hydrants that have been dormant due to BIA coordination issues? Goal 2.8 has not changed since 2011 and remain the same in 2016 Master Plan version. The 2020 draft eliminates the policy????

Indian Hills/Jacks Valley CP Policy 2.9 in the 2016 Master Plan: "Douglas County shall require that all arterial and collector streets in new urban and rural development areas be paved." Indian Hills/Jacks Valley CP Policy 2.10 Douglas County shall require the paving of local streets in new urban and rural developments. Streets in urban areas shall be paved to urban standards; streets in rural areas shall be paved to rural standards (without curbs, gutters, or sidewalks)."

2020 Policy L8 in the IH/JV Community Plan states: Require the paving of local streets in new urban and rural developments. Streets in urban areas shall be paved to urban standards; streets in rural areas shall be paved to rural standards (without street lights, curbs, gutters, or sidewalks.

Standards for new developments are fine and well but I'd like to know how often existing rural roads are analyzed for maintenance and what is the difference between rural and urban paving standards? Criteria necessary and existing residential roads throughout the County must be on some maintenance track?

Without curbs sidewalks and gutters doesn't explain the process for rural standard just eliminates elements. Paving is the issue not curbs, gutters, etc. A date specific answer requested: when will the Alpine Estates community get new paving?

We see degradation due to traffic from construction of Freedom Ranch. Should the contractor be responsible for the overuse of Bavarian Drive? Nevada Energy also doing a project on Bavarian Drive. A stormwater project has also begun on Bernese Drive which resulted in a small patch being installed. Please provide an answer.

Indian Hills/Jacks Valley CP Action 2.1 Douglas County shall work with the U.S. Forest Service to acquire the right-of-way necessary to and extend Vista Grande Blvd from Jacks Valley Road to Topsy Lane. I understand this is underway? What is the current status for project completion?

Master Plan 2020 version L6 in the IH/JV Community Plan: "Minimize the number of points of access to U.S. Highway 395, Sunridge Road, Topsy Lane, Vista Grande Blvd and Jacks Valley Road. Direct access from private property should be limited."

When will previous 2016 Master Plan IH/JV Community Plan Action Item 2.1 "County shall work with the U.S. Forest Service to acquire the right-of-way necessary to and extend Vista Grande Blvd from Jacks Valley Road to Topsy Lane." be completed? Requesting a date specific estimate of completion. Makes sense to have eliminated this Action Item.

As previously requested, ALL Action items from 2011 Implementation Plan to date must be part of the updated 2020 version to understand what the County has accomplished, deferred, no longer requires, etc. to have a framework for the 2020 Master Plan proposed Action Items going forward.

General comments

Nice to find an active link for the Minden and Gardnerville Plan for Prosperity.

Examples of evolving text that left intent on the cutting room floor.

1). 2011 LU Goal 1 To maintain a land use plan that manages growth at a sustainable rate to maintain the treasured qualities of the county.

2016 LU Goal 1 TO RETAIN THE BEAUTY, THE NATURAL SETTING AND RESOURCES, AND THE RURAL/AGRICULTURAL CHARACTER OF THE COUNTY WHILE PROVIDING OPPORTUNITIES FOR MANAGED GROWTH AND DEVELOPMENT.

The 2020 streamlining didn't bring forward the intent of rural qualities.

2). 2011 LU Policy 1.1 Douglas County shall work with the State Demographer to determine the growth projections on a regular basis. This shall be used as a basis for updates to the land use plan and build out analysis.

2016 Land Use Policy 1.1 Douglas County shall establish and maintain its land use plans to provide areas for different types of future land use and intensity and shall plan public services and facilities appropriate to the planned land uses

The 2020 streamlining and 2016 changes didn't bring forward the intent to understand growth and buildout potential.

3). 2011 LU Policy 1.2 Douglas County shall update land use plans and build out analysis when new projections are available.

2016 Land Use Policy 1.2 Douglas County shall plan for areas identified as rural communities, urban and suburban communities, agricultural areas, and other non-urban areas. The policies in this Land Use Element and in the Community Plans shall pertain to these distinct areas of the county.

The 2020 streamlining: Build out lost in the shuffle again. **2016** Community Plans identified in policy, which surely says they should have been updated.

CAPACITY must be analyzed for water, infrastructure degradation, etc. Build out information necessary to determine if we've reached capacity simply by looking at current population and proposed residential units on the books.

4). 2011 LU Goal 2 To retain the beauty, the natural setting and resources, and the rural/agricultural character of the county while providing opportunities for managed growth and development.

2016 LU Goal TO USE THE MASTER PLAN FUTURE LAND USE MAP TO GRAPHICALLY DEPICT THE COUNTY'S DESIRED COMMUNITY LAND USE PATTERN ANDCHARACTER

2016 language drastically changed the intent to: RETAIN rural/ag character. The Future Land Use Maps represent what is on the ground today and going forward and may not be what the communities want in the future. Also lost in the 2016 version is MANAGED growth and development.

The 2020 Streamlining: Continuous approvals with future land use maps and outdated communities just in 2020 alone have happened.

5). 2011 Land Use Policy 2.2 Douglas County shall plan for areas identified as rural communities, urban communities, agricultural areas, and other non-urban areas. The policies in this Land Use Element and in the Community Plans shall pertain to these distinct areas of the county.

2016 Land Use Policy 2.2 The Douglas County Master Plan Future Land Use Map shall be defined as the set of maps depicting future land use in each region or designated community and in other areas of the county. This set of maps shall establish the general pattern of land use and intensity appropriate to achieve the County's goals.

The 2020 Streamlining: Use of Future Land Maps versus **community plans** rose to the top eliminating "**shall pertain** to the distinct areas of the county."

6). 2011 Goal section title: Community Plans: LU Goal 4 To recognize the distinct character of individual communities and encourage land uses consistent with this character. LU Policy 4.1 Douglas County shall adopt Community and Regional Plans to establish the special goals and policies necessary to reflect and enhance each community's desired character. These plans shall be part of the Douglas County Master Plan.

The 2020 Streamlining and 2016 version IGNORED the necessity to update the community plans as an essential step in completing a framework to go forth with a Master Plan Update.

Beginning in 2011 "Douglas County <u>shall adopt Community and Regional Plans to establish the special goals and policies necessary to reflect and enhance each community's desired character.</u> These plans shall be part of the Douglas County Master Plan."

2011 LU Goal 5 To identify particular areas within Douglas County for development as distinct urban communities. LU Policy 5.1 In identified urban communities**, <u>the goals and policies of adopted Community Plans</u>** shall apply as well as the policies contained in other sections of the Master Plan.

2011 LU Goal 6 To identify particular areas within Douglas County where the residents desire to preserve or develop distinct rural communities. LU Policy 6.1 In identified rural communities, **<u>the goals and policies of adopted Community Plans</u>** shall apply in addition to the policies contained in other sections of the Master Plan.

2016 Goal: Urban Communities: LAND USE GOAL 4 TO IDENTIFY PARTICULAR AREAS WITHIN DOUGLAS COUNTY FOR DEVELOPMENT AS DISTINCT URBAN COMMUNITIES. Land Use Policy 4.1 In identified urban communities, **<u>the goals and policies of adopted Community Plans</u>** shall apply as well as the policies contained in other sections of the Master Plan

LAND USE GOAL 5 TO IDENTIFY PARTICULAR AREAS WITHIN DOUGLAS COUNTY WHERE THE RESIDENTS DESIRE TO PRESERVE OR DEVELOP DISTINCT RURAL COMMUNITIES. Land Use Policy 5.1 In identified rural communities, **<u>the goals and policies of adopted Community Plans</u>** shall apply in addition to the policies contained in other sections of the Master Plan

Neglecting the Community Plan Updates has set a precedence for bad approvals based on outdated Community Plans.

From:	Jim Slade
To:	Thran-Zepeda, Coleen
Cc:	Booth, Samuel <sbooth@douglasnv.us>
Subject:	Re: Comments for OCT.20/21, 2020
Date:	Monday, October 19, 2020 3:55:31 PM
Attachments:	Public Comment, PC, Oct.20-21, 2020, MP update.docx

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CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Here's another for inclusion by 5 PM today. There was so little time to address all the concerns with this 469-page agenda time, that I will apologize in advance for any typos.

On Mon, Oct 19, 2020 at 11:55 AM Thran-Zepeda, Coleen <CTZepeda@douglasnv.us> wrote:

> Received.
>
> ---
>
> **From:** Jim Slade <slade.jim@gmail.com>
> **Sent:** Monday, October 19, 2020 11:19 AM
> **To:** Thran-Zepeda, Coleen <CTZepeda@douglasnv.us>
> **Subject:** Comments for OCT.20/21, 2020
>
> **CAUTION:** This email is from an external source. Use caution when clicking links or opening attachments.
>
> Please add the attached comments to the supplemental materials for the PC meeting of Oct. 20 & 21, 2020.

Public Comment – PC – Oct. 20 & 21, 2020

Proposed 202 Master Plan update

Comments by Jim Slade

First of all, there is a completely inadequate amount of time to make meaningful comments on the entire 469-page agenda item in the few days that it has been available to the public, and to Planning Commissioners. It is too important a document to be rushed through now after more than four years of delay. You should continue these meeting to give people more time to digest this mountain of information, and to make reasoned comments. To do otherwise is to act contrary to the public, and only to accommodate pro-development interests and the desires of Community Development and three County Commissioners, two of whom will no longer serve after Dec. 2020.

The Chairman should also allow public comment on each element of the Master Plan as it is considered, which has always been done in the past. This would be easy enough to accomplish. The only reason not to do it would be an attempt to limit public comment on this important document, and would not be in the public interest.

Having said that, below are some comments on various proposed changes to the Master Plan, rushed and incomplete as they are:

General comments: (In addition to the comments above)

1) Chapters: Combining chapters does not necessarily make the MP better or even shorter. In fact, it makes it more confusing by attempting to combine issues that are only partly related. None of the combined chapters really make sense to me, and should still be considered separately (as I will explain further below).
2) Changes from 2011 MP (current) to 2016 MP (proposed) to 2020 MP (proposed): It is nearly impossible to compare each of the three plans, certainly not side-by-side, certainly not easily. It is certainly not obvious what changes are being proposed, as they have been in the past, when they have usually been highlighted in red. It appears that staff is making this as difficult as possible for the public (and Commissioners) to comprehend exactly what changes are being proposed.
3) Usefulness of MP: Our Master Plan have served the people of Douglas County well from 1996 until now (though that is in jeopardy). A Master Plan, however, is only as good as the Board of County Commissioners are willing to uphold the letter and intent of the plan. Unfortunately, too many ill-advised MP amendments have been approved that violate the intent of the MP. Below, I will address the proposed update, chapter by chapter, on those chapters that I have made time to examine more closely.

Land Use and Historic Preservation

Land Use is one of the most important elements in the Master Plan. It includes all the community plans. Historic Preservation should be a separate element, and has little to do with Land Use. Combining these chapters makes no sense.

Land Use Goal 1: The proposed Goal 1 is similar to Goal 1 of the 1996 MP, but with one important exception: the phrase to achieve "balance between preservation and growth." This is an unwanted, unnecessary pro-development statement. That phrase should be removed from the proposed MP. I asked staff at the Sept. 9, 2020 workshop where that statement came from, and who had asked that it be included. They didn't really answer the question, but suggested that it came from the Board of County Commissioners (the Board), though that was certainly never voted on, and would probably only be supported by three of the current five Board members, and only two next year. Our MP should not be influenced by the whims of three Commissioners, two of whom are about to leave office. It should be an overarching document that upholds the public's vison for our future.

In addition, the current (2011) MP has as its Land Use Goal 1: "To maintain a land use plan that manages growth at a sustainable rate to maintain the treasured qualities of the county." Those qualities would start with "to keep our rural character." The proposed Goal 1 would violate the current Goal 1. The 2011 MP has the as its Goal 2 the original Goal 1, but without any mention of achieving a "balance between preservation and growth."

The 2016 proposed MP update reverts to the original 1996 Goal 1, but again with no mention of a "balance between preservation and growth." That phrase has been added recently, with no indication of who wanted it added, nor whether it was consistent with the public interest. Adding that phrase would be a giveaway to developers, and it should not be included.

The 2020 MP update survey showed a great many comments about retaining our rural character, and keeping growth to a slow, sustainable rate, in the right places, at the right time. There are almost no comments about increasing growth. With about 7000 approved homes in the pipeline, which would bring us close to the county's proposed "build-out," there is no need or public desire to add a phrase about a "balance between preservation and growth."

Proposed Land Use Policy 15: "In planning for growth of its communities, Douglas County shall give first priority to development of vacant or under-utilized land within the communities ("infill" and "redevelopment") and second priority to development that expands the community." This is an important policy that is already a part of the MP. It should always be considered. Unfortunately, it is often disregarded, the most glaring recent example being the approval of the Park Ranch MP Amendment (MPA), which included the expansion of town and Urban Service Areas (USAs) boundaries.

It should be noted that the "Minden and Gardnerville Plan for Prosperity," (on page 98 of today's agenda) states that development into the identified "Future Urban Reserves" will not occur until "after 85% build-out" of the towns. That should be adhered to, yet was clearly violated in the approval of Park Ranch MPA and Development Agreement last year. Expanding the town and USA boundaries to accommodate the Park development violated both the letter and intent of the Plan for Prosperity.

LU Action 2: "Douglas County will amend the Master Plan Land Use Designation Table to allow multi-family residential zoning in the Commercial land use category." This is unwise, and would not be a good idea for Commercial or MFR to be randomly intermixed. Currently there is a "Mixed Use Commercial" (MUC) Overlay that is allowed under certain circumstances in areas with Commercial Land Use designated areas. This is the best way to approach this topic. LU Action 2 should be denied.

Land Use Policy 5.2 (2016 proposed MP update): "Rural areas and communities are those areas where development of rural character exists or is developing. New development in these areas may be approved by Douglas County if it is consistent with the land use designations shown on the Future Land Use Map, if services are available at the appropriate rural levels, if other policies of the Community Plan and Master Plan have been met, and developed in accordance with the provisions of the Development Code." [page 226] This Policy should be included. It should also be stated that Future Land Use Maps should not be amended to accommodate urban densities in rural area, nor should Urban Service Area or Town boundaries be expanded to accommodate urban densities in rural areas. To do so would thwart the intent of the policy. Changing the Master Plan or the Community Plan to accommodate a particular development (such as the recent Park Ranch proposal) is inconsistent with the MP and with the public interest. Why was this policy not included? It should be.

Agriculture and Conservation

These two MP elements should continue to be considered separately. While there might be certain similarities, there are many differences as well.

Goal 1: Look at the comments on Goal 1 from Logan Simpson (page 179): "Growth, urbanization and agricultural practices can have negative impacts on existing air and water quality." That should not be the sentiment behind Goal 1. Goal 1 should be more like the current Agricultural Goal 1: "To protect and encourage agricultural activities and supportive industries throughout Douglas County."

Goal 2: "Protect and expand, open space and natural areas, while enabling types of development that acknowledge and enhance agricultural areas." While nearly all county residents would agree with the first part of that goal, the second part about "enabling types of development" is more problematic, and appears to be another "pro-development statement." The term is unclear and vague. What does to "acknowledge and enhance agricultural areas" mean? Certainly, the Park Ranch urban density 2500 homes in 1000+ acres, that was all agricultural, neither acknowledges or enhances that agricultural area. In fact, it does just the opposite. If the currently allowed "ranch heritage parcels" is intended, that would be one thing, but approval of unwarranted and unwanted urban densities on existing agricultural land (such as the Park Ranch MPA and Dev't Agreement) are contrary to the public interest. The phrase is too vague and should be removed.

Instead, the 2020 update should include the 2011 (current) language of Policy 1.5: "Douglas County shall preserve a distinction between urban and rural areas, direct new growth to areas already committed to an urban level of development … and preserve rural industries (e.g. farming livestock, grazing, mining), natural resource protection, and open space recreation." That policy should be retained in favor of the proposed wording in the latter part of Goal 2.

Policy A10: "Protect prime farmland by discouraging development patterns that harm this important resource." Most the agricultural land in Douglas County is ranch land rather than "prime farmland," of which, one could argue, there is very little. Most of our ag land is used for raising cattle and growing hay and alfalfa. This policy, by seeming to differentiate between farmland and ranchland, would be another giveaway to developers. All agricultural lands in DC should "discourage development patterns that harm this important resource. This policy should be changed to begin "Protect agricultural land…." Or it should be removed. As it is it's just another pro-development statement.

Policy A22: "Support and encourage "Agrihood" developments…" This term "agrihood" is a relatively new idea in DC, and is insufficiently defined. While the concept has some appeal, the details remain to be seen. The "agrihood" concept used to approve a MPA on prime agricultural land on Corley Ranch was contrary to the public interest. It was outside the town and USA boundaries, and contrary to the Ruhenstroth Community Plan. That sort of "agrihood" is not acceptable, and should not be encouraged or even allowed. While the public might support some agrihoods that don't increase density or require a MPA, they are unlikely to support those that do. Until "agrihoods" are better defined, this policy should not be included in this update.

Growth Management and Housing

These two MP elements should definitely remain as separate elements, not combined as proposed. They are not only not complementary, but are often at odds with each other.

Goal 1: "Accommodate residential growth to a level that natural and fiscal resources can support and that our businesses need to flourish." Growth Management Goal 1 in our current 2011 MP states: "To keep growth in Douglas County to a sustainable level that natural and fiscal resources can support." That goal should be kept as Goal 1 of the 2020 update for the Growth Management element. That goal was supported by the Sustainable Growth Initiative and the Grwoht Management Ordinance, both of which were passed by voters of Douglas County, and therefore reflect the will of the people.

The Housing Element, on the other hand, has as its priority to increase housing opportunities, seemingly without limit. This is in keeping with the predictable propensity of Community Development to recommend approval of nearly all development agreements (Klauber Ranch, Rancho Sierra with 7 variances, Park Ranch MPA and Dev't Agreement for up to 2500 homes, etc.). it also comports with the desires of three of the current County Commissioners.

The phrase "that our businesses need to flourish" is so vague as to be meaningless. What is clear is that it is designed to be a pro-development statement. It should be removed. Some questions:

1) Should all workers in Douglas County live here?
2) Is it the County's responsibility to make sure that there is enough housing for all of them?
3) Should people who work in Carson City or S. Lake Tahoe or Reno, be required to live there, especially since they are using DC housing that should be for DC workers?
4) Should Wal-Mart, when they opened their second store in DC, have been required to build housing for all their hundreds of low-wage employees?

5) Should the minimum wage for DC be $25/hour or more, so that all employees can live here?
6) Should people who want to move here form out of the area or out-of-state not be allowed because they would be taking housing that should go to employees?
7) How would the county plan to assure that local employees would get priority over or be able to out-bid people from other areas that want to live here.

The questions could go on and on. The County should not try to manipulate the housing market. Most residents believe in free markets. There is a limit to what the county can reasonably do in its quest to promote a "nanny state." The phrase "that our businesses need to flourish should be removed.

Goal 3: "Increase housing opportunities and reduce the shortage of housing that is affordable to the local workforce." See above. It is clearly a pro-development statement." In addition, the word "affordable" has many different meanings as it applies to housing. Its use in this goal is more confusing than enlightening. Is it the federal definition that is being used, that defines "affordable" based on average earnings compared to the poverty rate? Or is it being used to mean "attainable," however one might want to define that? Or does it mean "workforce" housing, again not well-defined? This entire goal is so vague, that it should be removed.

It is also contrary to the public interest. On the recent 2020 Master Plan update survey, one of the few goals that received less than 50% agreement was Growth/Housing Goal 4; Increase housing opportunities and reduce the shortage of housing that is affordable to the local workforce, to which on 42.3% agreed. There are a great many comments in the survey that support the idea of keeping our rural character and supporting slow, sustainable growth. There are very few that support even more or faster growth

How would the county propose to accomplish this goal? To just keep building and building and building until you've completely ruined the place we all call home. Is it worth sacrificing our rural character and quality of life so that everyone who wants to live here can? That would be the definition of contrary to the public interest, and a giveaway to developers. Eliminate Goal three as unrealistic and contrary to what the public wants.

Conclusion: There are so many flaws in the 2020 MP update, so little time to accurately digest it, and so many pro-development statements with out any explanation of how they cam e about, and with very little pubic support, that the entire 2020 MP update at this point should be scrapped. We should maintain the 2011 MP, or go to the 2016 update, which had substantial public input. The 2020 MP update should not be adopted.

From: Thran-Zepeda, Coleen
To: Poole, Amy <APoole@douglasnv.us>
Subject: FW: Master plan
Date: Tuesday, October 20, 2020 6:42:50 PM

-----Original Message-----
From: Inbox - masterplan
Sent: Tuesday, October 20, 2020 6:42 PM
To: Thran-Zepeda, Coleen <CTZepeda@douglasnv.us>
Subject: FW: Master plan

Public Comment. Only received on MP inbox.

Samuel R. Booth, AICP
Planning Manager
Douglas County Community Development
775-782-6210
1594 Esmeralda Ave. Minden, NV 89423

Please note that a response by Douglas County Community Development staff in person, to a phone call or an e-mail does not constitute an approval of any application. We strongly encourage you to consult with a legal or real estate professional if you have concerns about whether your proposed actions are appropriate under the laws of Nevada or the Douglas County Code.

-----Original Message-----
From: Sara Groenendyke [mailto:sgroenendyke@mac.com]
Sent: Tuesday, October 20, 2020 11:33 AM
To: Inbox - masterplan
Subject: Master plan

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

I have lived in the Carson Valley since 1996 and I love all the agricultural land and history we have here. I am now 76 years old, and I came from Southern California. Our history there was all agricultural also; with large cattle ranches and oranges groves taking up most of our land. Unfortunately, after World War 2; Southern California was "discovered" and the ranches were turned into homesites. We lost our fruit and vegetable fields also.
I supported the sustained growth movement and I support any group now that encourages thoughtful development. Don't build in flood plains, make the developers put in green belts for their homeowners, sidewalks, wide streets and lots the size that makes sense to have a yard for children.
I do hope we keep our Valley rural, we already have too many people speeding around on roads not meant to be going as fast as people do nowadays.
Thank you,
Sara Groenendyke

Sent from my iPad

Public Comments

Received as of 10/16/2020 at 10:00 am

Planning Commission

Master Plan Special Meetings

10/20/2020 & 10/21/2020 at 1:00 pm

Zoom

From:	skidmh
To:	Inbox - masterplan
Cc:	David Hennig
Subject:	Added feedback to Master plan.
Date:	Monday, October 12, 2020 8:13:00 PM

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I recently moved from Truckee to Douglas County. I took the survey and like most folks based on the results heavily favor open space and support of local ranching. I would like to see some more work on trails and that I put in my survey comments.

This email is to focus on some of the questions that seemed biased or maybe had a hidden agenda. Support housing for people with disabilities. What are we really saying and asking? Of course, we want to be open to people with disabilities and there are already laws on the books. The question doesn't really get at what actions is the county looking to take? Build specific housing just for the disabled? I had some of the same feelings on affordable housing. We want to be sensitive to affordability when passing new laws like requiring sprinklers on all new construction which they have in Truckee. Is this the question or is it the County actually subsidizing housing? It was very hard to know what we really being asked.

My input is I don't want the type of Government meddling that is now standard in Truckee where developers having to put in low income housing to build a new market house. Leave it to the market. If Walmart has to pay $15 or $18/hr to people so they can afford to live here so be it. Apartments in the already dense sections along 395 is fine but the county shouldn't over meddle. Set zoning, protect open space, buy land as feasible that <u>all</u> people can enjoy, but don't be California.

David Hennig
884 Evan Ct.
Gardnerville.

From: Judy Larquier
To: Inbox - masterplan
Subject: Comments on master plan
Date: Wednesday, September 16, 2020 11:43:27 AM

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I would like to see Douglas County embrace the cultural arts more.
We have one small arts organization that is trying to fundraise and bring a new venue to Douglas County at the old Copeland building. We currently have no venue that can more than a couple hundred people and is booked out two years in advance. I would like to see Douglas Country join forces with this organization to make this project happen.
I would also like Douglas County to improve its relationship with all arts overall, whether it be plays, music, murals, art in the park, sculptures or art classes. Douglas County needs more art culture!

From: Thran-Zepeda, Coleen
To: Inbox - masterplan
Subject: FW: Comments on County Master Plan Update
Date: Tuesday, October 13, 2020 7:46:14 AM

-----Original Message-----
From: Anne <aelson3485@gmail.com>
Sent: Monday, October 12, 2020 3:34 PM
To: Paul Minault <pminault@earthlink.net>; List - X Planning Department <planning@douglasnv.us>; pminault@gmail.com; Ellen Waller <tahoellie@yahoo.com>
Subject: Re: Comments on County Master Plan Update

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Paul -

I agree with you. It is sad to see so many multi million dollar houses going up in this area right now. I really don't know what the county is doing in terms of providing for or approving plans for low cost housing which is definitely needed. Anne

On 10/12/2020 2:25 PM, Paul Minault wrote:

> [Note: I am also sending this through my gmail account, since I still
> cannot communicate w the county via this account, which has all of
> your addresses. Ellie, could you also please forward this to the
> county, since I don't trust either of my accounts to get through--and
> add any further thoughts along this line that you may have in an
> attached paragraph. Thanks]

Please consider how to address emerging social/political issues in the
> new Master Plan that have the potential to impact land use decisions,
> or which the county could in part address through land use decisions.
> Issues that come to mind and examples of possible land use linkages
> include: systemic racism and management of native American land uses;
> growing class inequity and management of the housing mix in new
> developments; lack of upward mobility for the working class and
> development of new or expanded educational facilities; aging of the
> boomer generation and availability of elder housing and health and
> social services; unavailability of health care for significant
> segments of the population and the availability of facilities to serve
> vulnerable populations including the homeless, drug and alcohol
> abusers, women and children, veterans and the aged, and the
> chronically ill; the growing frequency of potential and actual
> pandemics combined with the use of technology to maintain the work
> force and related population flight from urban areas to rural
> counties, combined with greatly increased demand for access to open
> space; political polarization resulting in less effective governance
> at all levels of government and higher levels of social disruption
> which impact the delivery of government services, most visibly police
> and fire; and climate disruption and its impacts on agriculture, flood
> control, fire prevention and management, and wildlife and the natural
> environment.

Doubtless I have missed a few others, but you get the idea. Simply

> focusing on a hurried revision of the 2011 plan and 2016 revisions
> might overlook much or all of this.

From:	Booth, Samuel <sbooth@douglasnv.us>
To:	Inbox - masterplan
Subject:	FW: Master Plan Input
Date:	Thursday, September 17, 2020 5:26:22 PM
Attachments:	image001.png

From: Jan Vandermade <jan@visitcarsonvalley.org>
Sent: Thursday, September 17, 2020 4:41 PM
To: Dallaire, Tom <tdallaire@douglasnv.us> <tdallaire@douglasnv.us>
Cc: Davidson, Jenifer <jrdavidson@douglasnv.us> <JRDavidson@douglasnv.us>
Subject: Master Plan Input

Greetings to both of you - earlier today we held our monthly CVVA board meeting in which we are seeing broad community participation and some great collaboration/announcements. Lisa attends our meetings regularly.

One topic came up and I'm hoping I can put in a good word here (and

within your overall pursuit of master plan input). Arts and Culture. I have already completed my survey (which by the was very simple and straightforward). The request in my e-mail here is simply to ask that at least one of the categories or subsets in the master plan please include express objectives for Arts and Culture integration and actionable items. As a couple of examples, there are more frequent conversations developing within our community around public art as well as various considerations for performing arts.

If I need to redirect this input elsewhere, please let me know and thanks for listening (in all ways). It shows!

Best wishes.

Jan

JAN VANDERMADE
Executive Director
VisitCarsonValley.org

1477 US Highway 395 North, Ste C, Gardnerville, NV 89410
775.782.8145

From:	Thran-Zepeda, Coleen
To:	Inbox - masterplan
Subject:	FW: Master Plan Revision
Date:	Tuesday, October 13, 2020 7:45:47 AM

From: paul minault <pminault2@gmail.com>
Sent: Monday, October 12, 2020 2:18 PM
To: List - X Planning Department <planning@douglasnv.us>
Subject: Master Plan Revision

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Please consider how to address emerging social/political issues in the new Master Plan that have the potential to impact land use decisions, or which the county could in part address through land use decisions. Issues that come to mind and examples of possible land use linkages include: systemic racism and management of native American land uses; growing class inequity and management of the housing mix in new developments; lack of upward mobility for the working class and development of new or expanded educational facilities; aging of the boomer generation and availability of elder housing and health and social services; unavailability of health care for significant segments of the population and the availability of facilities to serve vulnerable populations including the homeless, drug and alcohol abusers, women and children, veterans and the aged, and the chronically ill; the growing frequency of potential and actual pandemics combined with the use of technology to maintain the work force and related population flight from urban areas to rural counties, combined with greatly increased demand for access to open space; political polarization resulting in less effective governance at all levels of government and higher levels of social disruption which impact the delivery of government services, most visibly police and fire; and climate disruption and its impacts on agriculture, flood control, fire prevention and management, and wildlife and the natural environment.

Doubtless I have missed a few others, but you get the idea. Simply focusing on updating the 2011 plan and 2016 revisions might overlook much or all of this.

Thank you, Paul Minault

From:	Booth, Samuel <sbooth@douglasnv.us>
To:	Inbox - masterplan
Cc:	Dallaire, Tom <tdallaire@douglasnv.us>
Subject:	FW: Public Comment
Date:	Wednesday, September 02, 2020 8:48:48 AM
Attachments:	image001.png image003.png

Public comment. See below.

Samuel R. Booth, AICP
Planning Manager
Douglas County Community Development
775-782-6210
1594 Esmeralda Ave. Minden, NV 89423

From: Blosser, Melissa
Sent: Wednesday, September 02, 2020 8:40 AM
To: Booth, Samuel <sbooth@douglasnv.us>
Subject: FW: Douglas County Launches 2020 Master Plan Text Update Resident Survey and Reminds the Public of Workshops

Melissa Blosser

Community Relations and Public Information Manager
Douglas County, Nevada
1594 Esmeralda Ave.
Minden, NV 89423

Cell: 775-781-6886
Office: 775-782-9821

Websites:
www.douglascountynv.gov/
sheriff.douglascountynv.gov/

Press Releases | Notifications| Social Media Information

From: Shirley Rash <shirleyrash@gmail.com>
Sent: Tuesday, September 1, 2020 5:08 PM
To: Blosser, Melissa <MBlosser@douglasnv.us>
Subject: Re: Douglas County Launches 2020 Master Plan Text Update Resident Survey and Reminds the Public of Workshops

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

It wouldn't be in any survey so I'm making a SUGGESTION to see if SOMEBODY could find a way to fix the dirt road between Jacks Valley Rd. and Walmart a regular street a reality someday.
My husband seems to think that it is Federal land. Isn't there somebody somewhere who could investigate a way to fix it so they pave that road/street so it's easier for somebody who does not drive to get to Walmart easier. My transportation for when I'm alone is a mobility scooter. It doesn't like the dirt road even though it CAN go over dirt. I can't go by way of the highway and the little road next to Best Buy because it's too narrow and somebody could be going toooooo fast and never see me.
I usually go the street parallel to the dirt road to the left of the dirt road, but at the end is a short dirt path and then the end of the dirt path is the dirt road that isn't paved and then there is a little hill that is TERRIBLE with dirt and big rocks before you get to the Topsy shopping center next to where Payless Shoe Source used to be. In order to get to the sidewalk there is no disability ramp. I'm referring to the area just before you get to

the shopping center.
There should be an easier/safer way to get to Walmart from Vista Grande Blvd. for somebody who uses a mobility scooter. IF they paved it for cars, they could at least add a bike lane for somebody like me.
When we purchased our house the map we referred to showed that there was a street that went all the way through to Walmart. It doesn't and the only bus has to have a 2 day warning before they will pick you up.
Paying that dirt road would help other people looking for an easier way to get home without going on the highway, especially when it's messed up due to an accident. It would benefit a lot of people, not just me or people who ride a bike or walk to Walmart.
Shirley Rash

On Tue, Sep 1, 2020 at 4:36 PM Douglas County <mblosser@co.douglas.nv.us> wrote:

The survey can be found **here**,
https://woodpolls.com/limesurvey/index.php/599288?newtest=Y&lang=en

September 1, 2020

Minden, NV- Douglas County launched a survey intended to capture public input on the goals and objectives contained in the Douglas County Master Plan text.

The Master Plan guides the decisions of the Board of County Commissioners and the Planning Commission related to the long-term planning and development of the County over the next 10-20 years. The survey opens on September 1, 2020 and will close on September 30, 2020 at 5:00 p.m. A link to the survey can be found **here**.

The public can also access the survey by visiting the Master Plan Webpage at: **www.douglascountynv.gov/2020Masterplanupdate**

“We want to know where residents, businesses and stakeholders see this community in 20 years,” said Tom Dallaire, Director of Community Development. “Public input on the Master Plan is crucial to shaping the future, it is important as many residents as possible are involved in the update to the Plan."

The County also wishes to remind the public there are additional ways to get involved. The County is hosting interactive workshops and socially distanced workshops both in person and virtually. This will provide residents and stakeholders of Douglas County with an opportunity to provide their input. Attendees will be able to ask questions and voice their opinions about what they would like to see for the future of Douglas County. Details about the workshops can be found at:
www.douglascountynv.gov/2020Masterplanupdate

Public comment regarding the 2020 Master Plan Text Update may also be submitted in writing for consideration. Douglas County is actively seeking comments on the 2020 Master Plan Text Update now. Please submit comments and/or questions to Tom Dallaire, Director of Community Development, or Sam Booth, Planning Manager at 775-782-6210 or via email at masterplan@douglasnv.us.

Sent by:
Melissa Blosser,
Community Relations and Public Information Officer
775-782-9821
Douglas County Manager's Office mblosser@douglasnv.us

Unsubscribe shirleyrash@gmail.com

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Sent by mblosser@co.douglas.nv.us powered by

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From: Louis Larquier
To: Inbox - masterplan
Subject: Genoa Lane River Park (Willow Bend Park)
Date: Monday, September 07, 2020 10:36:57 PM

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I would like to see monies dedicated and action taken to develop Genoa Lane River Park (Willow Bend Park). The Carson River is an underutilized asset to this community that needs more attention.

Judy Larquier
795 Pawnee St
Carson City, NV 89705

From: Joe P535
To: Inbox - masterplan
Subject: Master planning
Date: Thursday, October 15, 2020 3:02:52 PM

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Many roads and intersections are inadequate making them unsafe and improvements need to be made before the county can grow without uncontrolled traffic congestion and unsafe driving conditions.

Entrances and exits to Gardnerville Ranchos need safety improvements on Riverview onto 395 including golf course carts crossing Riverview, turning into Long Valley Road from Riverview is a hazardous turn because ongoing traffic on both sides of the turning vehicle are very close and the turn onto Kimmerling from Route 88 is not well defined.

Housing development planning in the Carson Valley without improvements in existing roads and streets only creates traffic congestion and unsafe driving conditions. If the auto is king then the existing roads are the queen needing attention and improvements to accommodate new development.

Best regards,

Henry Pelifian
Gardnerville Ranchos

From: Virginia Starrett
To: Inbox - masterplan
Cc: Cates, Patrick <pcates@douglasnv.us>; Barry Penzel; Walsh, Lawrence "Larry" <lwalsh@douglasnv.us>; Nelson, David "Dave" <dnelson@douglasnv.us>; Engels, John <jengels@douglasnv.us>; Rice, Wesley <wrice@douglasnv.us>
Subject: Masterplan Strategy & Request for Reservation
Date: Sunday, August 23, 2020 6:30:02 PM

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

The "2020 Master Plan Text Update" posted on the new website is confusing at best. For starters, where is the actual Master Plan text update? Since I cannot believe our county would be asking folks to offer "suggestions and comments" in a vacuum, nor can I imagine the expectation is supposed to be that folks READ and STUDY the 2016 Master Plan rejected draft and use that as a "starting point" for "suggestions and comments" (as that would be particularly useless considering the magnitude of the task and the unlikelihood that the new text proposed by "a Wood Rogers" would have much of a relationship with the 2016 botched document), I am at a loss as to what kinds of "suggestions and comments" are being sought, or could even be coherently prepared. What format is going to be used? What "topics" will be included? What "topics" are planned to be removed? What topics are being considered to be added?

Without the philosophical intention of the county (Planning Commission? BOCC? Staff?) being offered, all else is like blowing in the wind.

If you mean to give folks the impression that you intend to take the ideas of the people who live in Douglas County into account, but you really aren't trying very hard to lay a foundation on which meaningful feedback would result, you have accomplished your goal.

A much more credible approach to this task would be for YOU to breakdown the Master Plan into those topics the County has in mind and provide the draft text for the current "2020 Update" on those topics.. This would need to be done NOT IN A PRESENTATION, but in document form. In fact, copies of each section of the "draft update" should be readily available for county residents to ponder for at least a week prior to any workshop.

At least one workshop should be held separately on EACH topic section to begin with, and then a second workshop indicating the changes made as a result of the first workshop should follow so that interested county residents get a "heads up" on what's going to end up in that topic section.

I would also hope that the towns and GIDs would have ample opportunity to meet with their constituents to discuss those topic sections in the updated version of the Master Plan that apply specifically to them. THIS input, I would think, would be actually needed prior to

asking for any public feedback.

Lastly, in my opinion, the 2016 version of the Master Plan missed the mark grammatically by a wide margin. I suspect the nature of how the document evolves through amendment after amendment over the years is to blame in addition to (what I see as) the lack of English skills by the entity who was drafting the document in the first place. With this in mind, I'm crossing my fingers that someone at "a Wood Rogers" (whose identity as presented on the website contains a grammatical error in itself) understands how to craft a professional document of which our county can be proud.

[By this email, I am asking for a reservation for the September 11 workshop as well].

Ginger Starrett, Retired English Instructorue

Additional Public Comment

Received as of 10/19/2020 at 4:00 pm

Planning Commission

Master Plan Special Meetings

10/20/2020 & 10/21/2020 at 1:00 pm

Zoom

From:	Ellie
To:	List - X Planning Department; Nelson, David "Dave" <dnelson@douglasnv.us>; Engels, John <jengels@douglasnv.us>; Rice, Wesley <wrice@douglasnv.us>; Walsh, Lawrence "Larry" <lwalsh@douglasnv.us>; Penzel, William <wpenzel@douglasnv.us>; Cates, Patrick <pcates@douglasnv.us>; Inbox - masterplan
Cc:	Poole, Amy <APoole@douglasnv.us>; Wood, Natalie <nwood@douglasnv.us>
Subject:	Comments for the Record for the Oct 20-21 Plng Comm Master Plan Update workshops. Comments on Pages 1-3
Date:	Saturday, October 17, 2020 2:07:24 PM
Attachments:	Master Plan comments for PC workshop Oct 20-21, 2020 pages 1-3 consultant version.docx.pdf

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Please accept these Comments for the Record for the Oct 20-21 Plng Comm Master Plan Update workshops. Comments on Pages 1-3

Respectfully, Ellie Waller

October 17, 2020

Comments for the Record Ellie Waller for the October 20-21, 2020 Planning Commissioner Workshop Meetings and for Consultant, Staff, Board of County Commissioners and Public Consideration

I'll preface my comments by stating that staff was given direction to complete the Master Plan Update with a 'Mission Impossible" timeline. This Master Plan Update process is contentious and broken. Direction to complete Future Land Use Maps first which only capture what the County wants to see in the future and not allowing for public input, is not the approach that should have been taken.

The Community Plans are the framework for which the Future Land Use Maps should have been based upon. Staff/consultant making recommendations and changes on the individual community plans without a formal process should not be considered a community plan update. Some input from individual members of the public has been recognized in the consultant version but is not a substitute for allowing the entire community affected to comment through a formal process.

Furthermore, Staff and Planning and Board Commissioners base their approvals on the 2019 Future Land Use Maps that may or may not be consistent with the recommendations of those who live there for their vision of the future based on what is currently the built environment.

Page 2 The Chapter Matrix. The Executive Summary and Community Profile as shown (should be County Profile?) are not in the current packet for review. These sections provide invaluable information and must be available for public review to comment on its content and relationship to the goals, policies and content of each element. Examples of the most readily available information necessary for discussion and comment: number of housing units, population, etc.

Chapter Matrix for 2011 Master Plan to 2016 Master Plan to the 2020 Master Plan

2011 Master Plan Chapters (13)	2016 Draft Master Plan Chapters (12)	2020 Draft Master Plan Chapters (8)	What's new with 2020
1. Framework	Executive Summary 1. County Profile	**Executive Summary & Community Profile**	Background, Intro, new data collection

The consultant version of 2020 Master Plan Implementation Plan Element does not provide the 2011 Action Matrix status or the 2016 Action Matrix status. Those Action items must be ACCOUNTED for and statused. Simply stream-lining doesn't make the Actions go away.

When will an Action Matrix that takes into account all Actions since the 2011 approval and 2016 Draft Master Plan (not approved) be made available for comment along with a Matrix for the newly proposed Action items in the consultant version? This question must be answered at the upcoming Planning Commission workshop.

One Big Matrix for accountbility should be included in the 2020 Draft Master Plan Update. We cannot keep kicking the can down the road or sweeping incomplete items under the carpet.

13. Implementation	12. Implementation	**Implementation**	Summary of Goals/Policies, develop strategies for implementation.

For reference: links to 2011 and 2016 Action Matrix

2011

https://www.douglascountynv.gov/UserFiles/Servers/Server_12493019/File/Visitors/Dept/Community%20Development/Planning%20Division/Master%20Plan/Chapter%2013_Implementation_All_201302271717152935.pdf

2016

https://www.douglascountynv.gov/UserFiles/Servers/Server_12493019/File/Visitors/Dept/Community%20Development/Planning%20Division/Master%20Plan/Draft%20Chapters%20of%202016%20Plan/Draft_Implementation_Element_Web_201709071409224790.pdf

Douglas County Master Plan: Goals, Policies & Actions

In September, Douglas County staff in partnership with Wood Rodgers, held four (4) in person and live streamed public workshops in September 2020, with approximately 20 attendees and 30 live stream viewers. The workshop presentations were also recorded and placed on the Master Plan Text Update website. To date, the presentations have been viewed 185 times. In addition, staff solicited feedback from the public on the proposed goals contained in the Master Plan beginning September 1st through September 30th. The survey received 1,518 views from the public, and generated input from 1,015 participants.

This document includes a preview of the proposed Master Plan format, the proposed goals as revised and presented in the workshops, and the newly proposed policies and actions based on feedback from the Board of County Commission, the Planning Commission and members of the public.

Paragraph 1 Page 3 (above) is not necessary or useful. We should be providing the future generations, that will be updating this Master Plan, a historical accounting of the attempts to get to this version and update. The Overview and Chapter Matrix for 2011 Master Plan to 2016 Master Plan to the 2020 Master Plan partially provide and explain where we started and where we are today.

"The process to update the Master Plan began in 2016 and included extensive public outreach efforts. For this reason, the Board of County Commissioners and the Planning Commission decided to retain the public input and draft language from 2016 and use it as the basis for the text update in 2020. The matrix below contains the existing Master Plan elements from the 2011 adopted plan, the draft elements from 2016 and the proposed elements from the 2020 update."

Page 3 Paragraph 2 comment:

Providing a preview is not providing the entire document for review and comment. The public IS ENTITLED to the entire document to provide comprehensive and meaningful input for consideration at the upcoming October 20-21, 2020 workshops.

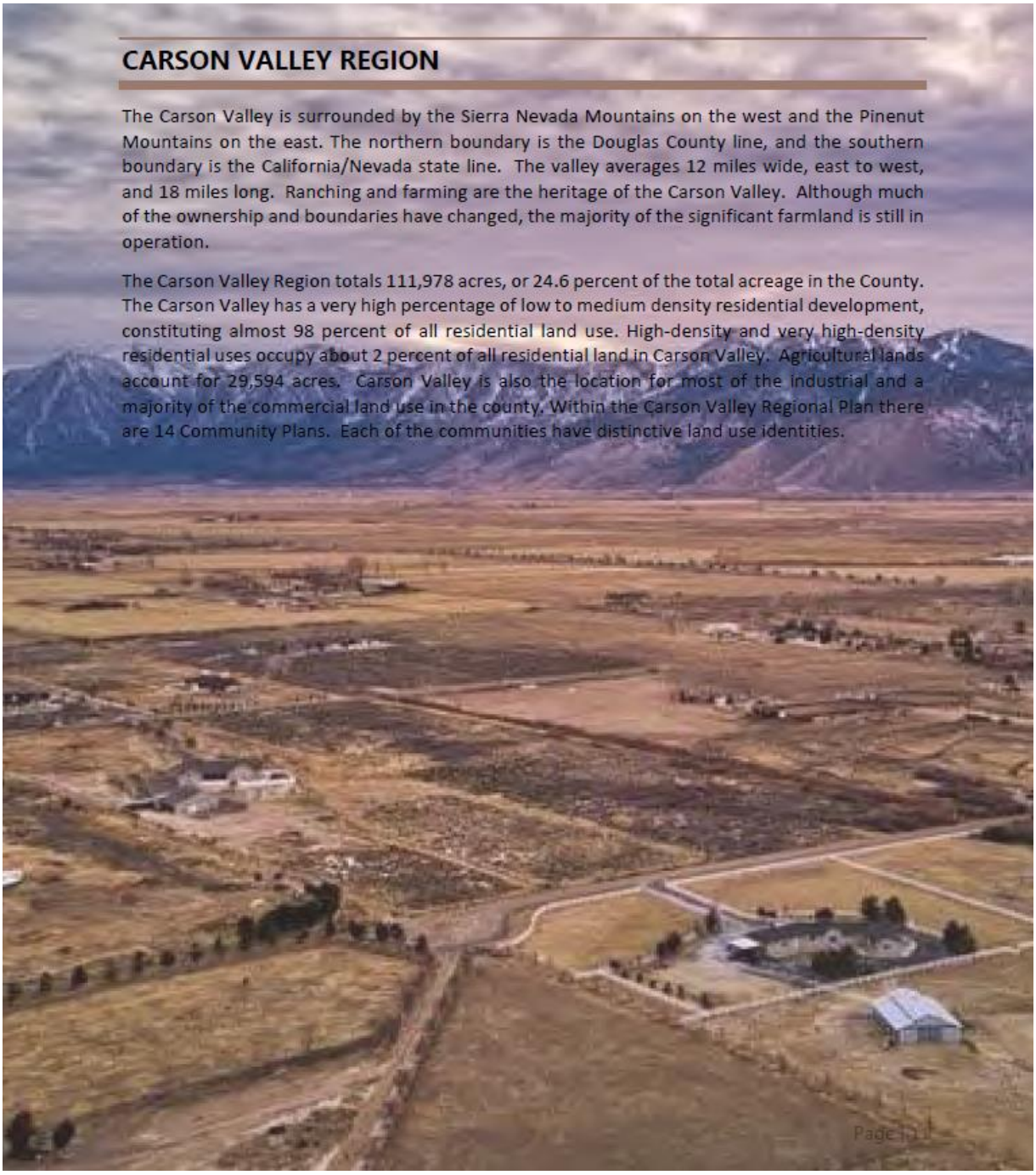
Providing an incomplete Master Plan Draft is yet another reason to postpone the approval until such time that the entire Draft Master Plan can be provided to the Planning Commissioners, Board of County Commissioner, agencies' and the public that will be commenting on its final version for approval.

When will the full Draft Master Plan be available? This question must be answered at the upcoming Planning Commission workshop. Waiting to release the entire draft for comment in early November for the Planning Commission recommendation hearing is disingenuous as the entire document should be available for comment now.

General Comment

Page 11

Pretty pictures are fine but not when it makes it difficult to read text or page number



From:	Booth, Samuel <sbooth@douglasnv.us>
To:	"Hope Sullivan"
Cc:	Inbox - masterplan
Subject:	RE: public comment: Master Plan Update
Date:	Monday, October 19, 2020 6:48:22 AM
Attachments:	image001.png

From: Hope Sullivan [mailto:hvsplanning@gmail.com]
Sent: Sunday, October 18, 2020 2:26 PM
To: Booth, Samuel <sbooth@douglasnv.us>
Cc: Gregory, Cynthea
Subject: public comment: Master Plan Update

Sam:
Please forward my comments to the Commission for its consideration.

East Valley Community Plan: This looks great!

Plan For Prosperity: I suggest that The Plan for Prosperity NOT be adopted in its entirety, but rather only those portions that are specific to Minden and Gardnerville be incorporated into the Master Plan. The Plan for Prosperity policies 1.17 and 3.42 call for detention in the upper reaches of the wash. These improvements are NOT within the Minden or Gardnerville community plan boundaries. To the extent a policy addresses something outside of the community plan boundary, it does not belong in the community plan. Stormwater management and flooding are addressed in the Public Safety element. This is where the

County's policies relative to stormwater and flooding should be housed. This will allow for clarity as to the County's policies as well as transparency.

Noise: Quiet in the County is as valuable as the open space and the night skies. Agriculture and Conservation Policy 12 addresses noise, but the policy (to a large extent a carry over) is confusing. If we as a community value our quiet, we should have a policy that acknowledges this value and creates a maximum decibel level measured at the property line of the noise source. I suggest 60 decibels.

Growth Management and Housing Action 5: Add "quiet" as a consideration in updating development regulations in rural areas.

This was clearly a ton of work. Thank you to everyone who worked on it!

Hope Sullivan

From: Brian
To: List - X Planning Department
Subject: Comments on Master Plan Text Update
Date: Monday, October 19, 2020 7:24:35 AM

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

The Planning Commission has a Special Meeting scheduled for October 20 and 21.
Item 1: Public Hearing on the Douglas County Master Plan Text Update.

Though I support the majority of what appears in the Staff Presentation material, Arts & Culture appear to be only an afterthought for inclusion.
Douglas County must take a more active role in leading the support for Building Arts & Culture Facilities, Creating Art Districts and Studio Spaces, Developing Public Art Protocol, and especially Promoting Public Funding and Partnerships for the Arts.

With regard to the new structure of Elements, it is entirely possible that Arts & Culture could have its own Element in the Master Plan.
There is an opportunity here to acknowledge the potential that Arts play in revitalizing our downtown areas and the impact Arts can have on Economic Vitality.
Think about what Art Districts, Performance Spaces, Public Art, Galleries, and Studio Spaces could do for Cultural Tourism in our community.
An Arts & Culture Element in the Master Plan could even trigger the creation of a Douglas County Cultural Commission – an advisory board to the County Commissioners for matters relating to arts and culture for benefit of all residents and visitors.

In review of Goals, Policies, and Actions…
Again, Arts & Culture is lacking in the current draft.

- Element 3. Economic Development / Policy 10 does state: "Increase opportunities for public art by recognizing the economic benefits of promoting public art and culture through increases in tourism, jobs for artists, and by creating a source of community pride."

This is a start. But in regards to this Policy, there should be an Action Item to 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.

- Element 5. Public Facilities, Services & Recreation / Policy 26 does state: "Develop and maintain facilities which support the cultural and performing arts interests of our residents and visitors."

There should be the addition of Action Items which identify a supportive position for Public

Funding in support of these facilities and the creation of a Coalition or Interlocal Agreements that develops the necessary partnerships with the Towns, Main Street Gardnerville, the Carson Valley Arts Council, and others.

Please consider adding MORE to the Master Plan in support of Arts & Culture.
Thank you.

Brian Fitzgerald
Gardnerville Ranchos

Sent from Mail for Windows 10

From:	Ellie
To:	List - X Planning Department; Nelson, David "Dave" <dnelson@douglasnv.us>; Engels, John <jengels@douglasnv.us>; Walsh, Lawrence "Larry" <lwalsh@douglasnv.us>; Rice, Wesley <wrice@douglasnv.us>; Penzel, William <wpenzel@douglasnv.us>; Cates, Patrick <pcates@douglasnv.us>
Cc:	Poole, Amy <APoole@douglasnv.us>; Wood, Natalie <nwood@douglasnv.us>
Subject:	Comment for the Record 10-20-2020 Planning Commission Workshop
Date:	Monday, October 19, 2020 8:53:35 AM
Attachments:	Master Plan 2020 request for annual reports Oct 2020.pdf

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Please accept this comment for the record for the 10-20-2020 Planning Commission Workshop
Respectfully, Ellie Waller

Master Plan Comments for the Record Ellie Waller for the October 20-21, 2020 Planning Commissioner Workshop Meetings and for Consultant, Staff, Board of County Commissioners and Public Consideration

I am requesting that Community Development or the appropriate member of the staff provide me the past Annual Reports (A report from 2012, 2013, 2014, 2015, 2016) from the Planning Commission as directed by NRS 278.190. I believe the last annual report was completed in 2016. Not sure why reports were not provided by the Planning Commission in 2017, 2018, 2019. Will an annual report be completed for 2020? I would like this information before the November 4, 2020 Planning Commission Hearing.

The information provided will assist in future comments on the proposed Final Draft that will be the subject of the November 4, 2020 Planning Commission Hearing where the commissioners will provide Staff? Nd/or consultant final recommendations. The public will have the opportunity to comment until early December when the County Commissioners will vote on the Master Plan approval.

Language from the 2011 Master Plan Implementation

Each Element of the 2011 Douglas County Master Plan identifies current and future issues facing Douglas County related to land use, transportation, housing and other functional areas and sets forth specific goals, policies, and actions to address these issues. In order for the 2011 Master Plan to be successful, it will require constant monitoring with annual reports which document the progress in implementing the goals and actions adopted in each Element.

The Douglas County Planning Commission is required to submit an Annual Report to the Board of Commissioners on the progress of implementing the Master Plan (NRS 278.190). Figure 13.1 lists all of the actions contained in the 2011 Master Plan. Each action is associated with one or more primary entities and also includes target completion dates. High priority items are shown for the year 2012, medium priority actions are shown for 2013-2014, while low priority action items are targeted for 2015-2016, the last year for the current Master Plan. Since the existing Master Plan, which was first adopted in 1996, will be 20 years old in 2016, the Action Matrix also includes an action item for the preparation of a new Douglas County Master Plan.

What is the status of the Action Items from the 2011 Master Plan Version?

https://www.douglascountynv.gov/UserFiles/Servers/Server_12493019/File/Visitors/Dept/Community%20Development/Planning%20Division/Master%20Plan/Chapter%2013_Implementation_All_201302271717152935.pdf

What is the status of the Actions Items from the 2016 Master Plan Version?

https://www.douglascountynv.gov/UserFiles/Servers/Server_12493019/File/Visitors/Dept/Community%20Development/Planning%20Division/Master%20Plan/Draft%20Chapters%20of%202016%20Plan/Draft_Implementation_Element_Web_201709071409224790.pdf

http://lands.nv.gov/uploads/documents/Docs_and_Pubs_E2017-146.pdf Nv Planning Guide 2017 Page 5

> Nevada planning law does not mandate how often Master Plans should be prepared or updated. However, NRS 278.190 does require that the Planning Commission prepare an annual report to the governing body with any recommendations concerning the Master Plan. Typically, the planning staff will prepare this report for the Planning Commission.

Taking credit for completion of Action items (within the Implementation Element) on the record is important. Removing Action items because they are no longer applicable should be noted. Moving the target completion date should require an explanation. Simply removing a previous action item does not assist in developing a good framework for the current Master Plan that is to be adopted.

From:	Jim Slade
To:	Thran-Zepeda, Coleen
Subject:	Comments for OCT.20/21, 2020
Date:	Monday, October 19, 2020 11:18:52 AM
Attachments:	Proposed 2020 updates to the Douglas County Master Plan, PC, Oct. 20-21, 2020.docx

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Please add the attached comments to the supplemental materials for the PC meeting of Oct. 20 & 21, 2020.

Proposed 2020 updates to the Douglas County Master Plan

Planning Commission meeting, Oct. 20-21, 2020,

Comments by Jim Slade

1996 Master Plan (MP) was completed after significant public input over the course of years, including meetings in every identified community in Douglas County (DC). As the guiding document for the county, it reflected the will of the residents of the county as a whole. It emphasized on the first page of the introduction that the principle desire was to "keep our rural character."

2001, 2006, 2011 Master Plan updates and 2016 update (proposed) again included significant public input, including meetings in individual communities. Changes made still reflected goals and policies reflecting the public's priorities for the most part.

2020 Master Plan update has changed many goals and policies. Many of those changes are designed to make our MP more por-development. This is contrary to the public's priorities and the repeatedly expressed desire to "keep our rural character. The changes, rather than reflecting the public interest, reflect the pro-development desires of the Department of Community Development and of three County Commissioners, two of whom will only be in office until the end of 2020. Those changes, for the most part, are inappropriate and insulting.

2020 Master Plan update process has not had nearly as much public outreach and input as every prior update. While part of that is certainly due to the COVID-19 pandemic, much of it is not, and seems to be a purposeful desire on the part of Community Development, the Planning Commission and county Commissioners to limit public input. Douglas County allowed an estimated 30,000 to gather over a month ago with no social distancing and very few masks, yet the county still won't allow in-person meetings, which could easily be held at the Community Center, CVIC, or other large venues, with social distancing and masks required. The Town of Minden has been having in-person meetings for months. Community Development held in-person meetings on the MP over a month ago at the Community Center (though they were unfortunately sparsely attended).

Every Master Plan update in the past has allowed public comment on every MP element as they are considered. To now only allow three minutes of public comment at the beginning and end of each meeting is designed to limit public input. The Chairman should allow public comment on each element separately.

Oct. 20/21, 2020 MP update meetings: This one agenda item has a 469-page agenda packet, which was only made available to Planning Commissioners and the public last Thursday. It is full of survey data, 2016 MP update info (including many changes to the 2011 update, none of which are indicated), and proposed changes for 2020 (none of which are identified). The only way to identify the changes from 2011 (the current MP, which is not even included or referenced) to the proposed 2016 update, and then to the 2020 update is to flip back and forth over many pages and attempting to discern what changes have been made, which is a nearly impossible task for the entire Master Plan in such a short time period. The draft plan should be presented to the Planning Commission and the public at least a month before you consider what changes should be made. It is insulting to try to rush this through so quickly, and is only being done to accommodate pro-development individuals and groups. It is done to the detriment of the public as a whole, and only to accommodate special interests. Community Development, the Planning Commission and the County Commissioners should be ashamed of themselves for trying to rush this through in this way, which is clearly contrary to the public interest.

Recommended action: Continue this meeting until sometime in Nov., to give Commissioners and the public time to digest this massive and important update to our MP. It takes that much time to go through these 469 pages and make reasoned recommendations and comments. Our Master Plan is vitally important the county, but only if it reflects the public will, not that of special interests. Slow the process. Go out to every community to get their input, not only on their own Community Plan, but on the overall plan. Staff should be embarrassed by how few people attended their Sept. workshops, and by how difficult they have made this 469-page agenda packet to understand and follow. Do what's right for the entire community, not what's expeditious for special interests. This update has been delayed for four years, and should not be rushed now.

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Subject:	Comments for the Record for the Land Use Element for the 10-20-2020 Planning Commission Workshop
Date:	Monday, October 19, 2020 3:14:43 PM
Attachments:	Master Plan Update Land Use Element.docx.pdf

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Please accept these Comments for the Record for the Land Use Element for the 10-20-2020 Planning Commission Workshop

Respectfully, Ellie Waller

Suggested edits and additions included

Page 4 of the Land Use Element document

Douglas County Master Plan: Goals, Policies & Actions

1. LAND USE & HISTORIC PRESERVATION

PURPOSE

The purpose of the Land Use & Historic Preservation Element is to describe current development patterns, review land use issues and opportunities, and discuss preservation issues and opportunities in Douglas County and in each Community Plan.

This chapter includes historic preservation efforts in Douglas County, maps of historic places and main street districts in Douglas County, future land use maps for each Community Plan and concludes with goals, policies, and actions to encourage development patterns that promote revitalization and investment in the towns and General Improvement Districts (GID's) while protecting agricultural and fragile lands in the rest of the County.

The Land Use Element does not include the Tahoe Basin portion of Douglas County since land use and other elements are now included in the South Shore and Tahoe Douglas Area Plans. Land Use Element Goals, Policies, and Actions for the entire County are presented first and are then followed by a section for each Community Plan in the County.

Proposed PURPOSE re-write:

The purpose of the Land Use and Historic Preservation Element is to describe land use patterns and review issues and opportunities that protect the rural and historic character of Douglas County.

This chapter captures historic preservation represented by maps of historic and main street districts. The future land use maps and community plans inspire unique community character while encouraging appropriate development patterns that provide for the protection of agricultural and fragile lands while promoting investment and revitalization.

The Land Use Element Goals, Policies and Action Items for the entire County are presented first, then followed by individual Community Plans.

The Land Use Element does not include the Tahoe Basin portion of Douglas County which is included in the South Shore and Tahoe Douglas Area Plans.

To better understand the Future Land Use Categories (for clarity of the end user of the Master Plan) the 2016 Tables 1 & 2 should be included with the most updated version of the tables. This is a prime example of stream-lining removing vital user information. Not everyone is a developer.

Table 1
Future Land Use Categories in Master Plan

Resource Land Uses	Description
Forest and Range	Designates public lands managed by the US Forest Service and Bureau of Land Management as well as private lands. Most parcels are located in the Pinenut, Sierra, and Topaz Community Plans
Irrigated Agriculture	Designates private parcels currently used for farming and ranching operations, many of which are located in floodplain areas of the Carson Valley
Residential Land Uses	
Rural Residential	Designates parcels intended for low-density residential development of 5 to 10 acres per dwelling. Provides for residential development outside of towns and GIDS that does not require urban services
Single-Family Estates	Designates parcels intended for low-density residential development of 1 to 2 acres per dwelling unit
Single-Family Residential	Designates parcels at urban and suburban densities ranging from 3,000 square feet to ½ acre per dwelling unit as well as townhomes, manufactured homes parks, and duplexes. Urban services are required and parcels are only located within urban service areas
Multi-Family Residential	Designates parcels within urban service areas suitable for multi-family development of up to 16 dwelling units per acre, or more with density bonuses.
Non-Residential Uses	
Commercial	Designates parcels appropriate for neighborhood and regional commercial development as well as mixed-use development
Industrial	Designates parcels intended for light or heavy industrial development, including offices, warehouses, and manufacturing
Community Facility	Designates parcels intended for public and quasi-public uses
Recreation	Designates parcels currently used or intended for privately owned golf courses, tennis clubs and similar uses
Receiving Areas	Designates parcels within Community Plans intended for future urban development and which require, in most circumstances, development rights from sending areas (A-19 and FR-19 zoning districts)
Washoe Tribe	Designates existing parcels under control of the Washoe Tribe of Nevada and California. All Washoe parcels include land use designations, such as agricultural and commercial, based on the Washoe Tribe's 2008 Integrated Resource Management Plan, as amended.

Table 2 provides information on each future land use designation in the Douglas County Master Plan and the zoning districts which conform to each land use designation.

Table 2
Future Land Uses and Zoning Equivalency Chart
(For Land Uses and Zoning for Tahoe Basin, see South Shore Area Plan and Tahoe Douglas Area Plan)

Future Land Use Designation	Equivalent Base Zoning District (s) *(Does not include Overlay Zoning Districts)*
Forest and Range	FR-40 Forest and Range – 40 acre minimum FR-19 Forest and Range – 19 acre minimum
Irrigated Agriculture	A-19 Agriculture - 19 acre minimum
Rural Residential	RA-5 Rural Agriculture – 5 acre minimum RA-10 Rural Agriculture – 10 acre minimum
Singe Family Estates	SFR-1 Single Family Residential – 1 acre minimum SFR-2 Single Family Residential – 2 acre minimum
Single-Family Residential	SFR 1/2 Maximum density of one dwelling unit per 0.5 acre SFR 12,000 – Maximum density of 3.63 dwelling units/acre SFR 8,000 – Maximum density of 5.45 dwelling units/acre SFR-T 8,000 – Maximum density of 5.45 dwelling units/acre SFR-T 6,000 – Maximum density of 7.26 dwelling units/acre SFR-T 4,000 – Maximum density of 10.89 dwelling units/acre SFR-T 3,000 – Maximum density of 14.52 dwelling units/acre
Multi-Family Residential	MFR – Multi-Family Residential - Maximum Density of 16 dwelling units/acre
Recreation	PR – Private Recreation
Commercial	NC – Neighborhood Commercial OC – Office Commercial GC – General Commercial MUC – Mixed Use Commercial -Maximum density of 16 dwelling units/acre TC – Tourist Commercial
Industrial	LI – Light Industrial SI – Service Industrial GI – General Industrial
Community Facility	AP – Airport PF – Public Facility*
Receiving Areas	All Base Zoning Districts
Washoe Tribe	Not Applicable

*Public Facility Zoning is permitted in all Land Uses

Page 5 of the Land Use Element document

Land Use had 7 goals in the 2016 Master Plan

Historic Preservation had 2 in the 2016 Master Plan

Douglas County Master Plan: Goals, Policies & Actions

GOALS

The following goals, policies, and actions for the Douglas County Land Use and Historic Preservation set forth priorities to protect and support land use in the next five to ten years.

Goal 1 **Implement the Master Plan Land Use Map to retain the beauty, the natural setting and resources, and the rural/agricultural character of the County within the associated community plans by providing opportunities for managed growth and development to achieve the desired land use pattern and balance between preservation and development.**

Goal 2 **Locate commercial and industrial development in locations that are consistent with the County's economic development strategy.**

Goal 3 **Preserve and promote historic, cultural, and archaeological structures, landmarks, sites, and resources as integral parts of the past and focal points to shape the County's future identity.**

Proposed GOALS rewrite:

Goal 1 Utilize the Master Plan Future Land Use Maps (to be updated as required with revised Community Plans) to retain the beauty, natural setting and resources and rural/agricultural character of Douglas County.

Goal 2 Provide opportunities for managed growth by recognizing the Growth Management Ordinance objectives to achieve a balance between preservation and development.

Goal 3 Identify appropriate locations for land use and zoning designations: Resources Land Uses, Residential Land Uses, Non- Non-Residential Uses, Receiving Area and Washoe Tribe.

Reference Only not to be included: (These tie back to the Table 1 & 2 descriptors suggested for inclusion in the Land Use Element update)

Goal 4 Preserve and promote the historical, cultural and archaeological structures, landmarks, sites and resources as reminders of the County’s heritage and carry forward its acknowledged character in the future.

Pages 6-9 of Land Use Element proposed policies

There were 34 Land Use Polices and 8 Historical Preservation Policies for a total of 42

The stream-lined version presents 29 total for the two categories. I developed my own matrix to cross-reference 2016 policies to 2020 policies to determine what was lost in the shuffle and suggested what should be revised, combined or eliminated.

LU Policy 1 is benign and too vague. "Promote the renovation and reuse of existing buildings."

Does L1 refer to Historical Preservation or all types of development? If Historical Presentation centric re-number to be sequential with other goals at the end of the list. ADD after buildings: to retain the heritage and community character of Douglas County. If applicable to all development could be the same addition.

LU Policy 2 "Establish and maintain land use plans to provide areas for different types of future land use and intensity and shall plan public services and facilities appropriate to the planned land uses."

Policy L2 needs rewording. Establish sounds like we don't have land use plans

Proposed new policy language: Land use plans shall be reviewed and updated. The plans shall be consistent with Community Plans and Development Code and shall ensure public services and facilities are appropriate.

LU Policy 3 "In reviewing development proposals, Douglas County shall consider issues of community character, environmental impact, resident security and safety, aesthetics, and efficient service delivery."

L3 "shall consider" means think about it?

Proposed new policy language: Development proposal review shall ensure community character, environmental impact, public health and safety, aesthetics, and efficient service delivery are addressed. Applicable policies of the Community Plan and Master Plan must be met, and proposals approved in accordance with the provisions of the Development Code.

LU Policy 4 "Include provisions within the Development Code for acquisition, construction, and maintenance of trails and trailhead facilities during project review. Such provisions may include allowing developers to utilize a density transfer for land set aside for public access or waiver of Parks and Recreation fees in lieu of dedication of such lands to the County."

L4 needs to be reworded. Include provisions within Development code means draft? Does it exist today?

Proposed new policy language: Development Code shall be updated to provide for acquisition, construction, and maintenance of trails and trailhead facilities during project review. Such provisions may include allowing developers to utilize a density transfer for land set aside for public access or waiver of Parks and Recreation fees in lieu of dedication of such lands to the County.

LU Policy 5 "Revise zoning districts and other development regulations as appropriate and on a continuing basis to allow development compatible with the Master Plan land use designations."

Policy L5 needs rewording. Sounds like no review of proposed changes to zoning districts or development regulations need to be vetted to make Master Plan land use designation compatible with zoning districts. What is "appropriate" and "on a continuing basis" intended to mean? Again, confusion with future land use maps not being compatible with to be updated community plans an issue.

Proposed new policy language: Zoning districts shall be reviewed annually and updated when determined to be incompatible with the Master Plan land use designations. And must be in compliance with the provisions of the policies of the Community Plan, the Master Plan and Development Code.

LU Policy 6 "The Master Plan's future Land Use Map shall not be interpreted to affect the status of existing legal uses, densities, or intensities that are not consistent with the land use designation shown on the Land Use Map for the site. Such uses shall be considered legal non-conforming uses and the Development Code shall set forth specific provisions to implement this policy."

Does Development Code need to be drafted and approved for legal non-conforming uses or does it exist today? Re-word the policy to add Development Code shall be updated to reflect legal non-conforming uses.

LU Policy 7 "Designate Urban Service Areas within identified urban communities. Urban Service Areas are those areas where development of an urban character exists or is developing. New development in these areas may be approved by Douglas County if it is consistent with the land use designations shown on the Land Use Map, if services are available at the appropriate urban levels, if applicable policies of the Community Plan and Master Plan have been met, and if developed in accordance with the provisions of the Development Code."

Needs to be re-worded and intent explained. Suggested changes: Identified Urban Service Areas are those areas where development of an urban character exists or may be developing. Using the word "is" misleads the end-user into believing "is developing" says go for it. More scrutiny is necessary during approval cycle. Maybe the area is already too urban where it used to be somewhat rural. The problem with "is developing" is a misnomer where some rural areas have been overlayed with more dense development than what previously existed due to the on-going approval of A19 land being converted into over-densified neighborhoods. The Community Plan Update process may have communities just saying NO to more residential development density.

"New development in these areas may be approved…." A balanced protocol must be established that doesn't just allow approval as shown on future land use maps until the Community Plans are updated with the local communities input and desires.

Proposed new policy language: Identified Urban Community and Service Areas are those areas where development of an urban character exists and must be in compliance with the provisions of the policies of the Community Plan, the Master Plan and Development Code.

LU Policy 8 "Plan urban communities to provide a balance of land uses, including sufficient commercial area to meet the needs of community resident"

The proposed new policy language of L7 includes the intent of L8. Eliminate 8

LU Policy 9 "Within urban areas, Douglas County shall plan locations for Multi-Family Residential uses along collector or arterial streets, adjacent to non-residential uses, and adjacent to other residential areas where the site configuration and project design can provide compatibility between residential uses. Designated areas shall be limited in size and location to not overly concentrate the multi-family use and should maximize compatibility with surrounding uses"

Another rewording necessary. "provide compatibility"?

Proposed new Policy language: Proposed Multi-Family Residential use locations in urban areas along collector or arterial streets that are adjacent to non-residential uses shall be reviewed for compliance with the provisions of the Community Plan, the Master Plan and Development Code and be limited in size and location to not overly concentrate the multi-family use.

LU Policy 10 "Allow higher densities than shown in the land use plan in Receiving Areas provided there are significant densities being transferred from the Sending Areas and the development character is consistent with the overall residential area where the project is proposed."

"development character is consistent with the overall residential area" is a misnomer where areas have been overlayed with more dense development than what previously existed due to the on-going approval of A19 land conversion and Transfer of Development Rights (TDR) being converted into over-densified neighborhoods similar to L7 descriptor issues. This ties into the necessary and re-wording of the TDR nomenclature and code to have more specificity.

The Park Development approval debacle is the example: Topaz sending area and Minden receiving area by the same land owner. The operative in L10 is "development character" is consistent with the overall residential area where the project is proposed."

The magnitude of the Park 2500 home proposal did not and does not meet any community character in Douglas County with a proposed demonstration farm, over 2000 homes, etc. with an agrihood overlay, that doesn't exist in current community development code today. Also be reminded the Development Agreement states the County will build the 4-lane highway. Development Agreements must have a level of scrutiny above and beyond what we have today. The tax-payers will be held accountable for Mueller Parkway

Proposed new Policy language: Review higher density proposals in Receiving Areas, through the Transfer of Development Rights that must be in compliance with the provisions of the policies of the Community Plan, the Master Plan and Development Code and not change the overall character of the residential area.

LU Policy 11 "Provide for the use of flexible community design techniques within Urban Service Areas to establish or revitalize neighborhoods. Mixed-Use Commercial projects, high-density traditional design, and Planned Developments are examples of these techniques, which should be considered when site design or neighborhood compatibility concerns can best be addressed by a project with a mix of uses or densities"

"flexible design techniques"? and "neighborhood compatibility concerns"? Requires intent and explanation. Mixed-use developments are not the solution to neighborhood capability. Another misnomer as density is taking over current community character. Example: Big George/Riverwood location cited to be a casino and with numerous changes to the North Douglas County Specific plan is going to be approximately 1300 homes on various lot sizes. To further exacerbate the character change is the conversion from A19 for the nearby Conway project proposal. Cumulative impacts of all those homes at buildout WIIL RESULT in a traffic nightmare at Topsy Lane as well as North Sunridge/Jacks Valley intersections.

Re-write or removal necessary. Not sure how to suggest language change.

LU Policy 12 "Plan and provide for services to urban communities at established urban service levels, while allowing rural communities to be served, in a safe manner, by rural standards of service."

NOTE: L12 policy combined a definition for urban and rural in one policy while LU Policies 7,8, 9, 10 and 11 focus on urban with no direction for rural communities. There were 4 rural policies established in the 2016 version (Goal 5) with virtually no policy direction for rural standards in 2020. Rural still exists and deserves equal attention.

LU Policy 15 "In planning for growth of its communities, Douglas County shall give first priority to development of vacant or under-utilized land within the communities ("infill" and "redevelopment") and second priority to development that expands the community. The County's policies regarding public service provision shall support these priorities."

Reword this language as the second priority notation seems to get lost and the lack of clarity to help make findings is missing. Example: vacant land that was A19 now converted to multi or single family residential has and will continue to expand communities.

Not sure how to suggest language change. Eliminate

LU Policy 16 "Use planning and development regulations to protect residential neighborhoods from encroachment of incompatible activities or land uses which may have a negative impact on the residential living environment."

Reword this language as noted above in L15 the second priority notation seems to get lost and the lack of clarity to help make findings missing. Example: vacant land that was A19 now converted to multi or single family residential has and will continue to expand communities. Use which planning and development regulations???? Developing 2500 homes that was once Ag land certainly has a negative impact on the residential QUALITY OF LIFE of existing neighborhoods.

Proposed new Policy language: Protect residential neighborhoods from encroachment of incompatible activities and uses which may have a negative impact on their quality of life or use "residential living environment". And must be in compliance with the provisions of the policies of the Community Plan, the Master Plan and Development Code.

LU Policy 17 "Proposed non-residential development adjacent to residential neighborhoods shall be designed and sited to protect the privacy of residences." (residents?)
ADD : And must be in compliance with the provisions of the policies of the Community Plan, the Master Plan and Development Code.

LU Policy 20 Protect industrially-designated areas from encroachment by incompatible uses and from the effects of incompatible uses in adjacent areas.
ADD : And must be in compliance with the provisions of the policies of the Community Plan, the Master Plan and Development Code.

LU Policy 26 "Create and encourage incentives for preservation of historic properties and sites. These could include property tax relief, special zoning districts, and bonus densities for additional transfer of development rights."

Proposed new Policy Language: Create and encourage incentives for preservation of historic properties and sites.

Remove this from policy language and make it an Action Item: "These could include property tax relief, special zoning districts, and bonus densities for additional transfer of development rights.:

Proposed Action Item: Develop strategies to maintain and obtain new historic preservation properties and sites: These could include property tax relief, special zoning districts, and bonus densities for additional transfer of development rights.

LU 28 Policy "Continue to support proposed Main Street legislation in the Nevada Legislature to provide financial and technical resources"

One must ask: Has the Main Street program been embraced by local communities and do the individual communities want to be funded through state legislation? Another layer of governmental oversight to be considered. And the possibility of additional taxes being assessed.

LU 29 Policy "Evaluate the creation of a countywide Historic Preservation Board and program."

"Evaluate" does nothing. Who will evaluate is the next question? We need to establish that a Historic Preservation Board and program is a valuable asset to county. Will the Board members be appointed and by whom? Remove policy and make it an Action Item.

Proposed new Action Item language: Establish a countywide Historic Preservation Board and program."

Proposed new policy for consideration: Maintain Rural Residential zones to protect the rural character of Douglas County.

This supports policies in the Agriculture (North, Central, South) Community Plan, East Valley Community Plan, Fish Springs Community Plan, Foothill Community Plan, etc.

We must put the brakes on Rural Residential conversions as findings to change to greater density are not easily addressed or necessary. Proving need as an example. Just because you own it doesn't mean you get to convert it. With over 7000-8000 units on the books one must address need during the request for conversion approval. Citing adjacent or nearby neighborhood compatibility isn't necessarily appropriate.

Proposed new policy for consideration ADD Policy LU 3.1 from 2016 version to the 2020 version: "Douglas County shall adopt Community and Regional Plans to establish the special goals and policies necessary to reflect and enhance each **community's desired character**." This policy allows and clearly states there must be Community in Community planning and not just what the future land use maps state or is currently the built environment. Goal 3 and both policies were eliminated. The policy does not need future land use map language until such time that the Community Plans are updated to reflect the communities' desires and not what the County perceives as future uses or what the current built environment might be today.

Proposed new policy for consideration: Douglas County shall provide a buildout analysis status report annually.

Why was this 2011 policy removed from the 2016 language? When was the last buildout analysis completed and discussed by the Board of County Commissioners?

2011 LU Policy 1.2 Douglas County shall update land use plans and **build out analysis** when new projections are available.

There are no polices related to Project Phasing they were completely eliminated. In the 2016 Master Plan there 4 policies (Land Use Goal 7) with specific direction on Phasing. Examples of what was left on the cutting room floor: Excerpt from Policy LU 7.2 "The timeframe for completion of improvements shall be established through the resolution adopting the Specific Plan or a Development Agreement."

LU 7.4 "Development project approval shall contain terms that plan for potential abandonment or termination of the development prior to completion.

ADD Phasing policies that provide phasing directives like those in LU 7.2 and 7.4 above.

ADD A map showing ownership of land with potential for TDR in the Land Use and/or Conservation Element section of the Master Plan.

Pages 9 and 10 Proposed Land Use Actions:
No disrespect to current staff for not completing past or removed Action Items.
There were 6 Land Use Action Items proposed in 2016 and 4 Historical Actions in 2016
There is now a total of 6 proposed in 2020

LU Action 1 "Douglas County will amend Title 20 to incorporate the Master Plan Land Use Designations and compatible Zoning Districts."

Explain in detail the criteria and process required to amend Title 20.
This was Action Item 2.1 from 2016 to be completed in 2018.

Language from the 2016 Master Plan.

INCORPORATING FUTURE LAND USE DESIGNATIONS INTO TITLE 20 The Douglas County Development Code, or Title 20, does not provide any information on Master Plan future land use categories or the zoning districts permitted for each future land use. Section 20.610.050(A) of the Development Code references "underlying land use designation" but does not specify the land use categories. The land use and zoning equivalency table is only located in the Land Use Element of the Master Plan. It would be appropriate to include the Master Plan land use categories in Title 20

LU Action 2 "Douglas County will amend the Master Plan Land Use Designation Table to allow multi-family residential zoning in the Commercial land use category."
This was Action Item 2.2 from 2016 to be completed in 2018.

LU Action 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.

Define other mapping inconsistencies.

LU Action 4 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. This was Action Item 2.5 from 2016 to be completed in 2018.

Proposed Action language: Community Development will update the Master Plan Future Land Use Map when a receiving area reaches build out.

LU Action 5 The Community Development Department 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.

Proposed Action language: Community Development will assist the Towns of Gardnerville and Minden in submitting Historic District nomination packages to the State of Nevada.

LU Action 6 Douglas County shall submit an application for Certified Local Government status to the State of Nevada Historic Preservation Office.
No change necessary

Page 11: The Carson Valley Region information, should be moved to the Introduction after Purpose and before the Goals and Policies and Actions. It is an overall descriptor.

CARSON VALLEY REGION

The Carson Valley is surrounded by the Sierra Nevada Mountains on the west and the Pinenut Mountains on the east. The northern boundary is the Douglas County line, and the southern boundary is the California/Nevada state line. The valley averages 12 miles wide, east to west, and 18 miles long. Ranching and farming are the heritage of the Carson Valley. Although much of the ownership and boundaries have changed, the majority of the significant farmland is still in operation.

The Carson Valley Region totals 111,978 acres, or 24.6 percent of the total acreage in the County. The Carson Valley has a very high percentage of low to medium density residential development, constituting almost 98 percent of all residential land use. High-density and very high-density residential uses occupy about 2 percent of all residential land in Carson Valley. Agricultural lands account for 29,594 acres. Carson Valley is also the location for most of the industrial and a majority of the commercial land use in the county. Within the Carson Valley Regional Plan there are 14 Community Plans. Each of the communities have distinctive land use identities.

Pages 12-79 are the consultant/staff PRPOSED Community Plans. I was astounded to find a vision statement in each community plan. (Example: Indian Hills/Jacks Valley VISION STATEMENT Indian Hills/Jacks Valley will continue to provide a variety of lifestyle choices ranging from rural estates to small-lot single family residential, with more urbanized development centered around the Topsy Lane and Jacks Valley Road corridor along US 395)

Vision Statements were not generated with community input. I'm not saying that proposed language shouldn't be considered but the community didn't weigh-in.

Any update to the community plans without a formal process is disingenuous and should not be stated as a community plan update until a process is completed. How does staff/consultant know what each individual community's' vision is????

The proposed Community Plan updates are without the benefit of a formal Community Plan Update Process. In reviewing the proposed Community Plans, I am DISAPPOINTED that the general public does not know they could, should or need to provide input based on consultant/staff changes with the exception of Attachment A for the Gardnerville Ranchos, which is not available in the Master Plan version.

The current versions in the 2016 Master Plan of the outdated community plans should be left alone: NO CHANGES should be made until a formal process with public input, County inter-departmental input, etc. can be gathered.

Public meetings held: for public input, to allow other agency participation, etc. A real process allowing each of the communities to decide what they want for their future and not what Five BOCC members determine is appropriate. County direction to complete the Future Land Use Maps was disingenuous and out of sequence.

The Indian Hills/Jacks Valley Community Plan 2016 version included 3 Goals. No new Goals are proposed in the current version of the Staff/Consultant 2020 Master Plan version. Why?

The IH/JC Community Plan had 21 polices (may or may not be applicable today) and now only 10 policies are proposed all without a formal community plan update process.

One clearly could be eliminated. New policy L3 "Commercial designations associated with the resort/casino area in the south portion of the plan area should be oriented toward tourism." Eliminate this policy as the NDCSP is not proposing a casino/tourism project anymore.

There are some changes that may be acceptable but this is not the way a community plans should be updated. Examples: the addition of Clear Creek and North Douglas County Specific Plan policies.

1). New Policy L9 "The Clear Creek Specific Plan Development is characterized by golf estate lots surrounded by alpine meadows and forest lands. Future development in this area should be consistent with the specific plan and should remain hidden from offsite views and maintain buffer areas with the Alpine View Estates and Freedom Ranch subdivisions to the southeast." **The Clear Creek Specific Plan has had updates and approvals but the Community Plan that governs it has had NONE.**

2). **New Policy 10** "The North Douglas County Specific Plan Development is characterized by a mix of regional commercial, multi-family and high-density single-family developments. Future development in this area should be consistent with the specific plan and should be evaluated on its impacts to regional infrastructure." **The NDCSP has had numerous updates and approvals but the Community Plan that governs it has had NONE.**

My input: The necessity of providing separate goals and policies for the NDCSP and Clear Creek development a must.

L9 Using the word "should" leaves the door wide open for interpretation and non-action. MUST be consistent and MUST remain a better choice of words. L10 Using the word "should" leaves the door wide open for interpretation and non-action. MUST be consistent and MUST be evaluated a better choice of words.

IH/JV Policy 1.4 which is now new Policy 4 in IH/JV Community Plan?

"Commercial designations at the gateway to Douglas County/Carson City should provide for regional commercial activities. The designation of commercial on Forest Service lands anticipate land trades to private ownership, but should only be permitted in exchange for open space lands in Douglas County." Can anyone provide information on Open Space that has been dedicated as related the policy?

MUST only be permitted in exchange…. This should be applied as an Action Item for the NDCSP. Open Space requirement must identify the policy has been met.

This is a tricky one as Alpine View Estates is considered rural but Schneider Ranch conversion to Freedom Ranch puts it on city water as a requirement for **new urban development requirement**. It's a rural area! The community affected doesn't want to change its rural character for the Alpine View Estates area. The one-acre Freedom Ranch lots keep the rural feel but services being mandated are trending toward urban.

New 2020 Policy 7: 2016 IH/JV Policy 2.6 "Douglas County shall require connection to a centralized sewage treatment and disposal system for all new development in areas **designated for urban development**. Septic systems may be approved by the County for development at lower densities, unless continuing water quality studies identify the need for community systems in these areas."

Freedom Ranch is a "lower-density" project as defined as Single Family Estate, is this urban development? Our roads are considered rural, no curb or street lights, etc.

This policy was removed. 2016 Master Plan version: IH/JV Policy 2.8 Douglas County shall work with the Jacks Valley VFD, NDF, and EFFPD, and water providers to make available sufficient fire flow, at rural standards, to meet the needs of the rural part of the Indian Hills/Jacks Valley community. The development of fire fill stations or other water storage may be necessary to implement this policy."

Has Douglas County determined that fire flow, at rural standards, has been met in Alpine View Estates? Are Public Health and Safety measures met?

When will we have active fire hydrants that have been dormant due to BIA coordination issues? Goal 2.8 has not changed since 2011 and remain the same in 2016 Master Plan version. The 2020 draft eliminates the policy????

Indian Hills/Jacks Valley CP Policy 2.9 in the 2016 Master Plan: "Douglas County shall require that all arterial and collector streets in new urban and rural development areas be paved." Indian Hills/Jacks Valley CP Policy 2.10 Douglas County shall require the paving of local streets in new urban and rural developments. Streets in urban areas shall be paved to urban standards; streets in rural areas shall be paved to rural standards (without curbs, gutters, or sidewalks)."

2020 Policy L8 in the IH/JV Community Plan states: Require the paving of local streets in new urban and rural developments. Streets in urban areas shall be paved to urban standards; streets in rural areas shall be paved to rural standards (without street lights, curbs, gutters, or sidewalks.

Standards for new developments are fine and well but I'd like to know how often existing rural roads are analyzed for maintenance and what is the difference between rural and urban paving standards? Criteria necessary and existing residential roads throughout the County must be on some maintenance track?

Without curbs sidewalks and gutters doesn't explain the process for rural standard just eliminates elements. Paving is the issue not curbs, gutters, etc. A date specific answer requested: when will the Alpine Estates community get new paving?

We see degradation due to traffic from construction of Freedom Ranch. Should the contractor be responsible for the overuse of Bavarian Drive? Nevada Energy also doing a project on Bavarian Drive. A stormwater project has also begun on Bernese Drive which resulted in a small patch being installed. Please provide an answer.

Indian Hills/Jacks Valley CP Action 2.1 Douglas County shall work with the U.S. Forest Service to acquire the right-of-way necessary to and extend Vista Grande Blvd from Jacks Valley Road to Topsy Lane. I understand this is underway? What is the current status for project completion?

Master Plan 2020 version L6 in the IH/JV Community Plan: "Minimize the number of points of access to U.S. Highway 395, Sunridge Road, Topsy Lane, Vista Grande Blvd and Jacks Valley Road. Direct access from private property should be limited."

When will previous 2016 Master Plan IH/JV Community Plan Action Item 2.1 "County shall work with the U.S. Forest Service to acquire the right-of-way necessary to and extend Vista Grande Blvd from Jacks Valley Road to Topsy Lane." be completed? Requesting a date specific estimate of completion. Makes sense to have eliminated this Action Item.

As previously requested, ALL Action items from 2011 Implementation Plan to date must be part of the updated 2020 version to understand what the County has accomplished, deferred, no longer requires, etc. to have a framework for the 2020 Master Plan proposed Action Items going forward.

General comments

Nice to find an active link for the Minden and Gardnerville Plan for Prosperity.

Examples of evolving text that left intent on the cutting room floor.

1). 2011 LU Goal 1 To maintain a land use plan that manages growth at a sustainable rate to maintain the treasured qualities of the county.

2016 LU Goal 1 TO RETAIN THE BEAUTY, THE NATURAL SETTING AND RESOURCES, AND THE RURAL/AGRICULTURAL CHARACTER OF THE COUNTY WHILE PROVIDING OPPORTUNITIES FOR MANAGED GROWTH AND DEVELOPMENT.

The 2020 streamlining didn't bring forward the intent of rural qualities.

2). 2011 LU Policy 1.1 Douglas County shall work with the State Demographer to determine the growth projections on a regular basis. This shall be used as a basis for updates to the land use plan and build out analysis.

2016 Land Use Policy 1.1 Douglas County shall establish and maintain its land use plans to provide areas for different types of future land use and intensity and shall plan public services and facilities appropriate to the planned land uses

The 2020 streamlining and 2016 changes didn't bring forward the intent to understand growth and buildout potential.

3). 2011 LU Policy 1.2 Douglas County shall update land use plans and build out analysis when new projections are available.

2016 Land Use Policy 1.2 Douglas County shall plan for areas identified as rural communities, urban and suburban communities, agricultural areas, and other non-urban areas. The policies in this Land Use Element and in the Community Plans shall pertain to these distinct areas of the county.

The 2020 streamlining: Build out lost in the shuffle again. **2016** Community Plans identified in policy, which surely says they should have been updated.

CAPACITY must be analyzed for water, infrastructure degradation, etc. Build out information necessary to determine if we've reached capacity simply by looking at current population and proposed residential units on the books.

4). 2011 LU Goal 2 To retain the beauty, the natural setting and resources, and the rural/agricultural character of the county while providing opportunities for managed growth and development.

2016 LU Goal TO USE THE MASTER PLAN FUTURE LAND USE MAP TO GRAPHICALLY DEPICT THE COUNTY'S DESIRED COMMUNITY LAND USE PATTERN ANDCHARACTER

2016 language drastically changed the intent to: RETAIN rural/ag character. The Future Land Use Maps represent what is on the ground today and going forward and may not be what the communities want in the future. Also lost in the 2016 version is MANAGED growth and development.

The 2020 Streamlining: Continuous approvals with future land use maps and outdated communities just in 2020 alone have happened.

5). 2011 Land Use Policy 2.2 Douglas County shall plan for areas identified as rural communities, urban communities, agricultural areas, and other non-urban areas. The policies in this Land Use Element and in the Community Plans shall pertain to these distinct areas of the county.

2016 Land Use Policy 2.2 The Douglas County Master Plan Future Land Use Map shall be defined as the set of maps depicting future land use in each region or designated community and in other areas of the county. This set of maps shall establish the general pattern of land use and intensity appropriate to achieve the County's goals.

The 2020 Streamlining: Use of Future Land Maps versus **community plans** rose to the top eliminating "**shall pertain** to the distinct areas of the county."

6). 2011 Goal section title: Community Plans: LU Goal 4 To recognize the distinct character of individual communities and encourage land uses consistent with this character. LU Policy 4.1 Douglas County shall adopt Community and Regional Plans to establish the special goals and policies necessary to reflect and enhance each community's desired character. These plans shall be part of the Douglas County Master Plan.

The 2020 Streamlining and 2016 version IGNORED the necessity to update the community plans as an essential step in completing a framework to go forth with a Master Plan Update.

Beginning in 2011 "Douglas County <u>shall adopt Community and Regional Plans to establish the special goals and policies necessary to reflect and enhance each community's desired character.</u> These plans shall be part of the Douglas County Master Plan."

2011 LU Goal 5 To identify particular areas within Douglas County for development as distinct urban communities. LU Policy 5.1 In identified urban communities**, <u>the goals and policies of adopted Community Plans</u>** shall apply as well as the policies contained in other sections of the Master Plan.

2011 LU Goal 6 To identify particular areas within Douglas County where the residents desire to preserve or develop distinct rural communities. LU Policy 6.1 In identified rural communities, **<u>the goals and policies of adopted Community Plans</u>** shall apply in addition to the policies contained in other sections of the Master Plan.

2016 Goal: Urban Communities: LAND USE GOAL 4 TO IDENTIFY PARTICULAR AREAS WITHIN DOUGLAS COUNTY FOR DEVELOPMENT AS DISTINCT URBAN COMMUNITIES. Land Use Policy 4.1 In identified urban communities, **<u>the goals and policies of adopted Community Plans</u>** shall apply as well as the policies contained in other sections of the Master Plan

LAND USE GOAL 5 TO IDENTIFY PARTICULAR AREAS WITHIN DOUGLAS COUNTY WHERE THE RESIDENTS DESIRE TO PRESERVE OR DEVELOP DISTINCT RURAL COMMUNITIES. Land Use Policy 5.1 In identified rural communities, **<u>the goals and policies of adopted Community Plans</u>** shall apply in addition to the policies contained in other sections of the Master Plan

Neglecting the Community Plan Updates has set a precedence for bad approvals based on outdated Community Plans.

From:	Jim Slade
To:	Thran-Zepeda, Coleen
Cc:	Booth, Samuel <sbooth@douglasnv.us>
Subject:	Re: Comments for OCT.20/21, 2020
Date:	Monday, October 19, 2020 3:55:31 PM
Attachments:	Public Comment, PC, Oct.20-21, 2020, MP update.docx

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CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Here's another for inclusion by 5 PM today. There was so little time to address all the concerns with this 469-page agenda time, that I will apologize in advance for any typos.

On Mon, Oct 19, 2020 at 11:55 AM Thran-Zepeda, Coleen <CTZepeda@douglasnv.us> wrote:

> Received.
>
> ---
>
> **From:** Jim Slade <slade.jim@gmail.com>
> **Sent:** Monday, October 19, 2020 11:19 AM
> **To:** Thran-Zepeda, Coleen <CTZepeda@douglasnv.us>
> **Subject:** Comments for OCT.20/21, 2020
>
> **CAUTION:** This email is from an external source. Use caution when clicking links or opening attachments.
>
> Please add the attached comments to the supplemental materials for the PC meeting of Oct. 20 & 21, 2020.

Public Comment – PC – Oct. 20 & 21, 2020

Proposed 202 Master Plan update

Comments by Jim Slade

First of all, there is a completely inadequate amount of time to make meaningful comments on the entire 469-page agenda item in the few days that it has been available to the public, and to Planning Commissioners. It is too important a document to be rushed through now after more than four years of delay. You should continue these meeting to give people more time to digest this mountain of information, and to make reasoned comments. To do otherwise is to act contrary to the public, and only to accommodate pro-development interests and the desires of Community Development and three County Commissioners, two of whom will no longer serve after Dec. 2020.

The Chairman should also allow public comment on each element of the Master Plan as it is considered, which has always been done in the past. This would be easy enough to accomplish. The only reason not to do it would be an attempt to limit public comment on this important document, and would not be in the public interest.

Having said that, below are some comments on various proposed changes to the Master Plan, rushed and incomplete as they are:

General comments: (In addition to the comments above)

1) Chapters: Combining chapters does not necessarily make the MP better or even shorter. In fact, it makes it more confusing by attempting to combine issues that are only partly related. None of the combined chapters really make sense to me, and should still be considered separately (as I will explain further below).
2) Changes from 2011 MP (current) to 2016 MP (proposed) to 2020 MP (proposed): It is nearly impossible to compare each of the three plans, certainly not side-by-side, certainly not easily. It is certainly not obvious what changes are being proposed, as they have been in the past, when they have usually been highlighted in red. It appears that staff is making this as difficult as possible for the public (and Commissioners) to comprehend exactly what changes are being proposed.
3) Usefulness of MP: Our Master Plan have served the people of Douglas County well from 1996 until now (though that is in jeopardy). A Master Plan, however, is only as good as the Board of County Commissioners are willing to uphold the letter and intent of the plan. Unfortunately, too many ill-advised MP amendments have been approved that violate the intent of the MP. Below, I will address the proposed update, chapter by chapter, on those chapters that I have made time to examine more closely.

Land Use and Historic Preservation

Land Use is one of the most important elements in the Master Plan. It includes all the community plans. Historic Preservation should be a separate element, and has little to do with Land Use. Combining these chapters makes no sense.

Land Use Goal 1: The proposed Goal 1 is similar to Goal 1 of the 1996 MP, but with one important exception: the phrase to achieve "balance between preservation and growth." This is an unwanted, unnecessary pro-development statement. That phrase should be removed from the proposed MP. I asked staff at the Sept. 9, 2020 workshop where that statement came from, and who had asked that it be included. They didn't really answer the question, but suggested that it came from the Board of County Commissioners (the Board), though that was certainly never voted on, and would probably only be supported by three of the current five Board members, and only two next year. Our MP should not be influenced by the whims of three Commissioners, two of whom are about to leave office. It should be an overarching document that upholds the public's vison for our future.

In addition, the current (2011) MP has as its Land Use Goal 1: "To maintain a land use plan that manages growth at a sustainable rate to maintain the treasured qualities of the county." Those qualities would start with "to keep our rural character." The proposed Goal 1 would violate the current Goal 1. The 2011 MP has the as its Goal 2 the original Goal 1, but without any mention of achieving a "balance between preservation and growth."

The 2016 proposed MP update reverts to the original 1996 Goal 1, but again with no mention of a "balance between preservation and growth." That phrase has been added recently, with no indication of who wanted it added, nor whether it was consistent with the public interest. Adding that phrase would be a giveaway to developers, and it should not be included.

The 2020 MP update survey showed a great many comments about retaining our rural character, and keeping growth to a slow, sustainable rate, in the right places, at the right time. There are almost no comments about increasing growth. With about 7000 approved homes in the pipeline, which would bring us close to the county's proposed "build-out," there is no need or public desire to add a phrase about a "balance between preservation and growth."

Proposed Land Use Policy 15: "In planning for growth of its communities, Douglas County shall give first priority to development of vacant or under-utilized land within the communities ("infill" and "redevelopment") and second priority to development that expands the community." This is an important policy that is already a part of the MP. It should always be considered. Unfortunately, it is often disregarded, the most glaring recent example being the approval of the Park Ranch MP Amendment (MPA), which included the expansion of town and Urban Service Areas (USAs) boundaries.

It should be noted that the "Minden and Gardnerville Plan for Prosperity," (on page 98 of today's agenda) states that development into the identified "Future Urban Reserves" will not occur until "after 85% build-out" of the towns. That should be adhered to, yet was clearly violated in the approval of Park Ranch MPA and Development Agreement last year. Expanding the town and USA boundaries to accommodate the Park development violated both the letter and intent of the Plan for Prosperity.

LU Action 2: "Douglas County will amend the Master Plan Land Use Designation Table to allow multi-family residential zoning in the Commercial land use category." This is unwise, and would not be a good idea for Commercial or MFR to be randomly intermixed. Currently there is a "Mixed Use Commercial" (MUC) Overlay that is allowed under certain circumstances in areas with Commercial Land Use designated areas. This is the best way to approach this topic. LU Action 2 should be denied.

Land Use Policy 5.2 (2016 proposed MP update): "Rural areas and communities are those areas where development of rural character exists or is developing. New development in these areas may be approved by Douglas County if it is consistent with the land use designations shown on the Future Land Use Map, if services are available at the appropriate rural levels, if other policies of the Community Plan and Master Plan have been met, and developed in accordance with the provisions of the Development Code." [page 226] This Policy should be included. It should also be stated that Future Land Use Maps should not be amended to accommodate urban densities in rural area, nor should Urban Service Area or Town boundaries be expanded to accommodate urban densities in rural areas. To do so would thwart the intent of the policy. Changing the Master Plan or the Community Plan to accommodate a particular development (such as the recent Park Ranch proposal) is inconsistent with the MP and with the public interest. Why was this policy not included? It should be.

Agriculture and Conservation

These two MP elements should continue to be considered separately. While there might be certain similarities, there are many differences as well.

Goal 1: Look at the comments on Goal 1 from Logan Simpson (page 179): "Growth, urbanization and agricultural practices can have negative impacts on existing air and water quality." That should not be the sentiment behind Goal 1. Goal 1 should be more like the current Agricultural Goal 1: "To protect and encourage agricultural activities and supportive industries throughout Douglas County."

Goal 2: "Protect and expand, open space and natural areas, while enabling types of development that acknowledge and enhance agricultural areas." While nearly all county residents would agree with the first part of that goal, the second part about "enabling types of development" is more problematic, and appears to be another "pro-development statement." The term is unclear and vague. What does to "acknowledge and enhance agricultural areas" mean? Certainly, the Park Ranch urban density 2500 homes in 1000+ acres, that was all agricultural, neither acknowledges or enhances that agricultural area. In fact, it does just the opposite. If the currently allowed "ranch heritage parcels" is intended, that would be one thing, but approval of unwarranted and unwanted urban densities on existing agricultural land (such as the Park Ranch MPA and Dev't Agreement) are contrary to the public interest. The phrase is too vague and should be removed.

Instead, the 2020 update should include the 2011 (current) language of Policy 1.5: "Douglas County shall preserve a distinction between urban and rural areas, direct new growth to areas already committed to an urban level of development … and preserve rural industries (e.g. farming livestock, grazing, mining), natural resource protection, and open space recreation." That policy should be retained in favor of the proposed wording in the latter part of Goal 2.

Policy A10: "Protect prime farmland by discouraging development patterns that harm this important resource." Most the agricultural land in Douglas County is ranch land rather than "prime farmland," of which, one could argue, there is very little. Most of our ag land is used for raising cattle and growing hay and alfalfa. This policy, by seeming to differentiate between farmland and ranchland, would be another giveaway to developers. All agricultural lands in DC should "discourage development patterns that harm this important resource. This policy should be changed to begin "Protect agricultural land…." Or it should be removed. As it is it's just another pro-development statement.

Policy A22: "Support and encourage "Agrihood" developments…" This term "agrihood" is a relatively new idea in DC, and is insufficiently defined. While the concept has some appeal, the details remain to be seen. The "agrihood" concept used to approve a MPA on prime agricultural land on Corley Ranch was contrary to the public interest. It was outside the town and USA boundaries, and contrary to the Ruhenstroth Community Plan. That sort of "agrihood" is not acceptable, and should not be encouraged or even allowed. While the public might support some agrihoods that don't increase density or require a MPA, they are unlikely to support those that do. Until "agrihoods" are better defined, this policy should not be included in this update.

Growth Management and Housing

These two MP elements should definitely remain as separate elements, not combined as proposed. They are not only not complementary, but are often at odds with each other.

Goal 1: "Accommodate residential growth to a level that natural and fiscal resources can support and that our businesses need to flourish." Growth Management Goal 1 in our current 2011 MP states: "To keep growth in Douglas County to a sustainable level that natural and fiscal resources can support." That goal should be kept as Goal 1 of the 2020 update for the Growth Management element. That goal was supported by the Sustainable Growth Initiative and the Grwoht Management Ordinance, both of which were passed by voters of Douglas County, and therefore reflect the will of the people.

The Housing Element, on the other hand, has as its priority to increase housing opportunities, seemingly without limit. This is in keeping with the predictable propensity of Community Development to recommend approval of nearly all development agreements (Klauber Ranch, Rancho Sierra with 7 variances, Park Ranch MPA and Dev't Agreement for up to 2500 homes, etc.). it also comports with the desires of three of the current County Commissioners.

The phrase "that our businesses need to flourish" is so vague as to be meaningless. What is clear is that it is designed to be a pro-development statement. It should be removed. Some questions:

1) Should all workers in Douglas County live here?
2) Is it the County's responsibility to make sure that there is enough housing for all of them?
3) Should people who work in Carson City or S. Lake Tahoe or Reno, be required to live there, especially since they are using DC housing that should be for DC workers?
4) Should Wal-Mart, when they opened their second store in DC, have been required to build housing for all their hundreds of low-wage employees?

5) Should the minimum wage for DC be $25/hour or more, so that all employees can live here?
6) Should people who want to move here form out of the area or out-of-state not be allowed because they would be taking housing that should go to employees?
7) How would the county plan to assure that local employees would get priority over or be able to out-bid people from other areas that want to live here.

The questions could go on and on. The County should not try to manipulate the housing market. Most residents believe in free markets. There is a limit to what the county can reasonably do in its quest to promote a "nanny state." The phrase "that our businesses need to flourish should be removed.

Goal 3: "Increase housing opportunities and reduce the shortage of housing that is affordable to the local workforce." See above. It is clearly a pro-development statement." In addition, the word "affordable" has many different meanings as it applies to housing. Its use in this goal is more confusing than enlightening. Is it the federal definition that is being used, that defines "affordable" based on average earnings compared to the poverty rate? Or is it being used to mean "attainable," however one might want to define that? Or does it mean "workforce" housing, again not well-defined? This entire goal is so vague, that it should be removed.

It is also contrary to the public interest. On the recent 2020 Master Plan update survey, one of the few goals that received less than 50% agreement was Growth/Housing Goal 4; Increase housing opportunities and reduce the shortage of housing that is affordable to the local workforce, to which on 42.3% agreed. There are a great many comments in the survey that support the idea of keeping our rural character and supporting slow, sustainable growth. There are very few that support even more or faster growth

How would the county propose to accomplish this goal? To just keep building and building and building until you've completely ruined the place we all call home. Is it worth sacrificing our rural character and quality of life so that everyone who wants to live here can? That would be the definition of contrary to the public interest, and a giveaway to developers. Eliminate Goal three as unrealistic and contrary to what the public wants.

Conclusion: There are so many flaws in the 2020 MP update, so little time to accurately digest it, and so many pro-development statements with out any explanation of how they cam e about, and with very little pubic support, that the entire 2020 MP update at this point should be scrapped. We should maintain the 2011 MP, or go to the 2016 update, which had substantial public input. The 2020 MP update should not be adopted.

From:	Thran-Zepeda, Coleen
To:	Poole, Amy <APoole@douglasnv.us>
Subject:	FW: Comments from Carson Valley Arts Council on Master Plan Text Update
Date:	Thursday, October 22, 2020 8:46:08 AM

From: Brian <brianfitzgerald@charter.net>
Sent: Tuesday, October 20, 2020 12:10 PM
To: List - X Planning Department <planning@douglasnv.us>
Subject: Comments from Carson Valley Arts Council on Master Plan Text Update

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

The Planning Commission has a Special Meeting scheduled for October 20 and 21.
Item 1: Public Hearing on the Douglas County Master Plan Text Update.

Though we support the majority of what appears in the Staff Presentation material, Arts & Culture appear to be only an afterthought for inclusion.
As board members of the Carson Valley Arts Council, the designated local art agency, we feel that Douglas County must take a more active role in leading the support for Building Arts & Culture Facilities, Creating Art Districts and Studio Spaces, Developing Public Art Protocol, and especially Promoting Public Funding and Partnerships for the Arts.
With regard to the new structure of Elements, it is entirely possible that Arts & Culture could have its own Element in the Master Plan.
There is an opportunity here to acknowledge the potential that Arts play in revitalizing our downtown areas and the impact Arts can have on Economic Vitality.
Think about what Art Districts, Performance Spaces, Public Art, Galleries, and Studio Spaces could do for Cultural Tourism in our community.
An Arts & Culture Element in the Master Plan could even trigger the creation of a Douglas County Cultural Commission – an advisory board to the County Commissioners for matters relating to arts and culture for benefit of all residents and visitors. This structure currently exists in Carson City. Why not Douglas County?

In review of Goals, Policies, and Actions…
Again, Arts & Culture is lacking in the current draft.

- Element 3. Economic Development / Policy 10 does state: "Increase opportunities for public art by recognizing the economic benefits of promoting public art and culture through increases in tourism, jobs for artists, and by creating a source of community pride."

This is a start. But in regards to this Policy, there should be an Action Item to 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.

- Element 5. Public Facilities, Services & Recreation / Policy 26 does state: "Develop and maintain facilities which support the cultural and performing arts interests of our residents and visitors."

There should be the addition of Action Items which identify a supportive position for Public Funding in support of these facilities and the creation of a Coalition or Interlocal Agreements that develops the necessary partnerships with the Towns, Main Street Gardnerville, the Carson Valley Arts Council, and others.

In review of the Gardnerville and Minden Community Plans...
The Master Plan Text states, "Goals and Policies for the Gardnerville Community Plan are contained in the 2018 Minden/Gardnerville Plan For Prosperity. The plan for prosperity is incorporated into the county Master Plan as the guiding document for the future planning and development of the Town of Gardnerville."

The Minden and Gardnerville Plan for Prosperity lists Douglas County as a Lead Responsible Party for Action Item A2 - Prepare Arts & Culture Plan and Program:
"Prepare a public arts and culture plan and program for the Towns that addresses both physical and visual improvements (e.g. performing arts space, art studio and display areas, art in public places) and performing arts programs, special events."

The Plan further states, "In order to effectively and efficiently implement the Plan for Prosperity Update ongoing collaboration should be established between the Towns and Douglas County, and among certain private or quasiprivate organizations…"

To follow through as a "Lead Responsible Party" for an Arts & Culture Plan, specific Goals, Policies and Actions to further the arts in our community are needed. Please consider adding MORE to the Master Plan in support of Arts & Culture.

Thank you.

Carson Valley Arts Council Board of Directors
Brian Fitzgerald, President
Sharon Schlegel, Executive Director
Sharon Hoelscher Day
Suzanne Ruffo
Nick Pchelkin
Jennifer Yturbide

Greg Brown
Christy Degenhart

Sent from Mail for Windows 10

From: Thran-Zepeda, Coleen
To: Poole, Amy <APoole@douglasnv.us>
Subject: FW: Master plan
Date: Tuesday, October 20, 2020 6:42:50 PM

-----Original Message-----
From: Inbox - masterplan
Sent: Tuesday, October 20, 2020 6:42 PM
To: Thran-Zepeda, Coleen <CTZepeda@douglasnv.us>
Subject: FW: Master plan

Public Comment. Only received on MP inbox.

Samuel R. Booth, AICP
Planning Manager
Douglas County Community Development
775-782-6210
1594 Esmeralda Ave. Minden, NV 89423

Please note that a response by Douglas County Community Development staff in person, to a phone call or an e-mail does not constitute an approval of any application. We strongly encourage you to consult with a legal or real estate professional if you have concerns about whether your proposed actions are appropriate under the laws of Nevada or the Douglas County Code.

-----Original Message-----
From: Sara Groenendyke [mailto:sgroenendyke@mac.com]
Sent: Tuesday, October 20, 2020 11:33 AM
To: Inbox - masterplan
Subject: Master plan

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

I have lived in the Carson Valley since 1996 and I love all the agricultural land and history we have here. I am now 76 years old, and I came from Southern California. Our history there was all agricultural also; with large cattle ranches and oranges groves taking up most of our land. Unfortunately, after World War 2; Southern California was "discovered" and the ranches were turned into homesites. We lost our fruit and vegetable fields also.
I supported the sustained growth movement and I support any group now that encourages thoughtful development. Don't build in flood plains, make the developers put in green belts for their homeowners, sidewalks, wide streets and lots the size that makes sense to have a yard for children.
I do hope we keep our Valley rural, we already have too many people speeding around on roads not meant to be going as fast as people do nowadays.
Thank you,
Sara Groenendyke

Sent from my iPad

Public Comment received after the Agenda & Packet

were posted online.

Planning Commission meeting

November 4, 2020

Item - #1 Master Plan

Comments on the draft Master Plan by Paul Minault, resident, Alpine View Estates:

1. Please include a vision statement for Jacks Valley in the Indian Hills/Jacks Valley Community Plan, as follows:

"Jacks Valley is a unique, stunningly beautiful and unspoiled example of Carson Valley's remaining historic ranching landscapes. Surrounded on three sides by mountains and ridges overlooking pasturelands, it has a unique sense of enclosure and intimacy that sets it apart from other landscapes in Carson Valley. It should be preserved for agricultural use and public appreciation of its historic and natural landscapes."

2. Please revise proposed Policy 9 of the Indian Hills/Jacks Valley Community Plan as follows to increase clarity and eliminate ambiguity and potential future sources of conflict:

"The Clear Creek Specific Plan Development is characterized by golf estate lots surrounded by alpine meadows and forest lands. Future development in this area should be consistent with the <u>current Clear Creek</u> specific plan and should remain hidden from offsite views,[1] <u>particularly from Jacks Valley,</u> and maintain <u>as undeveloped land the current</u> buffer areas <u>separating Clear Creek</u> from <u>the</u> Alpine View Estates and Freedom Ranch subdivisions to the southeast."

The purpose of these revisions is to clarify the text (for instance, not every reader will know that Clear Creek has a specific plan) and to ensure that the plainly stated intent of this policy cannot be subverted by a revision to Clear Creek's specific plan, or by additional development outside Clear Creek's current developed area, including by potential future third party purchasers of the former Snyder Ranch, that results in a much reduced buffer area.

Thank you for considering these comments and the accompanying note.

Respectfully submitted, Paul Minault

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[1] A homeowner in Clear Creek with a home on the face of the ridge overlooking Jacks Valley is cutting the trees in front of his house, presumably to improve his views, which also increases the exposure of his house to viewers in Jacks Valley and on Jacks Valley Road. Since this conflicts with the language above requiring development to "remain hidden from offsite views," the county should inform Clear Creek that such cutting is contrary to the Master Plan and must not be allowed to continue.

From:	Inbox - masterplan
To:	Thran-Zepeda, Coleen
Subject:	FW: Master Plan Text Update for Water quality protection
Date:	Tuesday, November 3, 2020 3:36:44 PM

From: Lynn Zonge [mailto:lynn@rci-nv.com]
Sent: Monday, November 02, 2020 11:21 AM
To: Inbox - masterplan
Cc: Jill Sutherland; Kim Rigdon - External
Subject: Master Plan Text Update for Water quality protection

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Good morning Lorenzo

I hope you had a nice weekend.

Thank you for this opportunity to comment and our apologies for arriving late to the master plan update.

On August 6, 2009, the Douglas County Board of Commissioners approved participation in the State of Nevada Integrated Source Water Protection Program. This voluntary program was undertaken to prevent the pollution of community drinking water sources.

On May 16, 2012 the Board of Commissioners endorsed the final plan available on your web site https://www.douglascountynv.gov/government/departments/public_works/wellhead_protection

Wellhead Protection - Douglas County, Nevada

www.douglascountynv.gov

The plan has helpful information and strategies developed by a broad group of local stakeholders to protect drinking water quality. One of the main goals in this plan is to be incorporated into the Master Plan.

We recommend that reference be made to this plan and implementing the measures to protect water quality--There are several locations where this could fit:

Under Section 2 Agriculture and Conservation .
Policy A1 reads "Cooperate with private and public agencies to protection water quality throughout the region" could be expanded to include "through implementation of the Wellhead Protection Plan and other planning documents"

Under Section 5. Public Facilities , Services, & Recreation,
Policy PF5 reads: "Participate in the development of an interjurisdictional approach to

protect critical aquifer recharge areas" Could be expanded to include "and wellhead protection areas as identified in the Wellhead Protection Plan".

Please advise if you need more information.
We are happy to help
Best

Lynn Zonge, PG8924, CPESC
Fluvial Geomorphologist / Hydrologist

Resource Concepts Inc.
340 N. Minnesota St., Carson City, NV 89703
Phone: 775-883-1600 Ext. 4175 **Direct:** 775-301-4175
Email: lynn@rci-nv.com **Website:** www.rci-nv.com
Be the change you want to see in the world. Mahatma Gandhi

FOR

SAM BOOTH

TO: Douglas County Planning Commission

FROM: H. William Brooks

DATE: 31 October 2020

RE: DOUGLAS COUNTY MASTER PLAN EDIT, GENOA COMMUNITY PLAN REVISIONS

- Retain: Genoa CP Goal Policy 1.6, "The County shall encourage commercial development within the Town of Genoa along the Main Street commercial corridor rather than outside of the Town of Genoa." [See Attachment 1]

> **- The purpose of this provision was to discourage commercial development such as strip malls, along Foothill and Jacks Valley Roads and Genoa Lane outside of the Town of Genoa's commercial corridor. This also encourages "Commercial" development within a specific designated area rather than throughout the "Community" area.**

- Correct: Existing and Future Land Uses, "The Town of Genoa Has 4 *approximately 25* acres of commercial zoning located within the central portion and within an area that is on the National Register of Historic Places." [See Attachment 2]

RECEIVED
NOV 0 2 2020
Douglas County Manager

ATTACHMENT 1

GENOA COMMUNITY PLAN GOALS, POLICIES, AND ACTIONS

The purpose of the Genoa Community Plan Goals, Policies, and Actions is to protect the historic districts in Genoa, protect access to surrounding trails and open space, and reduce hazards from wildfires, earthquakes, and floods.

GENOA CP GOAL 1

TO PRESERVE AND ENHANCE THE EXISTING CHARACTER OF THE TOWN OF GENOA AND GENOA COMMUNITY.

Genoa CP Policy 1.1 The County shall use its Master Plan and development regulations to maintain or enhance the existing rural, agricultural and historic character of the community.

Genoa CP Policy 1.2 The County shall support the expansion of commercial development within the Town of Genoa in a manner that is compatible with the Town's existing historic character. ~~within the Genoa Town Boundary is encouraged.~~ The County shall work with the Town to establish ~~reduced~~ appropriate parking requirements for the commercial corridor. ~~The retention of and expansion of mixed commercial and residential uses in the designated commercial area is encouraged.~~

Genoa CP Policy 1.3 The County's development regulations should support growth in the bed and breakfast industry in Genoa to preserve existing historic homes and to promote tourism of Genoa's historic resources.

Genoa CP Policy 1.4 The County shall continue to use design review to ensure that new commercial development is compatible with the historic character of the Town of Genoa. This process shall address the amount, scale, design, location and intensity of ~~new non-residential~~ development.

Genoa CP Policy 1.5 The Town of Genoa and the County should periodically review the advisability of expanding the historic district.

RETAIN ~~Genoa CP Policy 1.6 The County shall encourage commercial development within the Town of Genoa along the Main Street commercial corridor rather than outside of the Town of Genoa.~~

Genoa CP Policy 1.7 The Town of Genoa and Douglas County should encourage the displacement of overhead power and communication transmission lines to underground facilities ~~along State Route 206~~ within the Town of Genoa.

Genoa CP Policy 1.8 Douglas County shall encourage a quiet residential neighborhood and shall not approve any development or projects that will disrupt the livelihood or peace of the residents that live in the area. ~~Douglas County shall enforce code 20.690.030.N to ensure a quiet residential neighborhood.~~

Genoa CP Policy 1.9 Douglas County shall ensure that all streets within the Town of Genoa are to be slow and safe vehicular and pedestrian routes.

Attachment: 2020 Master Plan Update Goals Policies and Actions (5217 : 2020 Master Plan Special Meeting #2 Action Item)

ATTACHMENT 2

~~Town to recognize that new commercial and residential development is expected to be served by public water and wastewater services.~~

~~ISSUES IDENTIFIED FROM PREVIOUS MASTER PLAN UPDATES~~

~~*RETENTION OF THE COMMUNITY'S CHARACTER*~~

~~Preserving existing historic structures and ensuring that new development is compatible with the character of existing development are two means of maintaining the Town's and community's distinctive character.~~

~~*RETENTION OF GENOA'S HISTORIC COMMERCIAL CORE*~~

~~An active commercial center, with services provided for the Town's visitor, will promote both local and tourist needs.~~

~~*MINIMIZING THE RISKS FROM NATURAL HAZARDS*~~

~~The County should establish regulatory limits to development by natural hazards to protect its citizens' physical and economic welfare.~~

~~*PROVISION OF APPROPRIATE FACILITIES*~~

~~The Genoa area plan should balance the needs, desires, and resources of the community's residents by providing for levels of service that are appropriate to the demands for these facilities.~~

~~*MINIMIZING THE IMPACTS OF TRAFFIC*~~

~~Any future design modifications required to improve traffic flow should also maintain the safety of pedestrians and the historic ambiance of the community.~~

EXISTING AND FUTURE LAND USES

The Genoa Community consists of the Town of Genoa and the outlying rural & residential areas relatively close to the Town. Much of the Town of Genoa is included within a Federal National Register of Historic Places and/or the Douglas County Genoa Historic District, which is a local district with boundaries based on the L.L. Hawkins 1874 map of the Town.

The Town is the commercial hub of the community. Residential subdivisions are located to the east and north. The areas to the north are primarily Planned Unit Developments and are generally located around The Genoa Lakes Golf Club's two golf courses – The Lakes course and The Ranch course. The remainder of the outlying community is primarily agricultural.

The Town is relatively small at 202 acres. The community area covers 6,374 acres. Residential lots generally vary from approximately ¼ acre to 5 acres whereas the agricultural lands are zoned for 19 acre lots minimum.

~~There are about 387 acres of residential land in the community. About 87 percent of the residential land is devoted to lots ranging from 1 to 10 acres. The balance of the residential land is developed at densities ranging from 1 to 3.5 units per acre. Most of the land within this latter category is located in the Town of Genoa.~~

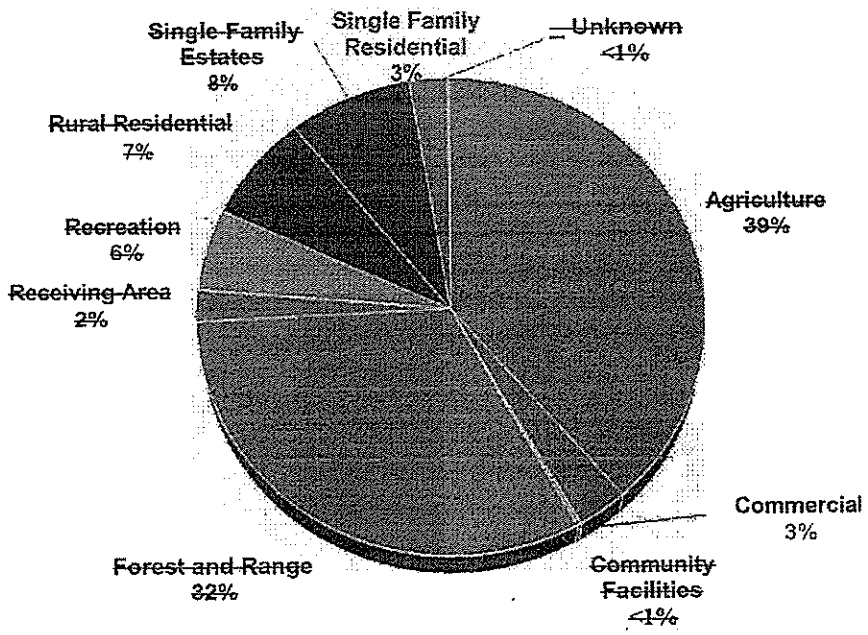
The Town of Genoa has ~~4 approximately 25~~ acres of commercial zoning located within the central portion and within an area that is on the National Register of Historic Places. The Genoa Historic District Commission oversees architectural design compliance with regard to commercial and neighborhood commercial properties within the boundaries of the Genoa Historic District. David Walley's Hot Springs Resort is located one mile south of Genoa via State Route 206 or the Genoa Vista Trail. David Walley's is a timeshare complex that includes restaurants, pools and hot springs.

The community area possesses several restrictions, both natural and intentional, to development. Conservation easements, which preclude development forever, are in place on a significant portion of the agricultural lands. Steep slopes on the western boundary naturally limit development opportunities. Limited commercial acreage in the Town will help keep its current character via County zoning and strict architectural standards.

~~Douglas County Redevelopment Area No. 1 was adopted in 1998, which includes properties within the Town of Genoa and surrounding areas. Refer to the Economic Development Element for more information on Redevelopment Areas.~~

~~Figure 8 depicts the land uses within the Genoa Community Plan. Agriculture is the largest land use at 39 percent, followed by Forest and Range at 32 percent. Commercial land uses are designated for 3% of the parcel acreage while community facilities account for less than 1 percent.~~

~~Figure 8~~
~~Genoa Community Plan Future Land Uses, by Percentage~~



Map 9 depicts the future land use designations in the Genoa Community Plan. There are no urban service areas. Agriculture land uses are generally designated east of Foothill/Jacks Valley Road while Forest and Range is designated for areas west of Foothill/Jacks Valley Road.

From:	Ellie
To:	List - X Planning Department; Wood, Natalie <nwood@douglasnv.us>; Engels, John <jengels@douglasnv.us>; Nelson, David "Dave" <dnelson@douglasnv.us>; Walsh, Lawrence "Larry" <lwalsh@douglasnv.us>; Penzel, William <wpenzel@douglasnv.us>; Rice, Wesley <wrice@douglasnv.us>
Subject:	Comments for the Record November 4 2020 Planning Commission on master Plan Update
Date:	Tuesday, November 3, 2020 10:29:29 AM
Attachments:	Nov 4 2020 Plng Comm Master Plan recommendation.pdf

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Please accept these Comments for the Record November 4 2020 Planning Commission on Master Plan Update. I have included BOCC members for reference for upcoming BOCC meetings on the 2020 Master Plan Update

Where is the public in this Public Hearing, Public Workshop or Special Meeting designation? The Planning Commission workshop was conducted with little to NO ACKNOWLEDGEMENT during the workshop by the commissioners for changes requested by the public.

If a Planning Commissioner wanted a change or discussion on a particular item it was brought forward. I fail to see how you can call this a public hearing. Public hearings are a form of democracy and ensure the participation of the people.

Possibly something a member of the public suggested or piqued a commissioners interest was part of their request for discussion but not obvious that any consideration was given to public except for a few items as noted by staff.

PUBLIC HEARINGS

1. For possible action. Presentation and discussion on the final changes to 2020 Douglas County Master Plan, which includes amending all existing chapters, creating a new structure of Elements to include: Executive Summary and County Profile; Land Use and Historic Preservation; Agriculture and Conservation; Growth Management and Housing; Economic Development; Public Facilities, Services and Recreation; Public Safety. The remaining goals, policies and action items held over from the October 21, 2020 Meeting shall be discussed and approved. Staff will present portions of the text of the Draft Master Plan Update which incorporates the changes made during the Special Meetings held on October 20 and 21, 2020. The Planning Commission will deliberate and approve text changes as necessary. Unfinished Items will be carried over to the November 10, 2020 Planning Commission meeting.

CLOSING PUBLIC COMMENT (NO ACTION)

At this time, public comment will be taken on those items that are within the jurisdiction and control of the Planning Commission.

Public comment is limited to three minutes per person who has left a voice message on Douglas County's Public Comment Phone Line (775-783-6088). The voice messages will be played to the public and Planning Commission in the order they were recorded. No more than one voice message/public comment per person will be played to the Planning Commission and public.

ADJOURNMENT

Community Development Staff Reports are available, at a minimum, 3 days prior to the meeting. Copies of Community Development Staff Reports can be requested by calling the Planning Department, (775) 782-6217 or in person (Monday – Friday, 8:00 a.m. – 4:00 p.m.) 1594 Esmeralda Ave., Room 217, Minden, Nevada. Community Development Staff Reports can also be found at http://douglascountynv.iqm2.com and https://notice.nv.gov.*

*Copies of this notice are posted at the Douglas County Administrative Building (Historic Courthouse), Douglas County Community Development (Minden Inn), Douglas County Judicial and Law Enforcement Center, Douglas County Libraries – Minden and Lake Tahoe, and the Minden Post Office. This notice will be posted on the Douglas County website – http://douglascountynv.iqm2.com. However, this Commission does not maintain the listed website and therefore timely posting of agendas on the website cannot be guaranteed.

November 4, 2020

At the very least, a statement including the acknowledgment of public comment received should have been stated.

The format of the Staff packet is confusing as well as the proposed motions. The Executive Summary, etc. are in one version but not the other.

It's also confusing to have 1a-1f not explained in the staff report for following the proposed changes and what the Final Draft will look like that will be sent to the Board of County Commissioners for approval.

Planning Commission

AGENDA ACTION SHEET

Title: For possible action. Presentation and discussion on the final changes to 2020 Douglas County Master Plan, which includes amending all existing chapters, creating a new structure of Elements to include: Executive Summary and County Profile; Land Use and Historic Preservation; Agriculture and Conservation; Growth Management and Housing; Economic Development; Public Facilities, Services and Recreation; Public Safety. The remaining goals, policies and action items held over from the October 21, 2020 Meeting shall be discussed and approved. Staff will present portions of the text of the Draft Master Plan Update which incorporates the changes made during the Special Meetings held on October 20 and 21, 2020. The Planning Commission will deliberate and approve text changes as necessary. Unfinished Items will be carried over to the November 10, 2020 Planning Commission meeting.

Recommended Motion:

1. Approve, approve as amended, deny, delete or add selected goals, policies, and actions that did not receive consensus by the Planning Commission; (if carried over, and may be item by item, by element or all together);

2. Accept the proposed text changes to the 2020 Master Plan DRAFT Elements for revision purposes only (draft text may be redlined during meeting or changes may be carried over to November 10, 2020 regular meeting).

3. Approve, approve with amendments, or deny the 2020 Master Plan DRAFT Elements (may be by element or all together);

4. Direct staff to work on text changes, statements, goals, policies, actions or other text relative to the 2020 Master Plan update as discussed during the meeting for presentation for the meeting on the November 10, 2020.

Please explain the intent of the November 10, 2020 Planning Commission meeting. Will the Planning Commissioners be making further recommendations for changes, deletions, etc. ?

When will the public get the Final Draft version that will go to the Board of County Commissioners for possible changes and approval?

Douglas County Master Plan: Goals, Policies & Actions

In September, Douglas County staff in partnership with Wood Rodgers, held four (4) in person and live streamed public workshops in September 2020, with approximately 20 attendees and 30 live stream viewers. The workshop presentations were also recorded and placed on the Master Plan Text Update website. To date, the presentations have been viewed 185 times. In addition, staff solicited feedback from the public on the proposed goals contained in the Master Plan beginning September 1st through September 30th. The survey received 1,518 views from the public, and generated input from 1,015 participants.

This document includes a preview of the proposed Master Plan format, the proposed goals as revised and presented in the workshops, and the newly proposed policies and actions based on feedback from the Board of County Commission, the Planning Commission and members of the public.

Formatted: Justified

What is the the Formatted notation "Justified" supposed to mean?

Executive Summary comments

Executive Summary

POPULATION

As of 2019, Douglas County's total population was estimated at 49,418 total individuals according to the Nevada State Demographer. Between 2000 and 2010 Douglas County's population growth slowed compared to the historic growth rates most likely as a result of new growth management policies that were put in place during that time frame.

Table ES1 – Douglas County Population 1970 to 2019

1970	1980	1990	2000	2010	2019
7,008	19,487	28,070	41,674	47,197	49,418

Source: Nevada State Demographer

Table ES2 presents the change in more recent population estimates by the Census Bureau for communities and population centers throughout the county between 2013 and 2018.

Table ES2 – Total Population Change by Census Tract (2013 to 2018)

Year	Gardnerville CDP	Minden CDP	Stateline CDP	Douglas Co Census Tract 16	Douglas Co Census Tract 17	Douglas Co
2013	5,669	3,313	955	1,006	1,722	47,035
2014	5,761	3,408	1,017	1,155	1,762	47,135
2015	5,636	3,180	1,160	1,173	2,009	47,259
2016	5,555	3,359	1,083	1,137	1,894	47,426
2017	6,034	3,185	981	1,221	1,730	47,632
2018	6,148	3,239	969	1,236	1,746	47,828
2013-2018 Percent Change	**8.4%**	**-2.2%**	**1.5%**	**22.9%**	**1.4%**	**1.7%**

Source: U.S. Census Bureau, 2013-2018 American Community Survey, 5 Year Estimates

Below is a graph depicting population projections under the proposed rates of growth (slow, historic and maximum scenarios) through 2038.

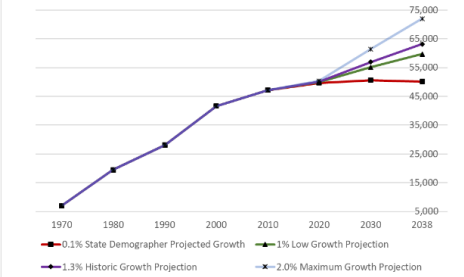
Table ES4 – Douglas County Population Growth Scenarios

Scenario	2020	2030	2038*
State Demographer (0.1%)	49,695	50,673	50,131
Low Growth (1.0%)	49,912	55,134	59,702
Historic Growth (1.3%)	50,060	56,963	63,163
Maximum Growth (2.0%)	50,406	61,445	71,993

*Note: Nevada State Demographer Population Projections only included 2019 through 2038.

Given the growth management strategies Douglas County has in place it is likely that future growth of Douglas County will trend between the Very Slow (0.1%) and Slow (1%) growth rates over the next 20 years equating to a population somewhere between 50,000 and 60,000 people by 2038.

Figure ES4 – Douglas County Population Projections through 2038



Source: Nevada State Demographer and 2017 Douglas County Transportation Plan Projections

The Growth projection seems skewed. Not sure how the projection with approx 7000-8000 residential units on the books for the next 20 years produces the Very Slow and Slow growth rate result depicted even with the Strategic Growth Initative.

Table ES10 presents the number of single-family detached, single-family attached, multifamily, and mobile home housing units for Douglas County, the Carson Valley area, and the Tahoe Basin area for fiscal year 2020.

Table ES10 – Total Number of Housing Units by Type of Structure (Fiscal Year 2020)

Type of Structure	Carson Valley	Percent of Total	Tahoe Basin	Percent of Total	Douglas County	Percent of Total
Single-Family Detached	16,086	81.3%	2,911	52.2%	18,997	74.9%
Single-Family Attached	1,072	5.4%	2,109	37.8%	3,181	12.5%
Multifamily	1,049	5.3%	450	8%	1,499	5.9%
Mobile Homes	1,580	8.0%	110	2.0%	1,690	6.7%
Total	**19,787**	**100.0%**	**5,580**	**100.0%**	**25,367**	**100.0%**

Source: Center for Regional Studies, The College of Business, University of Nevada, Reno

Douglas County's existing housing stock has continued to significantly age; 23.6 percent of the county's total housing stock was built between 1990 and 1999, an additional 20.4 percent was built between 1970 and 1979, and an additional 19.8 percent was built between 2000 and 2009. Approximately 52.6 percent of all housing units, either owner-occupied, renter-occupied, or vacant, in Douglas County will have reached the end of the state's required 50-year depreciation schedule, for the purposes of estimating assessed value and final ad valorem property tax revenue, within the next ten to fifteen years. This represents a significant erosion of Douglas County's existing property tax base. Approximately 83.0 percent of the Tahoe Basin area's total housing stock will reach the end of the state mandated 50-year depreciation schedule within the next ten to fifteen years.

Table ES11 presents the estimated year of construction by group for all housing, occupied, vacant, owner-occupied and renter-occupied, for the Carson Valley, the Tahoe Basin area, and for all of Douglas County for fiscal year 2020.

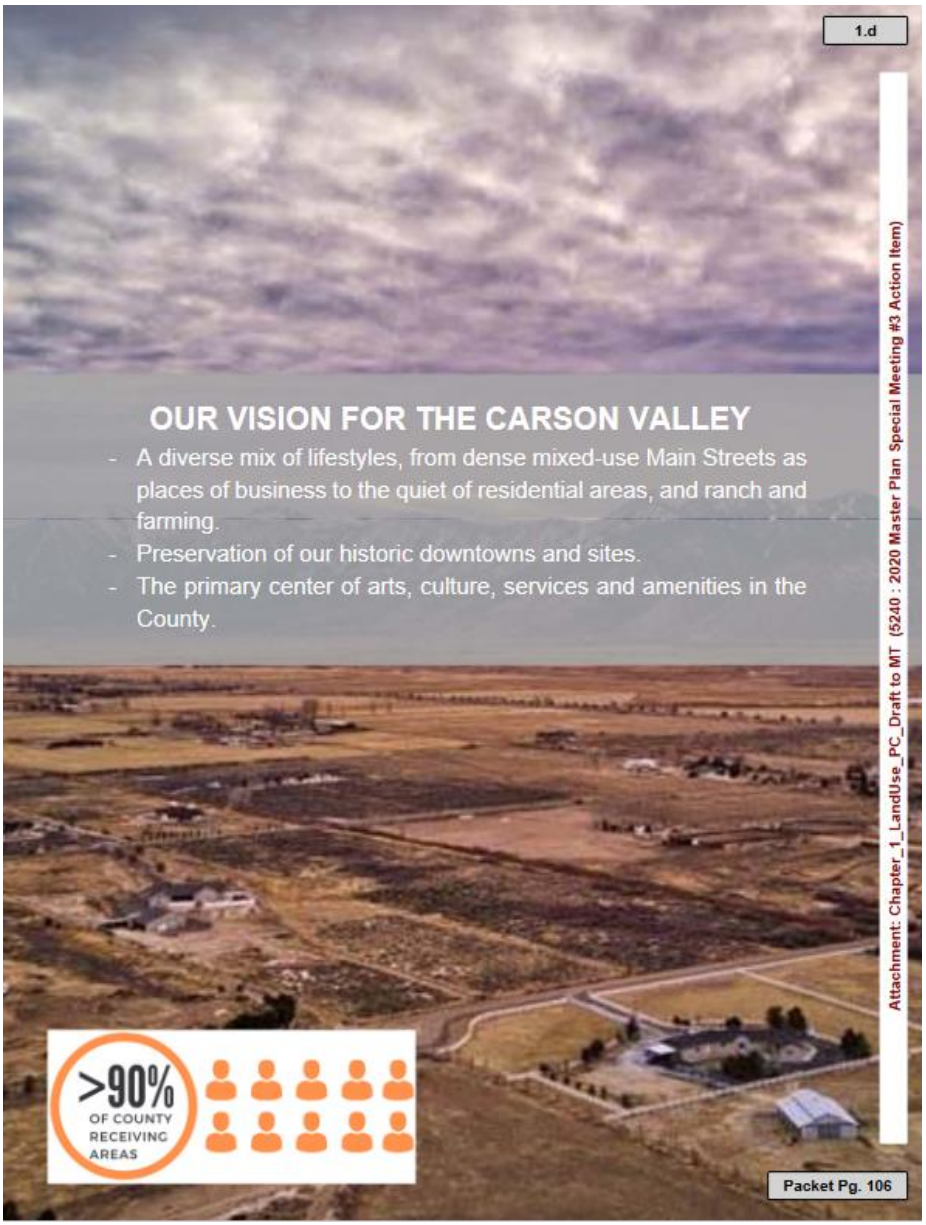
Table ES11 – Year Built, All Housing Units (Occupied and Vacant, Owner-Occupied and Renter-Occupied) - Fiscal Year 2020

Year Group	Carson Valley	Percent of Total	Tahoe Basin	Percent of Total	Douglas County	Percent of Total
Built 2016 or Later	849	4.3%	113	2.0%	962	3.8%
Built 2010 to 2015	518	2.6%	59	1.1%	577	2.3%
Built 2000 to 2009	4,604	23.3%	417	7.5%	5,021	19.8%
Built 1990 to 1999	5,599	28.3%	373	6.7%	5,972	23.6%
Built 1980 to 1989	3,638	18.4%	1,330	23.8%	4,968	19.6%
Built 1970 to 1979	3,306	16.7%	1,861	33.4%	5,167	20.4%
Built 1960 to 1969	668	3.4%	855	15.3%	1,523	6.0%
Built 1950 to 1959	179	1%	241	4.3%	420	1.7%
Built 1940 to 1949	118	0.6%	90	1.6%	208	0.8%
Built 1939 or Earlier	283	1.4%	238	4.3%	521	2.%
Total	**19,762**	**100.0%**	**5,577**	**100.0%**	**25,339**	**100.0%**

Source: Center for Regional Studies, The College of Business, University of Nevada, Reno; Data Provided by the Douglas County Assessor's Office

Similarily, housing units built versus approved with SGI applied should be provided to better assess unit types all ready on the books.

Stating the housing stock is aged but not taking into consideration all the "new" units yet to be built skews the narrative.

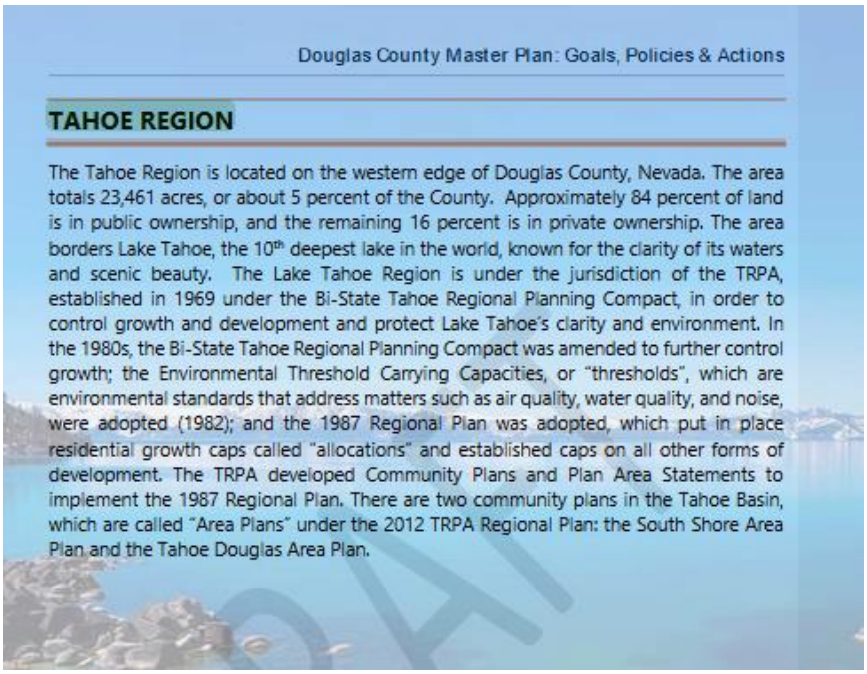


Not sure why the receiving area picture is on this page? Doesn't seem appropriate on the vision page. It's a land use notation. Suggest removal.

Re-word first sentence: A diverse mix of lifesyles, from quiet neighborrhoods, ranches and farming communities to the dense mixed-use Main Streets as places of business.

The Tahoe narrative needs to be updated. Suggest adding.

The update included the consolidation of Plan Area Statements and Community Plans which resulted in an updated process creating Area Plans which address the TRPA goals, polices and programs for specific areas in order attain and maintain the environmental threshold standards.



Douglas County Master Plan: Goals, Policies & Actions

TAHOE REGION

The Tahoe Region is located on the western edge of Douglas County, Nevada. The area totals 23,461 acres, or about 5 percent of the County. Approximately 84 percent of land is in public ownership, and the remaining 16 percent is in private ownership. The area borders Lake Tahoe, the 10th deepest lake in the world, known for the clarity of its waters and scenic beauty. The Lake Tahoe Region is under the jurisdiction of the TRPA, established in 1969 under the Bi-State Tahoe Regional Planning Compact, in order to control growth and development and protect Lake Tahoe's clarity and environment. In the 1980s, the Bi-State Tahoe Regional Planning Compact was amended to further control growth; the Environmental Threshold Carrying Capacities, or "thresholds", which are environmental standards that address matters such as air quality, water quality, and noise, were adopted (1982); and the 1987 Regional Plan was adopted, which put in place residential growth caps called "allocations" and established caps on all other forms of development. The TRPA developed Community Plans and Plan Area Statements to implement the 1987 Regional Plan. There are two community plans in the Tahoe Basin, which are called "Area Plans" under the 2012 TRPA Regional Plan: the South Shore Area Plan and the Tahoe Douglas Area Plan.

<u>Additional comments on the Elements since the Planning Commission October meetings</u>

1 – Land Use & Historic Preservation

PURPOSE This Element discusses current and future land use patterns, and provides guidance to property owners, residents and elected officials regarding development proposals within Douglas County. It also acts as the basis for all the remaining Elements of the Master Plan. This element describes the county's regions and communities, and historic preservation programs and policies.

I object to the word "current" development patterns as it denotes that this is what we are going forward with for future planning. Example: changes to ag land conversion isn't necessarily what each community plan will want when we ever get the opportunity to update our communtiy plans as community members.

Goal 1 better represents a compromise but also ties back to removing the word "current"

"To retain the beauty, the natural setting/resources and the rural/agricultural character of the county while providing opportunities for managed growth and development."

Goal 3 as well represents a compromise: "Preserve and promote historic, cultural, and archaeological structures, landmarks, sites, and resources as integral parts of the past and focal points to shape the County's future identity"

Douglas County Master Plan: Goals, Policies & Actions

1. LAND USE & HISTORIC PRESERVATION

PURPOSE

The purpose of the Land Use & Historic Preservation Element is to describe current development patterns, review land use issues and opportunities, and discuss preservation issues and opportunities in Douglas County and in each Community Plan.

This chapter includes historic preservation efforts in Douglas County, maps of historic places and main street districts in Douglas County, future land use maps for each Community Plan and concludes with goals, policies, and actions to encourage development patterns that promote revitalization and investment in the towns and General Improvement Districts (GID's) while protecting agricultural and fragile lands in the rest of the County.

The Land Use Element does not include the Tahoe Basin portion of Douglas County since land use and other elements are now included in the South Shore and Tahoe Douglas Area Plans. Land Use Element Goals, Policies, and Actions for the entire County are presented first and are then followed by a section for each Community Plan in the County.

I request the removal of the word "current" from the Land Use & Historic Preservation Element

I object to the statement "or is developing". This denotes that this is what we are going forward with for future planning. Same as above I request removal of " or is developing".

Policy L7

Designate "Urban Service Areas" within identified urban communities. Urban Service Areas are those areas where development of an urban character exists or is developing. New development in these areas may be approved by Douglas County if it is consistent with the land use designations shown on the Land Use Map, if services are available at the appropriate urban levels, if applicable policies of the Community Plan and Master Plan have been met, and if developed in accordance with the provisions of the Development Code.

Commented [BS5]: TD 1BO, 2MN – VOTE =7-0

I am requesting another action similar to LU Action 4 below:

LU Action 4. 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.

New Policy requested: Douglas County Community Development will periodically amend the Master Plan future land use map to change the future land use designation as changes occur with community plan updates for desired character outcome.

The Community Specific Policies should read more clearly to clarify that it is for all Community Plans. Just stating north, central and south agriculture communites is not a broad enough statement to cover all community plans listed after the Community Policies. This ties into the closing statement. "Each of the communities have distinctive land use identities"

COMMUNITY SPECIFIC POLICIES

Policy 1 Preserve and enhance the existing scenic character, beauty and agricultural resources of the north, central and south agricultural communities.

Policy 2 Use the Master Plan and development regulations to maintain and/or enhance the existing rural and scenic character of the community.

Suggested Policy change to combine into one policy

Use the Master Plan and development regulations to preserve, maintain and/or enhance the existing rural and scenic character of each unique community within Douglas County.

AIRPORT COMMUNITY PLAN

Policy 7 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.

Commented [BS21]: MC 1MC, 2KK – VOTE= 7-0

Policy 7 should be an Action not a Policy for accountability. Douglas County shall pursue….

EAST VALLEY COMMUNITY PLAN

VISION STATEMENT

East Valley will be a very low density rural residential community providing access to the Pine Nut mountain range for outdoor recreation, nature and wildlife experiences. It will be serviced by employment and retail centers located in adjacent industrial and business parks.

COMMUNITY SPECIFIC POLICIES

Policy 1 — Designate East Valley as a community with rural and potential urban service areas.

Policy 2 — Plan for a buffer or transition area separating urban land uses from existing rural residential use.

Policy 3 — Prohibit new commercial/industrial land use designations in the East Valley community plan and encourage development of infill in the existing business parks.

Policy 4 — Limit expansion of public facility uses within the East Valley community plan, unless the use is found to be compatible with the existing rural character of the community plan area.

Policy 5 — Work with the Bureau of Land Management (BLM) to identify areas to be included as permanent publicly accessible open space along the eastern side of the East Valley community.

Policy 6 — All single-family estate designations within the East Valley community shall be maintained at a two (2) acre minimum parcel size.

Policy 7 — Allow the use of individual sewage disposal systems and domestic wells for service in this rural community, unless water quality studies identify the need for community systems.

Commented [BS22]: MC 1MC, 2MN – VOTE= 7-0

Policy 8 — Coordinate with and strongly encourage the Bureau of Land Management (BLM) to plan, design, and maintain trails and public access points to the Federal lands within the East Valley community. Hiking, bicycling, and equestrian trails should be planned with appropriately designed trailheads.

Identifying potential urban service areas in Policy 1 and planning for buffers/transition between urban and rural seems to contradict the community character as stated rural in the Community Plan. Also stated: limit expansion of public facilities unless compatible with existing rural character, maintain 2-acre minimum parcel size for single-family estates and supporting the use of wells.

The water quality studies statement should be an overarching Action item in all community plans with rural areas. There is a current contradiction in the Jacks Valley portion of the Indian Hills/Jacks Valley Community plan because a current policy for all new development must be on community water systems i.e. the new Freedom Ranch development.

Furthermore, water availability is still the elephant in the room. As each new tentative map is approved and then development commences, on-going water resources must be analyzed. Will-serve acceptance isn't enough. Specific Action items for studies, quality, quantity versus build out necessary.

FISH SPRINGS COMMUNITY PLAN

Policy 4

Determine the appropriate route and plan for a secondary emergency access for the Fish Springs community.

Policy 4 should be an Action not a Policy for accountability. Douglas County shall determine….

FOOTHILL COMMUNITY PLAN

VISION STATEMENT

The Foothill Community will be a quiet collection of clustered hamlets providing picturesque views of the Carson Valley and the opportunity to experience the rich local history and culture.

Re-word Vision Statement: The Foothill Community will **remain** a quiet collection….

Policy 2

Not support the installation of street lights, curbs, gutters or sidewalks within the Foothill community, except on collector roads.

Re-word Policy 2: Installation of street lights, curbs, gutters or sidewalks with the Foothill Community is prohibited except on collector roads.

Policy 5

Work with the United States Forrest Service (USFS) to establish areas of permanent, publicly accessible open space along the western boundary of the Foothill community, as well as a network of hiking, bicycling, and equestrian trails with accessible trailheads.

Policy 5 should be an Action not a Policy for accountability. Douglas County shall work….

Typo: Forrest should be Forest.

GARDNERVILLE AND MINDEN COMMUNITY PLANS

VISION STATEMENT

"Minden and Gardnerville envision vibrant downtowns that are regional destinations and the hearts of their communities. Their town centers will be mixed-use, feature cultural facilities, have a full annual events calendar, and integrated arts programming. Their successful main street districts are enabled by a completed Muller Parkway allowing through-traffic to bypass Main Street. The Parkway supports redesign of the Main Street and historic Railroad Avenue portions of US395 as pedestrian-oriented experiences. Trails will connect the town centers with new parks along Martin Slough and Muller Parkway, which double as detention facilities that reduce flooding. Neighborhoods will have definable centers including parks, schools, libraries and their own namesake streets. New neighborhoods will include housing supporting the needs of existing and future residents. The Towns envision new types of housing including mixed-use development in the downtowns and agri-neighborhoods on the Towns' edges." – Minden and Gardnerville Plan for Prosperity, December 2018

COMMUNITY SPECIFIC POLICIES

Goals and Policies for the Gardnerville Community Plan are contained in the 2018 Minden/Gardnerville Plan For Prosperity.

The Plan for Prosperity was created by the town of Gardnerville and Minden in their capacity as advisory bodies to Douglas County. Douglas County will utilize the goals and policies contained within the Plan for Prosperity to the greatest extent possible. Click HERE to view the Minden and Gardnerville Plan for Prosperity.

The community plans should be consistently formatted but allow references like the Plan for Prosperity.

The term agri-neighborhoods should not be included in the Garnerville and Minden Vision Statement. I suggest ending the paragraph at "the needs of existing and future residents. Previous recommendation for removal of the term should be consistent throughout the document.

The Plan for Prosperity must not be considered the Community Plan. Incorporation of its ideas acceptable after a formal community plan process is completed.

The Team members listed within the plan are not equally represented:

Good ol resident versus

special interests, staff, consultant, etc. tilt the scale.

Plan for Prosperity
Citizens Advisory Committee (CAC)
Bill Chernock–CVCC
Jan Vandermade–CVVA
Renea Louie–Business Council
Shannon Albert–Business Council/CV Medical
Heidi Saucedo–CVVA
Brian Fitzgerald–Arts Council
Brian Trute–Gardnerville
Rick Towner–Gardnerville
Laura Mastin–Gardnerville
Douglas Roberts–Gardnerville
Spencer Flanders–Minden
Dave Brady–Minden
Robert Pohlman–Minden

Town of Minden Board
Matt Bernard, Chair
Glen Radtke, Vice Chair
Bill Souligny
Roxanne Stangle
John Stephans

Town of Gardnerville Board
Cassandra Jones, Chair
Linda Slater, Vice Chair
Lloyd Higuera
Ken Miller
Mary Wenner

Town Staff
John (JD) Frisby, Town of Minden
Tom Dallaire, Town of Gardnerville

Technical Advisory Committee (TAC)
Louis Cariola– DC Community Development
Eric Schmidt– DC GIS
Erik Nilssen–County Engineer
Geri Johnson–USDA Rural Housing
Lisa Granahan–Economic Development
Courtney Walker–DC Storm Water Program Mgr

Stakeholder Advisory Committee (SAC)
Renee Mack–Mack Ranch
Frank Godecke–Godecke Ranch
David Park–Park Ranch
Doug Curtis–Property Owner
Butch Peri–Peri Enterprises Property
Rob Anderson–ROAnderson
Kate Cunningham–ROAnderson
Carlo Luri–Bently Enterprises
Bill Henderson–CVI
Pete Dube–Building Preservation
Mike Gilbert–Park and Pegram Lands
Jack Jacobs–Agri Hoods

Consultants
RACESTUDIO
Bruce Race, FAIA, FACIP, PhD
A. Plescia Company
Andy Plescia
Winter & Company
Noré Winter
Julie Husband

Example of outdated information in the 2018 Plan for Prosperity above that must be updated to better understand future planning. Example: The Proposed Park agri-hood alone is 2500 homes over 20+ years.

"2,586 approved residential units with 606 built and 1980 units remaining to be built in designated Receiving Areas." So, does the proposed Park 2500 in a Receiving Area wipe the stated 1980 remaining units?

What is the current year 2020 remaining undeveloped residential acreage within the Minden and Gardnerville community planning areas?

Growth Management Policy Context

Minden and Gardnerville are in the path of California and Reno/Sparks spillover growth into Carson Valley. However, they are growing slowly as compared to other parts of the region. Douglas County has a 22-year policy for growing responsibly. This includes a development Transfer Development policy, implemented by the 1996 Growth Management Ordinance. The Ordinance protects agricultural and environmentally sensitive areas by transferring their development potential to receiving areas, which are contiguous to the Towns, where they have access to urban services and can contribute to a cohesive sense of community.

The draft Douglas County Master Plan Update 2016 includes these factors related to growth:

- Douglas County's Building Permit Allocation and Growth Management Ordinance were adopted in 2007 (Chapter 20.560).
- The ordinance established a two-percent (2%) growth rate (compounded annually) for the County over a 50-year period.
- The total number of annual residential allocations was set at 317 permits in 2007, and gradually increases to 837 annual allocations by the year 2056. There are 386 residential allocations available for 2017-18.
- For the Minden and Gardnerville community plan areas there 2,586 approved residential units with 606 built unit (23%) and 1,980 units (77%) remaining to be built in designated Receiving Areas.
- Currently there are 261 acres of undeveloped residential acreage in Minden and Gardnerville community planning areas.

10

6.6 IMPLEMENTATION ACTIONSAND RELATED POLICIES The following matrix connects implementation actions with Plan for Prosperity policies, assigns responsibilities, and proposes phasing and timing of actions.

The polices and actions must be updated as they currently expire no later than 2022 or are on-going.

It would be nice to know how many action items have been completed through a status of each item in the Plan for Prosperity much like the necessity to begin with the most current approved Master Plan 2011 and provide a status update for completion of proposed actions starting in 2011, re-proposed or eliminated in 2016 to allow for a more cohesive Master Plan Update understanding a starting point to establish new actions for the proposed 2020 Master Plan Update. We continue to kick the can down the road.

GARDNERVILLE RANCHOS COMMUNITY PLAN

VISION STATEMENT The future vision for the Gardnerville Ranchos Community Plan area is to retain the community's rural character and aesthetics. The Gardnerville Ranchos residents share a strong sense of community. Passive and recreational open-space are identified as fundamental features in all new development projects to serve both new and existing residents. Particular attention is given to prevent over-development of the vast amount of designated Receiving Area in the plan area while still providing housing opportunities that meet the needs of the Gardnerville Ranchos Community. Key intersection improvements and roadway designs should increase capacity and improve traffic circulation patterns, while proactive roadway maintenance programs will assure safe and smooth conditions. Bicycle, pedestrian and equestrian and nature corridors can connect the Ranchos to the Gardnerville Community Center and adjacent communities. Low-impact development practices are employed to protect and ensure the District's low-cost, superior quality and quantity of ground water today and into the future.

Not sure what the captured highlighting is meant to represent? The Vision as stated is well-rounded but must be vetted by the residents that live within the Rancho communities.

GENOA COMMUNITY PLAN

VISION STATEMENT

Genoa will remain a symbol of the early settlement of Douglas County and Nevada as a whole, maximizing the opportunities arising from the intersection of historic preservation, heritage tourism, and its potential as a gateway to the Tahoe Basin.

Re-word Vision Statement: I suggest remove "as a whole". End the sentence and Nevada.

Next sentence: Maximize the opportunities arising from the intersection of historic preservation, heritage tourism, and being a gateway to the iconic Lake Tahoe Basin.

Coordinate with the Nevada Department of Transportation to ensure that modifications to State Route 206, Genoa Lane and Jacks Valley Road through Genoa are compatible with the existing character of Genoa and increase the safety or desirability of pedestrian traffic in the Town.

Policy 10 should be an Action not a Policy for accountability. Douglas County shall coordinate….

INDIAN HILLS/JACKS VALLEY COMMUNITY PLAN

Policy 3

Commercial designations associated with the resort/casino area in the south portion of the plan area should be oriented toward tourism.

Commented [BS29]: MC 1MC, 2BC – VOTE= 7-0

Just like other notations stating "Commented ", I know what was discussed at meetings, but a new reader/reviewer that didn't listen to the meetings doesn't know why it was highlighted and if changes have been made.

Policy 4

Commercial designations at the gateway to Douglas County/Carson City should provide for regional commercial activities. The designation of commercial on Forest Service lands anticipate land trades to private ownership, but should only be permitted in exchange for open space lands in Douglas County.

"Regional" commercial activities? Red flag on traffic impacts comes to mind. The expectation of "regional" is Lake Tahoe, Carson City, drive-through to Reno, etc.

Definition: **Regional** is bigger than **local** and smaller than national. Example: The **local** weather forecast covers your city and perhaps a few suburbs; the **regional** forecast gives you more: maybe a slew of counties, maybe the whole state, maybe even several states

I, personally, would like to know what commercial already? exists on Forest Service lands in the Indian Hills/Jack Valley Community Plan.

Anticipating land trades must be agendized and reviewed by the Planning Commission and then Board of County Commissioners to ensure compatibility with adjacent and/or nearby (whatever term desired) commercial, mixed-use or residential development.

"anticipate land trades to private ownership" another red flag. Open space in Douglas County is too broad. Open space adjacent and/or nearby for local nexus should be added to Policy 4.

Example: Why should Fish Springs or East Valley benefit new open space when Indian Hills/Jacks Valley get more traffic with a trade? All Indian Hills/Jacks Valley residents should be notified of any proposed exchanges.

Policy 5

Use zoning, the project review process, and design guidelines to ensure that multifamily and non-residential developments are compatible with nearby development.

Another red flag, not just for the Indian Hills/Jacks Valley Community but all communities that have had example: ag land conversions to higher-density development.

"compatible" is mis-leading. Similar to Policy 4: All Indian Hills/Jacks Valley residents should be notified of any proposed exchanges. Furthermore, any changes within a specific community

plan, all the residents within the community plan boundary should be notified, not just postings in the local paper. Community Development should be properly staffed to accomplish this type of task amongst other tasks like in-house GIS technician to provide the most up to date information available for review and comment by Commissioners, other agencies, in-house applicable departments, the public….

Policy 6

Minimize the number of points of access to U.S. Highway 395, Sunridge Road, Topsy Lane, Vista Grande Blvd and Jacks Valley Road. Direct access from private property should be limited.

Minimizing/limiting the number of access points (to US 395, Topsy, etc.) is essential to avoid traffic conflicts. But with that said, approving developments that require access (like newly approved North Douglas County Specific Plan) should be part of the staff report/discussion and approval cycle.

Policy 9

The Clear Creek Specific Plan Development is characterized by golf estate lots surrounded by alpine meadows and forest lands. Future development in this area should be consistent with the specific plan and should remain hidden from offsite views and maintain buffer areas with the Alpine View Estates and Freedom Ranch subdivisions to the southeast.

Policy 9 is consistent with protecting community character.

A NEW action should be added to the Indian Hills/Jacks Valley Community Plan for accountability to require Clear Creek Specific Plan developer to acknowledge that the development is required to maintain the forest foliage and cutting trees is unacceptable to improve viewshed and enforcement actions may ensue. A recent tree removal activity has triggered this response.

Douglas County shall work with Clear Creek Specific Plan Development….

JOHNSON LANE COMMUNITY PLAN

Policy 3

Work with Bureau of Land Management (BLM) to identify those BLM properties essential to creating a permanent open space buffer to the north and east of the Johnson Lane community and to retain properties as permanent publicly accessible open space while providing for detention basins to protect residences within drainage ways.

Policy 3 should be an Action not a Policy for accountability. Douglas County shall work….

RUHENSTROTH COMMUNITY PLAN

VISION STATEMENT

Ruhenstroth will keep flourishing as a rural community nested within the hills surrounding the East Fork Carson River, with a local economy centered on the Washoe Tribe's Dresslerville Community and the Lahontan National Fish Hatchery Complex.

Reword: “nested” should be nestled (settle or lie comfortably within or against something)

Policy 6

In order to provide a second access out of the Ruhenstroth community during an emergency, a road to connect the Ruhenstroth community to Pinenut Road should be constructed.

Policy 6 should be an Action not a Policy for accountability. Douglas County shall provide….

2. AGRICULTURE AND CONSERVATION

Policy A2

Encourage the agricultural community to retain its water rights and protect water quality.

Commented [BS45]: MC 1MC, 2BC – VOTE= 7-0

Policy A2 should be an Action not a Policy for accountability. Douglas County shall work with….

Re-word: With the Counties assistance, retain the agricultural community water rights and protection of water quality.

Policy A5

Historic drainage patterns shall be utilized, shall maintain operations for the benefit of the downstream users of the irrigation network, and pre-development conditions maintained except as planned as a part of a regional drainage plan. Run-off rates and volumes shall be maintained.

Commented [BS48]: MC 1MC, 2BC – VOTE= 7-0

Re-word Policy A5: Historic drainage patterns shall be utilized. Maintenance operations for the benefit of the downstream users of the irrigation network and pre-development conditions and run-off rates and volumes shall be maintained except as planned as part of a regional drainage plan.

Policy A11

Coordinate programs for public acquisition and development of open space areas with its efforts to protect land for agricultural use.

Policy A14

Leverage a variety of funding sources to finance publicly accessible open space.

Policy A18

Work with the United State Forest Service, Bureau of Land Management, and Nevada Department of Wildlife to retain and enhance the viability of deer and pronghorn antelope seasonal habitats and migration corridors.

These three policies should be Action items not Policies for accountability. Douglas County shall… Douglas County shall coordinate, leverage work with….

PURPOSE

The purpose of the Economic Development Element is to review economic conditions and current strategies to promote economic development in Douglas County. The Economic Development Element identifies issues related to economic revitalization and opportunities to support and sustain economic development in Douglas County during the next five to ten years.

Re-word PURPOSE: The purpose of the Economic Development Element is to review economic conditons, current strategies, identify issues and opportunities to support revitalization and sustain economic development for the next five to 10 years

Policy EX

~~Policy 9.~~Policy 8. Promote the revitalization of Stateline through the South Shore Revitalization Plan.

Commented [BS77]: MC
1MC, 2KK – VOTE = 6-0-1

I'm confused. I thought the South Shore Area Plan was covering ALL Lake Tahoe issues. If that is the case this should be removed.

From:	Jim Slade
To:	Thran-Zepeda, Coleen
Subject:	Comments for PC meeting of 11/4/20
Date:	Tuesday, November 3, 2020 12:57:20 PM
Attachments:	2020 DC Master Plan update.docx

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Please include these comments in the supplemental materials.

Thanks, Jim Slade

“2020” Douglas County Master Plan Update

Planning Commission – Nov. 4, 2020

Comments by Jim Slade

This entire so-called 2020 Douglas County Master Plan Update has been a travesty. Here are some of the major problems:

1) **Timing**: This was supposed to be the 2016 MP Update, but in 2017 the BOCC decided that they didn’t like the format for some unexplained reason. Nothing was done on the update until the last year. Having “kicked the can down the road” for over 3 years, the update is being rushed through in the midst of the COVIC-19 pandemic and an important election season. There has been far too little public input, much less than in previous updates. In prior updates, staff (or consultants) have gone to nearly every community in the county, not only to get their input on the overall plan, but importantly on their own community plan. That was not done this year. The MP update workshops in September were attended by very few people, and the video feed was unacceptable due in part to poor sound quality. Public meetings, which could have and should have been held in-person, continue to be virtual, with limited public comment. It appears that this update is being rushed through to accommodate the viewpoints of two County Commissioners whose terms will end in December, the same month that a final vote is expected. It should be noted that the 25-year MP Update is due to start next year, and the new Board may well insist that it be done in 2021.

2) **Process**: This is supposed to be an update to the existing MP, which is the 2011 Plan, yet there has been no mention of that plan, no presentation of exactly what is in that plan, or what the changes are that are being proposed to that plan specifically. Instead, some reference has been given to the 2016 Draft MP Update, which was never adopted. The Planning Commission, at their meetings of Oct. 20-21, 2020, then decided that they would only work off the proposed 2020 draft, and only consider if they wanted to make changes to that document, which, of course, was never adopted. So, what is now happening is not an update to the current 2011 Master Plan, but an update to the proposed 2020 MP update.

3) **Source**: Our 1996 Master Plan was based on voluminous public input, and reflected the “will of the people.” That has been true, for the most part, for all the previous updates, as well. This MP update, however, is primarily the product of Community Development,

and clearly reflects their pre-development bias. As such, it should be rejected and the current 2011 MP and the 2016 draft update should be the plans that are the basis next year for the 25-year update.

4) **Format**: This update was supposed to simplify our Master Plan, but it does no such thing. In fact, it makes it even more confusing. Staff has admitted that rather than decreasing the overall number of goals, policies and actions, it has actually increased them. Simply combining chapters does not make the MP shorter, but it does make it harder to understand. There is absolutely no reason to combine "Land Use" with "Historical Preservation." That makes no sense. Combining "Agricultural" with "Conservation" doesn't really work either. It is clear which goals, policies and actions are for ag and which are for conservation. It also does a dis-service to our essential ag community by not giving them their own chapter. Combining "Growth Management" with "Housing" makes the least sense of all. Growth Management is designed, in large part, to limit growth: the right projects in the right places at the right time, while keeping our limited fiscal and natural resources (especially water) in mind. "Housing" is more intent on increasing the supply. The 25-year update should keep all those elements separate.

Conclusion: This last-minute attempt to update our MP is flawed in so many ways that it should be discarded, and the 25-year update begun next year. That update should solicit far more public input, including in every community, so that they can weigh in on their own community plan. All meetings should be in-person to allow public comment on each element, as has always been done in the past. The 25-year update should be based on the current 2011 MP, while considering the 2016 draft update. This "Community Development" Master Plan should be rejected.

2020 MP Update – PC – Nov. 4, 2020

Comments by Jim Slade

I commend the Planning Commission for removing some of the inappropriate language from the proposed Master Plan update in your meetings of Oct. 20-21, specifically:

1) Land Use Goal 1: Removing the goal of achieving "balance between preservation and development."
2) Growth Management Goal 1: reverting to the previous version, and removing the phrase "that our businesses need to flourish."
3) GM/H Goal 3: changing from "Increase housing opportunities" to "increase awareness of the affordable housing needs."

All three phrases that were removed or replaced had never previously appeared in any version or draft update, and all were clearly pro-development statements, hence contrary to the public interest. That begs the question: who put these statements into this 2020 draft update? It was undoubtedly Community Development, whether or not they want to suggest that it came from the consultant that they hired or from certain County Commissioners. In the end, Community Development put all those statements in there. As usual, they have put their own pro-development bias in place of the public's desire for slow growth to keep our rural character.

Some additional recommended changes:

1) Land Use Policy L7 (regarding Urban Service Areas) should be changed back to the version in our 1996 Master Plan:
"All areas not urban are considered rural. Because there is adequate capacity within the defined Urban Services Areas to accommodate almost all the residential growth that can occur within the limit of the groundwater resource and capital improvements capabilities of the County, there is no need to identify 'Future' Urban Service Areas."
That is still the case. The county needs a revised "Build-out" estimate before making any changes to that statement.

2) LU Action 2: "Douglas County will amend the Master Plan Land Use Designation Table to allow multi-family residential zoning in the Commercial land use category." This is unwise, and would not be a good idea for Commercial or MFR to be randomly intermixed. Currently there is a "Mixed Use Commercial" (MUC) Overlay that is allowed under certain circumstances in areas with Commercial Land Use designated areas. This is the best way to approach this topic. MFR is inconsistent with Commercial Land Use.

3) Agricultural Goal 2: In the phrase “development that acknowledges and enhances agricultural areas,” What does “acknowledges…agricultural areas” mean? The word “acknowledges” should be removed. The 2020 update should include the 2011 (current) language of Policy 1.5: “Douglas County shall preserve a distinction between urban and rural areas, direct new growth to areas already committed to an urban level of development … and preserve rural industries (e.g. farming livestock, grazing, mining), natural resource protection, and open space recreation.” That policy should be retained instead of the proposed wording in the latter part of Goal 2.

4) Agricultural Policy A10: “Protect prime farmland by discouraging development patterns that harm this important resource.” Most the agricultural land in Douglas County is ranch land rather than “prime farmland,” of which, one could argue, there is very little. Most of our ag land is used for raising cattle and growing hay and alfalfa. This policy, by seeming to differentiate between farmland and ranchland, would be another giveaway to developers. **All** agricultural lands in DC should “discourage development patterns that harm this important resource. This policy should be changed to begin “Protect agricultural land….” Or it should be removed. As it is, it’s just another pro-development statement.

From: Brian
To: List - X Planning Department
Subject: Comments for Master Plan Text Update
Date: Tuesday, November 3, 2020 3:21:17 PM

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

The Planning Commission has a Special Meeting scheduled for November 4.
Item 1: Public Hearing on the Douglas County Master Plan Text Update.
Arts & Culture continue to need further consideration for addition to the Douglas County Master Plan.
Douglas County must take a more active role in leading the support for Building Arts & Culture Facilities, Creating Art Districts and Studio Spaces, Developing Public Art Protocol, and especially Promoting Public Funding and Partnerships for the Arts.
The impetus for including Arts & Culture in the Master Plan is the shared community belief that the arts are an essential part of Douglas County and that the arts make significant contributions to our quality of life. With the efforts to revitalize our downtown areas there is an opportunity to formally establish an Arts and Culture District and support the growth of arts programs and facilities. Douglas County can significantly increase its cultural and arts foundation and become a flourishing center for the arts, attracting world class entertainers and artists to perform and show their work and drawing visitors to experience the arts and our unique character.

The Planning Commission must take the first step to help articulate the contributions and opportunities for the arts in Douglas County.
The goal is to help foster a civic environment where artistic expression and cultural diversity can flourish, where the influence of arts on the local economy is recognized, and where local government and stakeholders legitimize the arts as an essential component of civic support, funding and decision-making.

In consideration of the relationship between Arts & Culture and Economic Development, let's help define the role of county government, town leaders and stakeholders:

> The role of county government in the arts is to facilitate -- in partnership with artists, businesses and organizations -- the integration of arts and culture into the overall economy of Douglas County. This creates a climate in which the arts are a part of the County's character and its growing economy. It is crucial to have County leadership and support, economic commitment to arts and on-going County Commission recognition of arts policy.

Some suggested language for additions to the County Master Plan have been submitted to Community Development staff.

Before the Planning Commission finalizes its approval to the Master Plan Text Update, please consider a position to recognize and support the arts.

Thank you.

Brian Fitzgerald, President
Carson Valley Arts Council

Sent from Mail for Windows 10

Public Comment received after the Agenda & Packet

were posted online.

Planning Commission meeting

November 10, 2020

Item - #1 Master Plan

From:	Ellie
To:	List - X Planning Department; Nelson, David "Dave" <dnelson@douglasnv.us>; Engels, John <jengels@douglasnv.us>; Rice, Wesley <wrice@douglasnv.us>; Penzel, William <wpenzel@douglasnv.us>; Walsh, Lawrence "Larry" <lwalsh@douglasnv.us>; Wood, Natalie <nwood@douglasnv.us>
Subject:	Comments for the Record November 10, 2020 Douglas County Planning Commission Public Hearing
Date:	Monday, November 9, 2020 10:55:27 AM
Attachments:	Master Plan Update Housing Element Plng Comm 11-10-2020.pdf

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Please accept these Comments for the Record November 10, 2020 Douglas County Planning Commission Public Hearing.

Included Housing only comments from combined elements

And Economic Development

Housing Element and growth management should be separated as articulated by Jim Slade in previous comments.

The 2016 Master Plan captured what the Housing Element is intended to accomplish.

HOUSING ELEMENT

PURPOSE

The purpose of the Housing Element is to present an overview of the housing inventory and housing market in Douglas County, to present an updated analysis of housing problems, and to present housing issues and opportunities. The Housing Element concludes with goals, policies, and actions to address housing needs in Douglas County.

Although the Housing Element includes analysis of the housing inventory and housing market for the entire County, the Housing Element goals, policies, and actions for the Tahoe Basin portion of Douglas County will be addressed in the South Shore and Tahoe-Douglas Area Plans.

Table 1
Douglas County Housing Inventory, 2010 & 2016

Housing Type	2010	% of Total Units	2016	% of Total Units	Change 2010-2016
Single-Family Detached (Site Built/Modular)	17,744	73.6	18,272	74.1	528
Single-Family Detached (Manufactured/Mobile)	1,841	7.6	1,827	7.4	(14)
Single-Family Attached	3,062	12.7	3,067	12.4	5
Multi-Family	1,448	6.0	1,497	6.1	49
Total	24,095	.100.0	24,663	100.0	568

The proposed Master Plan 2020 language. “According to the Center for Regional Studies, the College of Business, University of Nevada, Reno there are about 25,367 housing units in Douglas County. Approximately 75% of the current housing stock are single-family detached units,12% are single-family attached, and 6% are multi-family residential units with another 7% manufactured type housing.”

An updated Inventory is crucial information to provide meaningful comments and a better understanding of what we are dealing with to plan for the future.

Table 3
CHANGE IN TOTAL HOUSING UNITS FOR EACH TAX AREA, 2001 to 2016

Tax Area		2001 Total Dwelling Units	2016 Total Dwelling Units	Change 2001 to 2016	Percentage Change
101	Gen Co/TDF	2	2	0	0.00%
110	TD Sewer	721	705	16	-2.22%
120	Logan Creek GID	22	22	0	0.00%
130	Cave Rock GID	90	90	0	0.00%
140	Lakeridge GID	72	78	6	8.33%
150	Skyland GID	232	232	0	0.00%
160	Zephyr Cove GID	79	77	(2)	-2.53%
170	Zephyr Heights GID	239	240	1	0.42%
180	Zephyr Knolls GID	60	63	3	5.00%
190	Marla Bay GID	125	126	1	0.80%
200	Round Hill GID	460	577	117	25.43%
210	Elk Point Sani Dist	104	101	3	-2.88%
220	Douglas Sewer 1	448	513	65	14.51%
230	Oliver Park GID	509	316	193	-37.92%
235*	Oliver Park GID/RD		137	137	N/A
330	Gen Co/EFFD/CWS	610	809	199	32.62%
335	Gen Co/EFFD/CWS/RD	152	147	5	-3.29%
340	Sierra Estates GID	67	70	3	4.48%
350	Indian Hills GID	746	945	199	26.68%
351	Indian Hills GID/EFFD	634	878	244	38.49%
355	Indian Hills GID/RD	6	6	0	0.00%
356*	Indian Hills GID/EFFD	0	2	2	N/A
410	Kingsbury GID	706	759	53	7.51%
430	Kingsbury GID/CWS	993	1599	606	61.03%
500	General Co/CWS/MOS	4442	5963	1521	34.24%
505	Gen Co/CWS/MOS/RD	25	362	337	1348.00%
510	Town of Minden	1228	1563	335	27.28%
521	Town of Gardnerville	1772	2705	933	52.65%
530	Gardnerville Ranchos	3,847	4,277	430	11.18%
540	Town of Genoa	25	28	3	12.00%
545	Town of Genoa/RD	82	89	7	8.54%
600	Topaz	303	403	100	33.00%
610	Topaz Ranch GID	731	779	48	6.57%
Totals		**19,532**	**24,663**	**5,131**	**26.27%**

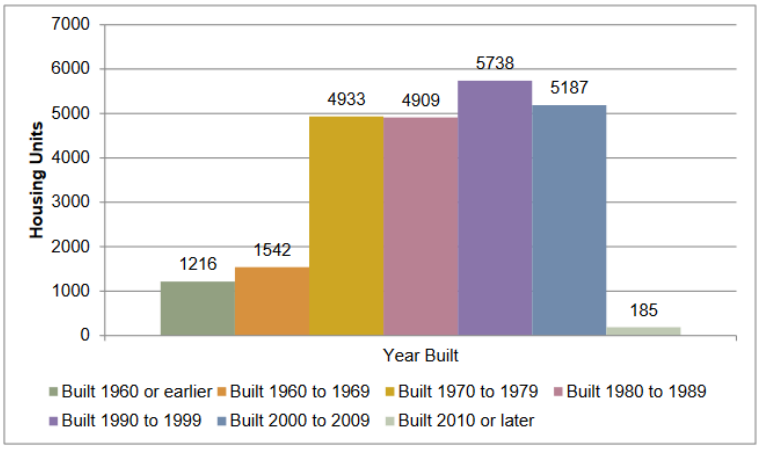
Sources: Douglas County Assessor, Nevada State Demographer.
**Tax Areas 235 and 356 did not exist in 2001*

Showing a growth pattern is necessary for future approvals.

Example: Indian Hills/Jacks Valley Community Plan area: add the recent approvals for the North County Specific Plan. None built to-date. This supports my previous requests to align current units with approved but yet to be built units in each area. A table should be generated for this Master Plan Update version and all other master Plan updates in the future.

Information on housing conditions in Douglas County comes from the American Community Survey (ACS) of the U.S. Census Bureau as well as HUD's Comprehensive Housing Affordability Strategy, also known as CHAS. The most recent five-year survey from the ACS provides information on the age of housing stock. As shown in Figure 4, the boom years for housing construction in Douglas County began in 1970 and continued until 2009. According to ACS, there were 5,738 units built between 1990 and 1999.

Figure 4
Year Structures Built in Douglas County



Source: American Community Survey, 2011-2015 Five-Year Estimate

The most recent CHAS data (based on 2010-2014 American Community Survey) for Douglas County also reports on the number of owner and renter-occupied households with housing problems. Housing is considered substandard when it includes any of these four housing problems: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded (more than 1.0 person per room); and 4) household is cost burdened (paying more than 30% of income for housing costs).

Table 4 provides figures on households which lacked complete plumbing and complete kitchen facilities in Douglas County. There were 34 households in Douglas County that lacked complete plumbing and 273 households that lacked complete kitchen facilities. Complete plumbing includes: 1) hot and cold running water; 2) a flush toilet; and 3) a bathtub or shower. Complete kitchen facilities include: 1) a sink with a faucet; 2) a stove or range; and 3) a refrigerator.

Table 6 provides information on the number of vacant units in Douglas County based on the 2010 Census and more recent five-year estimates from the ACS. According to the ACS Surveys, the number of dwellings for sale decreased from 403 to 220 in 2015. The number of dwellings available for rent have decreased from 790 in the 2010 Census to 216 units in 2015.

Table 6
Vacant Units in Douglas County, 2010 to 2015

Total Vacant	2010 Census	2013 ACS	2014 ACS	2015 ACS
Available for Sale	403	239	228	220
Available for Rent	790	409	198	216
Other Vacant*	2,840	3,544	3,486	3,495

Source: 2010 Census, ACS Five-Year Surveys
**Other Vacant includes seasonal, recreational, or occasional units as well as units that are rented or sold, but not occupied. In the 2010 Census, 2,303 units (9.7 percent), were seasonal.*

Table 7 compares the average household size for renter and owner households in Douglas County. The overall average household size for all occupied housing units in 2010 was 2.38 but the average size for owner-occupied households was 2.35 compared to 2.47 for renter-occupied households. The 2011-2015 ACS reported that the average household size for owner-occupied households had decreased slightly to 2.33 while the average household size for renter-occupied households had increased slightly to 2.48

Table 7
Average Household Size

	2010 Census	2011-2015 ACS
Average Household Size of Owner-Occupied Unit	2.35	2.33
Average Household Size of Renter-Occupied Unit	2.47	2.48

Source: 2010 Census and 2011-2015 ACS

This is the type of data that was left out during consolidation which is invaluable.

Housing Units in Douglas County

Figure 4.1 shows housing units by type of structure for Douglas County and surrounding communities. In 2010, the total housing unit count in Douglas County was 24,095. The percent of the Douglas County housing stock which is multi-family units is quite low at 6 percent. The relatively large percentage of single-family attached housing units (duplexes and townhouses) in Douglas County is somewhat misleading since many of these units are located in Lake Tahoe and used by part-time or seasonal residents. Including Lake Tahoe, the total number of single-family attached units represents 12.7 percent of the housing stock in Douglas County.

Figure 4.1
Housing Inventory in Douglas County and Surrounding Communities, 2010

Jurisdiction	Single-Family Detached	Single-Family Attached	Manufactured Home	Multi-Family	Total
Carson City	13,043	2,215	3,222	4,940	23,420
% of Total	55.7%	9.5%	13.8%	21.1%	
Churchill	6,195	305	2,982	1,059	10,541
% of Total	58.8%	2.9%	28.3%	10.0%	
Douglas	17,744	3,062	1,841	1,448	24,095
% of Total	73.6%	12.7%	7.7%	6.0%	
Lyon	14,402	343	6,829	1,320	22,894
% of Total	62.9%	1.5%	29.8%	5.8%	
Washoe County	110,036	14,476	10,716	49,729	184,957
% of Total	59.5%	7.8%	5.8%	26.9%	

Source: Nevada State Demographer, 2010 and Douglas County Assessor. Note: The 2010 Census reported 23,671 housing units in Douglas County.

A needs assessment for housing types and prices should be part of this Master Plan Update. Interesting that Douglas County had more housing inventory than Carson City (yes a city) where we should have less. What is the most current information available? And provide a similar Figure to Figure 4.1 above.

Addressing “affordable and achievable” housing is an elusive goal that will never be met.

Next, we need to have a discussion of achievable housing for the “missing middle” as housing prices continue to rise. Teachers, Nurses, etc. cannot afford a home in Tahoe or the Carson Valley where they work. A list (which I understand is an ever-changing stat) of current inventory available would also assist in understanding where we lack in inventory for future planning and approvals.

During approval presentations the developer should include an estimated price point to see if we are even close to providing housing for up to 110% of median income with average housing prices in valley being $415K. I do not believe with an average home price of approx. $1,200,000 in Tahoe any workers will live there. That ties back to the commute from the Valley.

What are the average rental prices in Tahoe and Valley? Provide that statistic as well.

The Master Plan states but does not provide information on what our rental market prices are.

"In 2020, The National Low-Income Housing Coalition (NLIHC) identified Douglas County as the third most expensive housing market in Nevada after Clark County and the Reno MSA. When compared to the latter two, however, Douglas County has a significantly lower percentage of renters, 30% versus 47% and 42%, respectively"

County median income. The Fiscal Year 2020 Median Income in Douglas County for a family of four was $75,400.

Applying the 110% income qualification would mean that a family of four could have a household income as high as $82,940. The 15-year deed restrictions for the affordable units at Arbor Gardens began to expire in 2018. Although Douglas County Community Development communicates with realtors who represent potential buyers of deed restricted units to ensure the potential buyer meets the income restrictions, it has been noted that some of the deed restricted units have either been rented or else sold to buyers who are not income qualified. The Density Bonus Program was last used in 2007 for the Summit Crest Apartments on Mica Drive in Indian Hills General Improvement

District.

There are seven locations within Carson Valley (see Diagram 1) that utilize and offer affordable units to the public, totaling 309 units. Of the products available, Arbor Gardens is the only one that includes detached single-family residences. Parkway Vista (30 units) is the only senior living complex. Both are located within the Town of Gardnerville. One complex, Summit Crest Apartments, is located in Indian Hills. The remaining 4 apartment complexes are located within the Towns of Minden and Gardnerville containing 173 units. The Tahoe Basin (Diagram 2) has four apartment complexes available containing 133 units of affordable housing. Additional housing is needed in the Tahoe Basin.

This data states inventory but how many units are available?

2016 Master Plan. How many exemptions are on the County books to date?

All new residential buildings, including accessory dwelling units, require a building permit allocation from the County. The allocation fee is $361. The ordinance allows no more than 2,200 exempt allocations over the 50 year period. Exemptions are allowed for the following residential units:

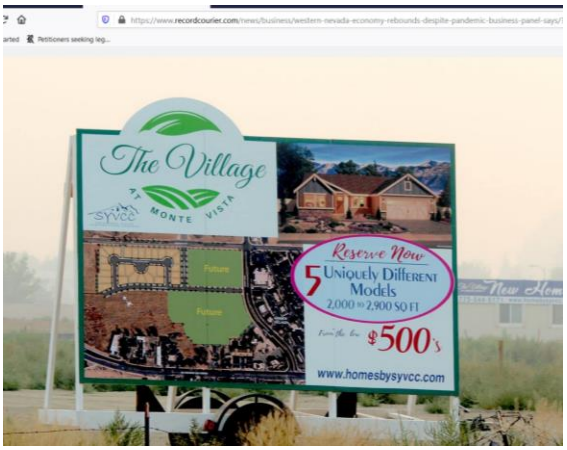
1) The residential unit is part of a "vested" project or a development agreement with the County;
2) The residential unit is for a parcel created under the Ranch Heritage or Agriculture-2 acre parcels;
3) The residential unit is for an accessory dwelling unit on an A-19 parcel; or
4) The residential unit is deed restricted affordable housing.

Supply and demand. Many keep stating there is plenty of inventory of older homes, but people want newer homes they cannot afford. Many state our new home are too high for even the teachers, fire personnel, nurses, etc. Then the lower wage jobs like casino workers, restaurant hostesses, etc., which are not living wage, have even fewer choices. Does Douglas County want to subsidize affordable housing? find a developer willing and then an appropriate location? These questions must be anaswered.

Case in point on price points the recently approved 58 tri-plexes and previously approved Big George/Riverwood 298 homes, would love to know price points.

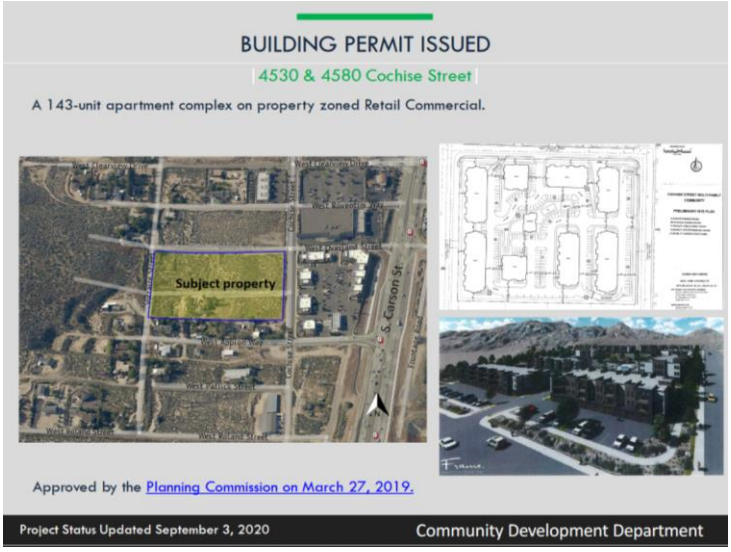
The pendulum swung toward too many units approved already. A discussion and code development on new limitations on how long a developer can keep a project on books MUST HAPPEN NOW. 7000-8000 units on the books is unconscionable. And how can we figure out buildout in the Valley? At some point there is always an economic downturn, price for construction materials high, etc.
What other excuse can developers bring to the table for not completing a project?

Reno Recent Growth

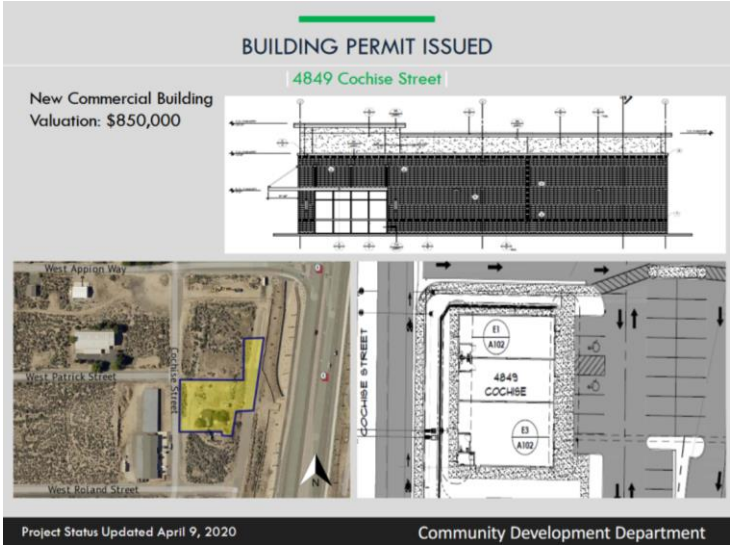


A request has been made for a tentative map to develop 135 single family detached dwelling units. The ±79.7 acre subject site is located ±2,000 feet east of the intersection of Veterans Parkway and South Meadows Parkway. The site is zoned PUD Daybreak and PUD Bella Vista Ranch Phase II. The site has a Master Plan land use designation of Single-Family Neighborhood (SF) and Special Planning Area (SPA). [Ward 3]
A request has been made for a tentative map to develop a 264 unit townhome residential subdivision. The ±30.98 acre site is located ±690 feet north of the intersection of Military Road and Lemmon Drive. The site is zoned Arterial Commercial (AC) and has a Master Plan land use designation of Suburban Mixed-Use (SMU). [Ward 4]
A request has been made for a tentative map to develop 163 single family detached dwelling units. The ±70.6 acre subject site is located ±2,000 feet northeast of the intersection of Veterans Parkway and South Meadows Parkway. The site is zoned PUD Daybreak and PUD Bella Vista Ranch Phase II. The site has a Master Plan land use designation of Single-Family Neighborhood (SF) and Special Planning Area (SPA). [Ward 3]
A request has been made for a tentative map to develop 160 single family detached dwelling units. The ±66.9 acre subject site is located ±2,500 feet northeast of the intersection of Veterans Parkway and South Meadows Parkway. The site is zoned PUD Daybreak and PUD Bella Vista Ranch Phase II. The site has a Master Plan land use designation of Single-Family Neighborhood (SF) and Special Planning Area (SPA). [Ward 3]

Carson City Growth



Douglas County Planning Commission Meeting Master Plan Update 2020 November 10, 2020
Ellie Waller for the Record Housing only comment from the now combined Growth Management and Housing Element



From:	Ellie
To:	List - X Planning Department; Nelson, David "Dave" <dnelson@douglasnv.us>; Engels, John <jengels@douglasnv.us>; Rice, Wesley <wrice@douglasnv.us>; Penzel, William <wpenzel@douglasnv.us>; Walsh, Lawrence "Larry" <lwalsh@douglasnv.us>; Wood, Natalie <nwood@douglasnv.us>
Subject:	Econ Dev attached : Comments for the Record November 10, 2020 Douglas County Planning Commission Public Hearing
Date:	Monday, November 9, 2020 10:57:00 AM
Attachments:	Nov 10 2020 Plng Comm Master Plan Econ Dev.docx

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Sorry forgot Economic Development comment

On Monday, November 9, 2020, 10:54:05 AM PST, Ellie <tahoellie@yahoo.com> wrote:

Please accept these Comments for the Record November 10, 2020 Douglas County Planning Commission Public Hearing.

Included Housing only comments from combined elements

And Economic Development

The purpose of the Economic Development Element is to establish goals, policies and actions focused on questions of prosperity, conservation, job creation and quality of life in a manner that is consistent with the remaining objectives of the Master Plan and the values of Douglas County residents. This element defines a future for the Douglas County economy that enhances the quality of the downtowns, identifies economic development strategies that compliment existing business clusters, and preserves the natural resources that are fundamental to the past and future character of the community. In other words, "to create an economy that matches the scenery". The Economic Development Element discusses the County's revitalization strategy centered on five guiding principles and three focus areas.

1). " focused on **questions** of prosperity" What is this supposed to mean?

2). In a manner that is consistent ? not necessary

3). Typo compliment should be complement

4). Remove "In other words" and realign "create an economy that matches the scenery"

Proposed Rewording: The purpose of the Economic Development Element is to establish goals, policies and actions focused on prosperity, conservation, job creation and quality of life consistent with the objectives of the Master Plan and the values of Douglas County residents.

This element defines a future for the Douglas County economy that enhances the quality of the downtowns, identifies economic development strategies that complement existing business clusters, and preserves the natural resources that are fundamental to the past and future character of the community. The Economic Development Element discusses the County's revitalization strategy centered on five guiding principles and three focus areas to "create an economy that matches the scenery".

From: Michael Youngblood
To: List - X Planning Department
Subject: Douglas County Planning Commission Public Input for Meeting on Nov 10, 2020
Date: Monday, November 9, 2020 12:39:38 PM

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Dear Douglas County Planning Commission,

In your review and update of the Master Plan, I encourage and support an increase in the language, goals, policies, and action items supporting the arts. In particular, it would be impactful to see an increase in public art through the commissioning and support of local artists. We have a beautiful valley, but the urban parts are kind of bland. Public art could improve our urban spaces and promote the ideas and lifestyle of our community---enhancing what life here has to offer!

I would also like to promote the idea of finding a way to support more opportunities for small-scale entrepreneurial artists through light-industrial zoned areas closer to the main traffic thoroughfares. Along this line, I support establishing or creating a climate for art business incubators. Incubators offer affordable spaces and facilities that enable cooperative and collaborative opportunities as well as potential commercial engagement and tax generation.

Thank you for your consideration, and I am happy to discuss these ideas in more detail at any time.

Sincerely,
Michael Youngblood, Ph.D.
Carson Valley Arts Council Board Member
Glass Artist

From:	Sharon Hoelscher Day
To:	List - X Planning Department
Subject:	Arts and Culture in Douglas County
Date:	Monday, November 9, 2020 1:06:45 PM
Attachments:	CVAC Wordie7 copy.png

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Dear Planning Commission Members,

Thank you for your work on the new Master Plan for Douglas County. We strongly support expanding the Arts in Douglas County for improved economics and our quality of life. It is critical to create and enhance arts and cultural facilities, support Public Arts and make the Arts more visible in the new Douglas County Master Plan.

New cultural facilities are needed to provide affordable space for grass roots and community arts organizations for studios, rehearsal halls, theaters and concert halls, dance rehearsal, performance spaces, exhibition spaces and galleries, multipurpose centers, and classrooms. Our local dance studio businesses must go to Carson City to have enough space for their performances. Our local high school and middle school music programs have little or no facilities in which to perform. A cafeterium at the Pau Wu Lu Middle School is often used by the high school and it barely fits the performers and their parents and family, not allowing for the general public.

We have just lost one arts business on Main St. due to COVID-19 in recent months, arts businesses and facilities can be an important part of downtown revitalization for the benefit of all residents and tourism. We have a high number of professional and amateur artists in Douglas County that we can showcase to the world. Arts and cultural tourism can expand our visitor base. Many small Sierra communities have made the arts their signature tourism attraction.

Public art can flourish if regulatory restrictions and costs are reduced. Permanent or temporary public art could accent locations such as bus stops, sidewalks, streets, trails, business lobbies, parks and neighborhoods. The new Master Plan can help set all of this in motion.

It is important to add Goals and Action Steps to the Master Plan to encourage County and Town Government and community support for the arts. **The Carson Valley Arts Council, the designated Local Arts Agency, can serve as an information clearinghouse for an arts district, local artists, residents, and visitors and a conduit for obtaining grants and tax-exempt donations. The new Master Plan can help bring the Arts to all ages and make Douglas County a better place to live.** Arts and culture help us build better places to live and work, and improve our health and well-being.

Thank you for your consideration.

Sharon Hoelscher Day and Daniel L. Day
1878 Milkweed Court
Gardnerville, NV 89410
602.549.5378
shoelscherday@gmail.com

#ArtsinCarsonValleyNV

Arts
Carson
Valley
Council
Inspired
Quality
inspired
Youth
Theater
Community
Seniors
Mixed
Friends
Families
Nevada
Media
United
Sculpture
Dance
Supporters
Music
Photography
Artists
Painting

From: sharonschlegel@aol.com
To: List - X Planning Department
Subject: Planning Meeting - Master Plan
Date: Monday, November 9, 2020 2:08:34 PM

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Sharon Schlegel
Public Hearings - November 10
Item: Presentation and discussion on the final changes to 2020 Douglas County Master Plan

This is my position on the above item for the Public Comment portion of the hearing.

A County-wide Cultural and Arts Plan is key to economic development. The arts are an economic driver bringing out-of-town visitors and local residents to our community. Residents of Carson City, Reno, Yerrington, and Lake Tahoe have come to Douglas County at attend local arts and performances. Any economic development in the area needs to be hand-in-glove with the arts. The arts has long been ignored by the County and the Towns in the area. It is time that Douglas County get behind developing and supporting the arts in our area.

Public displays of art and performances can create economic benefits to artists, as well as for local establishments including restaurants, lodging facilities, and real estate. The arts can be a big economic business for our community. Reno has already seen the impact of arts on their economy.

The Cities of Reno and Carson City have gone through the same phase that we find ourselves at now and they have seen the value of including the arts in their master plan and also developing Cultural Plans. The two cities have a agencies that govern the arts.

The County keeps bringing in more housing and attracting families, but what are they going to do once they are here if they have no arts culture. They will take their dollars to Reno, Carson City or Lake Tahoe to get what they want.

From:	Ellie
To:	List - X Planning Department; Nelson, David "Dave" <dnelson@douglasnv.us>; Engels, John <jengels@douglasnv.us>; Rice, Wesley <wrice@douglasnv.us>; Walsh, Lawrence "Larry" <lwalsh@douglasnv.us>; Penzel, William <wpenzel@douglasnv.us>
Subject:	Comments for the Record November 11, 2020 Douglas County Planning Commission Public Hearing
Date:	Monday, November 9, 2020 3:17:22 PM
Attachments:	Nov 10 2020 Plng Comm 2013 Valley Vision comparison to Master Plan 2020.pdf

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Please accept these Comments for the Record November 11, 2020 Douglas County Planning Commission Public Hearing

Respectfully, Ellie Waller

I recently requested and received the 2013 Valley Vision document to review for pertinent information.

The information in the 2013 Valley Vision, **which is seven almost eight years old**, has been dispersed throughout 2020 consultant version of the Master Plan Update for your recommendation and consideration..

From the Overview of the Valley Vision September 2013 document

"In September 2010 the Douglas County Board of County Commissioners established a forward thinking goal "to be recognized by 2022 as one of the best communities to live, work, and play."

This statement is very telling. In 2010, **10 years ago**, a 2022 date was established. When reviewing the 72 page Valley Vision is astoundingly similar to the 2020 Master Plan.

I suggest 2022 is the correct year the Master Plan Update approval be considered. This will give the new Board of County Commissioners time to study the 2013 Valley Vision which became, in part, the 2016 version but also have the opportunity to incorporate the most current approved 2011 Master Plan which was left behind with in-valuable information.

If the usage of the language from the 2013 Valley Vision is good enough for the Master Plan version that has been before several times as well as today, and is now deemed appropriate for the next 5-10 years (as stated as an appropriate timeframe in the 2020 version) AGAIN: what has really changed?

Most of this information should look familiar and very similar to what is being proposed in the consultant version of Master Plan Update 2020 being taken from the 2013 Valley Vision.

Some statistics have been updated since 2013 but one can conclude we are using the Valley Vision as the framework for this Master Plan Update.

2013 Valley Vision: Purpose of the Plan

The purpose of the Valley Vision is to stimulate a conversation about how the Valley can become a premier place to live, work, and play. The plan is focused on big-picture ideas such as prosperity, conservation, job generation, and quality of life, that will serve as the foundation for the future. The plan also helps to identify the policies, code revisions, and regulatory standards that make the vision achievable. **The fundamental question the Vision Plan seeks to address is how can we ensure that what is being planned and built today will be cherished by the community tomorrow?**

This is what differs from the 2013 Valley Vision. The community (citizens that live with-in the community plan boundaries (with outdated community plans) don't cherish the Future Land Use maps currently being used for approval of projects.

Many Examples provided.

This information looks familiar as it has been utilized for the Economic Development introduction and cam directly from the 2013 Valley Vision.

Master Plan 2020 Economic Development Element

PURPOSE

The purpose of the Economic Development Element is to establish goals, policies and actions focused on questions of prosperity, conservation, job creation and quality of life in a manner that is consistent with the remaining objectives of the Master Plan and the values of Douglas County residents. This element defines a future for the Douglas County economy that enhances the quality of the downtowns, identifies economic development strategies that compliment existing business clusters, and preserves the natural resources that are fundamental to the past and future character of the community. In other words, "to create an economy that matches the scenery". The Economic Development Element discusses the County's revitalization strategy centered on five guiding principles and three focus areas.

2016 Master Plan

PURPOSE

The purpose of the Economic Development Element is to review economic conditions in Douglas County, current strategies to promote economic development, including redevelopment activities, and to present issues and opportunities.

The Economic Development Element concludes with Goals, Policies, and Actions to support and sustain economic development in Douglas County during the next five to ten years.

ECONOMIC DEVELOPMENT IN DOUGLAS COUNTY

Douglas County's economic development efforts are focused on five guiding principles:

1) Improve business climate
2) Preserve the natural environment and improve infrastructure
3) Enhance education and workforce
4) Maintain exceptional quality of life
5) Be unique and marketable

Drawing from these guiding principles, the County's economic development efforts are centered on three focus areas:

Develop Distinctive Downtowns. This focus area includes the Towns of Gardnerville, Genoa, and Minden and the casino core at Stateline. The purpose is to provide assistance and funding to help revitalize the downtowns and spur investment. This includes working with Gardnerville, Minden, and the Carson Valley Chamber of Commerce to implement the Valley Vision Plan (2013). This focus area also includes collaboration on the Gardnerville and Minden Main Street programs. For Stateline, this involves working with casinos, resorts, and other property owners in the Stateline core to implement the South Shore Vision and South Shore Area Plan and to continue to diversify the economy and reduce reliance on gaming revenues.

Capitalize on Outdoor Recreation and Lifestyle. This focus area includes efforts to capitalize on the County's greatest asset – its spectacular natural environment. The purpose is to expand resources such as the County's trail network, opportunities such as outdoor recreation experiences and events, and to explore concepts that embrace the County's historical and agriculture culture.

Develop a Thriving Climate for Business & Learning. This focus area involves growing targeted sectors, working closely with education partners to align curriculum and educational experiences to target the needs of business, and to evaluate opportunities for development process improvement.

2013 Valley Vision

Language in the 2020 Economic Development Element

PREFACE

In the spring of 2013, business owners, community leaders and citizens of Douglas County came together through a process called the Valley Vision to collectively define how the communities within the Carson Valley should evolve over the next 20-30 years. Over the course of multiple meetings and a three-day work session participants convened to discuss critical issues facing the Valley. The results of the work session included a collection of principle ideas and illustrations to address questions such as: What will the future of agriculture in the Valley look like? Will the current transportation system support the creation of the downtown areas the community desires? How can the success of existing industries be leveraged to create new economic opportunities? Opinions about the Valley's future varied greatly among participants. However, not surprising for a region with a proud agricultural heritage, the focus for many gravitated towards answering one fundamental question: How can we preserve the character of the Valley while encouraging economic opportunities for generations to come?

The purpose of the Valley Vision is to establish a community dialogue focused on questions of prosperity, conservation, job generation, and quality of life that will serve as the foundation for the future. The plan respects previous planning studies and the community's desire for progress but the ideas contained herein are not restrained by today's realities. Over time demographic shifts, new technologies, partnership opportunities and market conditions will evolve and the outcome of those changes will be shaped by the values and choices being made today. While some will be quick to identify the impediments to achieving the Vision, the real purpose of the plan is for the citizens of Douglas County to define a shared future for the Valley that enhances the quality of the downtowns, identifies economic development strategies that complement existing business clusters, and preserves the natural resources that are fundamental to the past and future character of the Valley.

2011 CURRENTLY APPROVED Master Plan

Note the 2013 Valley Vision improved upon the 2011 Master Plan and used similar statements.

Economic Development

Douglas County functioned over the last 100 years as an agriculture/ranching based community. During the last fifty years, the County has been in a transition phase from an agrarian based community to a more diverse economy that includes manufacturing, professional services, tourism and retail as well as agri-business. Up until World War II, the primary employer of the county centered on agriculture and agri-business. Over the years, the County's employment base has expanded and diversified. The first wave of expansion after World War II was the result of the growth of gaming and the Lake Tahoe casinos and the expansion of Bently Nevada Corporation. Along with the nation, the County went through a housing boom in the first part of the 21st Century. In recent years, the economy in Douglas County and throughout Nevada has slowed due to a significant loss of jobs in Nevada's primary industries – gaming and construction. In order to create an environment conducive to job growth and encourage economic development, the County developed the Economic Vitality Strategy and Action Plan, which was adopted by the Board of Commissioners in September of 2010.

Economic Vitality Strategy and Action Plan

The vision of the Economic Vitality Strategy and Action Plan is "a community to match the scenery," which capitalizes on the County's greatest asset, "our spectacular natural environment." The plan sets a goal "by 2022, Douglas County will be recognized as the best place to live, work and play because of our community commitment to education, recreation and innovation."

The Economic Vitality Strategy and Action Plan takes into consideration 10 plans dealing with economic development. The plans include:

- Douglas County Community Assessment 2009
- Douglas County Strategic Plan Update 2009
- Genoa Strategic Plan 2008 by the Town of Genoa
- Carson Valley Visitor & Tourism Assessment 2006
- NVision Regional Economic Development Strategy 2006
- Douglas County Master Plan
- Gardnerville Plan for Prosperity
- Minden Plan for Prosperity
- Douglas County Economic Development Business Plan 2000
- Douglas County Retail Leakage Study by University Nevada Small Business Development Center, 1998

In order to implement the Economic Vitality Strategy and Action Plan the Board formed the Economic Vitality Division in the County Manager's Office and appointed an Economic Vitality Manager. The following five guiding principals direct the County's Economic Vitality work and the attraction of new business:

2013 Valley Vision information

Valley Vision | 3

"The final steps of the Vision Plan include this document which summarizes the findings and recommendations from the process. The Vision Plan document is not a regulatory plan, official County planning document, or a promise of specific elements. Rather, it is a collection of ideas that enables people to visualize a range of potential programmatic and physical transformations that reflect the community's desires. **The Vision Plan illustrates a high level road map for the Valley's future which may be realized through updates to the County's Master Plan and the implementation of specific projects by the County, Towns, and private citizens."**

The 2020 Master Plan Update is utilizing information from the 2013 Valley Vision but not using the 2011 currently approved Master Plan as a base line but instead the unapproved 2016 Master Plan version. Confusing to say the least.

From the Process of the Valley Vision September 2013 document

The Valley Vision was initiated when the Douglas County Board of County Commissioners committed to developing a vision for a **"community to match the scenery".**

Another reference from the Valley Vision brought forward as a resounding statement at the bottom of many pages.

Douglas County adopted the Density Bonus and Affordable Housing Agreement Ordinance in 1996. Prior to 2001, the ordinance allowed affordable housing developers to request a density bonus of up to 25% where either: a) up to 20% of the units are affordable to households earning between 51 and 80% of the County's median income; or b) at least 15% of the units are affordable to households earning up to 50.9% of the median income. In 2001, the County amended this ordinance to also allow a density bonus if at least 20% of the units are owner-occupied single-family residences for households with incomes up to 110% of median income. The density bonus ordinance requires developers to record a deed restriction maintaining affordability for 30 years for

Attachment: Chapter;

Page | 6 DOUGLAS COUNTY 0 Packet Pg. 80
A Community to Match the Scenery

All new residential buildings, including accessory dwelling units, require a building permit allocation from the County. The ordinance allows no more than 2,200 exempt allocations over the 50-year period. Exemptions are allowed for:

1) Residential units' part of a "vested" project or a development agreement with the County;
2) Residential units for a parcel created under the Ranch Heritage or Agriculture-2-acre parcels;
3) Residential units for an accessory dwelling unit on an A-19 parcel; or
4) Residential unit deed restricted affordable housing.

Attachment: Chapter_4_G

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A Community to Match the Scenery

Recruitment and Retention of Public Safety Personnel

According to the Douglas County Sheriff's Office, East Fork Fire Protection District and Tahoe Douglas Fire, Douglas County School District and Douglas County have a big challenge in recruiting new officers, volunteers and employees. The cost of housing in Douglas County is a primary concern and it is noted that employees are not able to obtain housing on the salaries offered by the agencies.

- East Fork Fire is in need of an additional fire station east of Martin Slough, west of East Valley.
- Tahoe Douglas Fire is in need of an additional fire station in the Casino Core, in South Lake Tahoe.
- Tahoe Douglas Fire needs to reconstruct and expand their Fleet Maintenance Facility.

Attachment: Chapter_6_Public_Safety_

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A Community to Match the Scenery

Note the similarities from the 2013 Valley Vision to what you've been approving today. The principles have been converted to policies and action. I've pointed out examples.

Environment Principles

Principle One

Enhance and protect environmental resources, scenic vistas, rural character, and the highly valued quality of life dependent on these resources. Protect important land and water resources.

Related strategies

- Maintain and enhance the quality of open space and rural character that typifies the Valley. Keep the majority of agriculture as agriculture.
- Manage hillside development to minimize impacts on natural resources and scenic character.
- Encourage the use of low impact development and use of on-site natural features to manage storm water and protect water quality.

Agriculture and open space dominate views.

Principle Two

Enhance availability of outdoor recreation opportunities. Create an interconnected regional trail system that couples a Valley-wide open space and trail program with linkages to Lake Tahoe and new investments at Topaz Lake.

Related strategies

- Identify opportunities to link trail corridors with open space systems.
- Create trail connections to wider regional destinations such as Lake Tahoe and new investments at Topaz Lake.
- Minimize conflicts between vehicles and bicyclists/pedestrians.

Trail systems link open space to community centers.

Principle Three

Enlarge local food production capabilities and diversify agricultural products by intermixing supporting uses and creating a branding strategy.

Related strategies

- Distinguish the Valley and its agricultural products from products from other areas (e.g. certified agricultural lands).
- Establish an expectation of quality for Valley products.
- Promote the use of locally grown products as part of other industries (restaurants using locally grown crops).
- Evaluate the feasible types and varieties of products to identify any opportunities for a niche market.

Local agriculture can be enlarged.

GE Bently Nevada anchors Douglas County's technology cluster.

Economic Principles

Principle One

Create sustainable economic opportunities through new job creation, recruiting viable Valley businesses, and promoting a successful education system and workforce development.

Related strategies

- Develop programs to align workforce and education with identified industry clusters.
- Support programs aimed at strengthening the education system and workforce development, including higher/continued education opportunities and training programs.
- Promote academic, industry and government collaboration.

Active seniors are a growing demographic in the Valley.

Principle Two

Encourage growth and prosperity. Build off existing industries while welcoming new opportunities to foster authentic industries, such as agricultural, tourism services, and recreation and develop new economic clusters such as medical research and wellness, recreational second homes, active senior living, and other compatible growth sectors.

Related strategies

- Recruit, retain, and expand employment opportunities that are compatible with the Valley's resources (e.g. outdoor recreation; energy, science and engineering; environmental innovation; tourism; health and wellness).
- Identify opportunities to attract active senior living and recreational second home developments that align with the Valley's rural lifestyle and recreation opportunities.

Principle Three

Enhance each town centers' existing, inviting atmosphere with infill development and public amenities to continue their evolution as desirable places to be for a variety of users.

Related strategies

- Promote the revitalization of the Towns of Minden, Gardnerville, and Genoa and the community of Topaz Lake. Utilize infill to provide economic development.
- Define districts and areas of place-making to focus revitalization and redevelopment efforts within the town centers.
- Provide a mix of uses, densities, and amenities to attract and activate the downtown spaces.
- Enhance the streetscape environment to increase the dwell time of patrons within the downtown.
- Support and expand the Main Street Gardnerville Program. Investigate and support the development of a Main Street Minden Program.
- Support the continued improvements occurring through the Genoa Main Street Landscape Enhancement Plan.
- Support environmental redevelopment to improve the built environment.
- Seek infrastructure improvements that support economic development efforts.

The historic downtown can offer a vibrant destination.

The Valley's resources can support a growing community.

Principle Four

Create a business friendly, growing community within the bounds of Carson Valley's plentiful resources.

Related strategies

- Encourage reinvestment and new business growth while maintaining the Valley's spectacular natural environment.
- Maintain the quality of life and attract unique and marketable businesses.
- Retain and strengthen the existing business base.

Community Principles

Dangberg Ranch is a centrally located historic resource.

US 395 serves both local and truck traffic.

Skilled training grows community knowledge and resources.

Healthy communities include diversity in age and income levels.

Community Principles

Principle One

Bring a Valley-wide tourism development strategy forward to preserve and restore historic resources, create historic trails, define new points of interest and attraction, and capitalize on the rich history of settlement and Native American culture.

Related strategies

- Rebrand the visitor experience to focus on environmental quality, health and wellness, and recreation activities.
- Create a comprehensive tourism strategy that aligns the varied Valley resources and amenities and creates the sense of "one destination" for residents and visitors alike.

Principle Two

Address the dilemma between US Highway 395 and Main Street by articulating needs and providing solutions for the future. Solutions should include options for highway re-alignment, travel speed reductions, and the conversion to pedestrian friendly street uses.

Related strategies

- Evaluate the opportunity for a truck bypass to divert the large volume of truck traffic away from Main Street.
- Identify key districts to focus pedestrian improvements. Create shorter blocks and reduce travel speeds to highlight the importance of the pedestrian.
- Reconfigure the S-curve and intersection at US 395 and Toler Avenue. Explore place-making opportunities.
- Evaluate opportunities to create a road diet along Main Street or in key districts based upon the ability to relocate truck traffic.

Principle Three

Support a culture of intentional and constant school improvements to create a 'quality gain' at all levels of education.

Related strategies

- Link education and community improvements to grow, diversify, and promote educational opportunities.
- Identify public/private partnerships aimed at attracting and developing quality learning and training programs.
- Build upon and celebrate current successes and strengths while identifying continual opportunities for improvement at all levels.
- Foster pride, ownership, and participation in a nationally distinguished Valley-wide education program.

Principle Four

Provide appropriate vital neighborhoods which include some affordable housing.

Related strategies

- Diversify the housing inventory by including multifamily units and other housing types that provide affordable housing.
- Remove potential barriers from land use and zoning codes to allow affordable housing opportunities.
- Allow for mixed use development to support housing near businesses and employment centers.

I've made my point: The 2013 Valley Vision is the 2020 Master Plan Update for the most part. Changing titles but sometimes verbatim language as well as even the same photos from the Valley Vision are being used.

Local Basque restaurant.

Glider planes are a distinctive use in the Valley.

Existing research and innovation parks can serve as an incubator for ideas. Maker fairs and science centers can coordinate with the existing businesses to grow with emerging markets and adapt new technologies.

Key Concepts

The vision principles generate a range of key concepts illustrated by the Vision Plan Diagram.

The vision diagram compiles the concepts and shows how the ideas coalesce into one unified vision. The diagram organizes the Valley in response to potential opportunities related to the following four core areas:

- Trails, Open Space, and Visual Resource Protection;
- New Employment and Economic Opportunities;
- Tourism Destinations and Connections; and
- Transportation and Linkages.

While much work remains before some of the improvements can be realized, the diagrams and illustrations establish a view of how the future of the Valley may look.

Illustrations are provided to give a sense of what could be, visually conveying the possibilities for the Valley. The final form and detail of projects and development may differ from the illustrations, but the ideas are set forth to inform those planning and design decision that have the opportunity to shape the Valley's future. As stakeholders, community members and the County carry ideas forward, the precise locations and actual designs will evolve to best meet the community needs and site requirements.

As the County and Towns move forward, the ideas illustrated here can be incorporated into General Plan and Strategic Plan updates. These documents may provide additional detail on implementation and funding opportunities to achieve specific elements of the Valley Vision.

From: Brian
To: List - X Planning Department
Subject: Comments on Master Plan Update
Date: Monday, November 9, 2020 3:25:31 PM

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

The Planning Commission has a Special Meeting scheduled for November 10.
Item 1: Public Hearing on the Douglas County Master Plan Text Update.
Arts & Culture continue to need further consideration for addition to the Douglas County Master Plan.
During the meeting I believe you will be reviewing language for Element 3. Economic Development
Let's be sure to adopt a sub-section titled Arts & Culture.

Within that new section, please take the proper steps to make sure the language is strong enough to establish a position of support for the arts, and its potential impact on our economic vitality.

The text should go beyond support for Public Art and support the development of arts facilities, an art district, and the necessary partnerships between the county and local cultural groups and organizations. The goal here should be to help foster a civic environment where artistic expression and cultural diversity can flourish, where the influence of arts on the local economy is recognized, and where local government and stakeholders legitimize the arts as an essential component of civic support, funding and decision-making.

Consider language such as:
"With the efforts to revitalize our downtown areas and formally establish an Arts and Culture District and the ever-growing programs and facilities, Douglas County can significantly increase its cultural and arts foundation and become a flourishing center for the arts, attracting world class entertainers and artists to perform and show their work and drawing visitors to experience the arts and our unique character."

We must create the proper environment necessary for arts and culture to further develop as an economic resource.
So let's also add language that addresses:

1) Defining the role of county government, town leaders and stakeholders

> "The role of county government in the arts is to facilitate -- in partnership with artists, businesses and organizations -- the integration of arts and culture into the overall economy of Douglas County. This creates a climate in which the arts are a part of the

County's character and its growing economy. It is crucial to have County leadership and support, economic commitment to arts and on-going County Commission recognition of arts policy."

2) Marketing and promotion

"With the revitalization of Stateline and our downtown areas, a major opportunity presents itself to attract residents and tourists to Douglas County through arts and culture, as well as expand the audience beyond a regional destination. The County should move aggressively to capture this market through coordinated, targeted marketing and promotion of the cultural arts environment offered in Douglas County."

3) Increased coordination

"Increasing and enhancing coordination among arts organizations will promote countywide understanding and commitment to the arts and will raise the potential for new, creative funding options."

4) Supporting new development of cultural facilities

"Developing and maintaining buildings which support cultural and performing arts interests (including performing arts space, art studio and display areas) combined with retailing, restaurants (including late-night dining), coffee shops, antique shops, entertainment activities, etc., will all contribute to the overall experience of visiting an art facility or attending a cultural event."

5) Establishing an Arts and Culture District

"Identified as a mixed-use area of downtown in which a high concentration of arts and cultural facilities serves as an anchor of attraction. This District will be an important marketing tool for attracting increased business activity, tourists and residents to Douglas County. Revitalization of Downtown and its quality arts facilities and events will create a flourishing environment for the arts."

Just because an Arts & Culture Element was missing from prior versions of the Master Plan does not mean it is not the time to add it.
When you consider adding a sub-section on Arts & Culture, give it the substance it deserves.

Thank you.

Brian Fitzgerald, President
Carson Valley Arts Council

Sent from Mail for Windows 10

From:	Jim Slade
To:	Thran-Zepeda, Coleen
Subject:	PC comment
Date:	Monday, November 9, 2020 3:54:26 PM
Attachments:	Public Comment, PC, Nov. 10, 2020, MP.docx

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Please add this comment to the supplemental material for the PC meeting of 11/10/20.

Thanks, Jim Slade

Public Comment – PC – Nov. 10, 2020

Master Plan Update

Comments by Jim Slade

Growth Management:

1) Urban Service Areas (p. 97): There is a substantial amount of development already approved within Urban Service Areas (USA's). Given the county's priority to do infill development first, there is no need to identify additional USA's, especially since the USA's were expanded greatly in the Minden/Gardnerville area last year to accommodate the controversial Park Ranch Holdings proposed 2500 developments. This section on USA's should read as it did in 1996:

"All areas not urban are considered rural. Because there is adequate capacity within the defined Urban Services Areas to accommodate almost all the residential growth that can occur within the limit of the groundwater resource and capital improvements capabilities of the County, there is no need to identify 'Future' Urban Service Areas."

2) Residential Buildout Analysis (p.97): This build-out analysis seems incomplete and misleading. Why does it not consider Receiving Areas (RA's), which have the greatest potential for dwelling units and population growth. To leave RA's out completely gives a gross misrepresentation of possible residential growth, and therefore the effect on Douglas County's fiscal and natural resources, including our most precious resource: water. On p. 90, in Table G3, the vacant Receiving Area is shown to be 3705 acres. Since those can be built up to a density of 16du/acre, that could mean a potential of 59,280 dwelling units. At 2.38 people/du, that could mean an additional population of over 140,000. Even if those Receiving areas are not all built to a density of 16du/acre (and they rarely are), that could lead to a massive increase in population, far more that our annual aquifer recharge could service.

The recently approved Park Ranch Holdings Master Plan Amendment and Development Agreement, that allows up to 2500 homes, would add about 6000 new people. None of that is counted, since it is not yet in an "approved" development. Can our roads, schools and infrastructure handle that?

3) Estimated Potential Growth (p. 98): From my comments above, it is clear that the estimated potential growth is grossly underestimated, which appears to be on purpose. Obviously, with the Park Ranch's 2500 homes, and the other currently undeveloped Receiving Areas, the potential population growth is far higher. It is highly likely to be higher that our available water will be able to service, that our roads will be able to accommodate, that our infrastructure can support, and that our fiscal ability can sustain without further tax increases. It would also be ruinous to the rural character, open space, and quality of life that so many of our residents expect and enjoy.

Community Development has presented you with an unrealistic picture of our growth potential. The Residential Buildout Analysis and Estimated Potential Growth presented should be rejected, and should be re-done to present a more realistic assessment.

We do not need more structures.

We need new ideas that will stimulate creativity throughout our community. We need to create tangible housing options that can be implemented so that we can provide our community with a true hope for a better tomorrow. That starts with us, and that needs to start here today.

The pandemic that we have been living through in 2020 has created a very flexible job market which in turn has created skyrocketing home prices throughout the nation.

The work from home (WFH) life has already significantly changed our local communities. Second homeowners are now living here more often, and some are permanently relocating. While others who only wished they could live here in the past are now buying up the remaining housing inventory. These purchases are typically above market rates, with reduced or no contingencies and many are all cash offers. This is feasible since their incomes are generated outside of our community. That trend is not going away. Many corporations have also realized that it's 10-20x less expensive to have WFH employees than in office employees. Businesses were already trending in that direction and the pandemic was just the catalyst that expedited the shift.

Our already depleted workforce housing stock is essentially gone. Rents are higher than the local workforce can reasonably be asked to pay. However, as noted many times in our prior meetings the market dictates the rent, and the market is dictating those insanely high rental prices. If the locals can't afford to live here on their own, they typically resort to coming up with creative housing solutions so they can stay. Many locals resort to living with roommates or living with multiple families in a home. The least desirable outcome is when a local realizes that they will need to move away from the place they grew up, because they simply cannot afford to live here anymore.

You might say, tough luck life is hard. Or get an education so you can get a job that makes more money. Or don't blow the money you make and save every penny. Or go hustle and get a second or a third job so you can get by, let alone get ahead. To many times it feels like we are telling our neighbors, if you can't afford it here tough luck, I'm sure there's a community for you somewhere else…

What kind message is that sending? That we only care about the people who can afford to live how we live?

To the businesses: maybe it's time major corporations and companies step up and pay their employees a living wage. Maybe they should stop bringing in seasonal employees from other countries. Maybe they should do a lot of things differently.

To be clear, I am not opposed business stepping up and paying their employees a living wage. However, the Planning Commission cannot dictate how a company operates. I'm also am not opposed to the idea of employees buckling down and putting in the hard work and sacrifice to

stay afloat and to hopefully one day thrive. I personally came from a family of 6 in a very small town in Ohio who figured out how to survive on an income of 38K a year. Life was hard, but it was not impossible to overcome. While I know it can be done though, I also know life doesn't have to be, and shouldn't be that hard.

What kind of humans are we if we only look out for ourselves and ignore our neighbors? I'm not for enabling or giving handouts, but I do fully support CREATING a community that provides opportunities and as a result creates hope.

The bottom line is, if we keep building the same products, we are going to keep getting the same results.

Today the American people are redefining what the American dream means.

We are taking back control of our lives. Many are "opting" out of traditional living and focusing more on relationships and experiences. Which are the very experiences that we have here in Douglas County. These experiences are a huge part of the reason we all personally live here today.

It's not that people are just trying to cut expenses with this new way of living. They are trying to finally LIVE. The pandemic has woken many people up. They now truly realize that life is short and precious, and they want to make the most of the years they have left.

If Douglas County really wants to put ourselves on the map by 2022, as one of the best places to live, work and play, then here are the ways we can achieve that:

We need to update our zoning codes to allow for the development of unique communities in the valley and at the lake. We need to create areas for smart recreating developments that embrace the WFH, micro housing, RV life, outdoorsy nomad culture, conscious & sustainable living and tiny home communities within Douglas County. If we are creative in how we update our Master Plan, then can also achieve a version of our public art goal that Michael Youngblood of the Carson Valley Arts Council Board wrote to us: "of improving our urban spaces while promoting the ideas and lifestyle of our community, thus enhancing what life here has to offer!"

The experiences we have Douglas County are the exact mechanism we can leverage to create the type of community that we can all thrive in and be proud of now and for many years to come.

Update our zoning to allow for alternative housing options such as:
micro housing developments
Tiny home developments
shipping container developments
https://www.microlifeinstitute.org/clarkston
https://www.tinyhomebuilders.com/
https://www.terraone.org/containers
https://www.terraone.org/biodigester

We can allow for "RV life" communities with smart recreating, conscious tourists and extended stays.
https://www.hipcamp.com/
https://harvesthosts.com/

Create zoning options for self-sustaining off the grid developments: Utilizing solar, compost toilets and natural resources to create as close to zero impact developments as possible. Perhaps in one of those developments it could include an organic pool that is self-maintaining as an added must experience attraction to the conscious tourists already coming to Douglas County.
https://www.youtube.com/watch?v=xYFSO9keVn4
https://www.youtube.com/results?search_query=organic+pools

I've included examples links to each of the ideas mentioned above. While it will ultimately be up to the private sector to create these developments, Douglas County does have the ability to provide the mechanisms that make them feasible.

Today I willingly choose to be part of the solution instead of perpetuating the problem through rewording and rebranding our existing antiquated frameworks.

Kristi Kandel

Public Comment received up through 4:00 pm on 11/16/2020

Starting on page 352.

Planning Commission meeting

November 17, 2020

From: Brian
To: List - X Planning Department; Dallaire, Tom <tdallaire@douglasnv.us>; Booth, Samuel <sbooth@douglasnv.us>
Subject: Follow up to November 10 Planning Commission
Date: Tuesday, November 10, 2020 5:37:57 PM

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Hello.
I have concluded my review of the Planning Commission meeting of November 10.

I was disappointed that submitted public comments were not given proper review.
The Action Item for the Agenda states, "The Planning Commission will review public comment submitted, and will deliberate on the proposed changes to the 2020 Master Plan at this meeting…"

I had submitted a written public comment with suggested language additions for consideration to the Arts & Culture section of the Economic Development Element.
The written public comment was submitted early enough to be included in the supplemental materials for the Commission's packet. And indeed it was included in the supplemental material.

In prior meetings, staff made a point of discussing public comment recommendations during their presentation.
Yet there was no mention of this material during today's meeting.

I truly appreciate the effort of staff to get the 'Arts' into the Master Plan document. But what's the point if the final product is watered-down to a couple of paragraphs.
Let's give the Arts & Culture section the substance it deserves.

I hope for the November 17 meeting this can be corrected.
And let's be sure to add the necessary Goals, Policies, and Action Items I have previously provided to staff.

Thank you.

Brian Fitzgerald, President
Carson Valley Arts Council

Sent from Mail for Windows 10

From: Joe P535 [mailto:joep53566@gmail.com]
Sent: Wednesday, November 11, 2020 11:19 AM
To: Inbox - masterplan
Subject: Roads and Intersections

Many roads and intersections are inadequate making them unsafe and improvements need to be made before the county can grow safely with its roads and intersections. Entrances and exits to Gardnerville Ranchos need safety improvements on Riverview onto 395 including golf course carts crossing Riverview, turning into Long Valley Road from Riverview is a hazardous turn because ongoing traffic on both sides of the turning vehicle are very close and the turn onto Kimmerling from Route 88 not well defined.

Housing development planning in the Carson Valley without making improvements in roads and streets only creates traffic congestion and unsafe driving conditions. Without improvement of roads and interactions traffic will be impacted negatively creating worse bottlenecks at intersections and unsafe driving conditions. Economic development without taking into consideration road and highway improvement creates traffic safety issues as well as inefficient driving times.

Best regards,

Henry Pelifian

From:	Ellie
To:	List - X Planning Department; Thran-Zepeda, Coleen; Wood, Natalie <nwood@douglasnv.us>
Subject:	Please accept these comments for the record for the November 17, 2020 Planning Commission
Date:	Friday, November 13, 2020 3:09:52 PM
Attachments:	Nov 17 2020 Plng Comm Master Plan 2020 Implementation Element.pdf Nov 17 2020 Plng Comm Master Plan 2020 Executuve Summary.pdf Nov 17 2020 Planning Commission comments.pdf

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Please accept these comments for the record for the November 17, 2020 Planning Commission

Master Plan 2020 Update Douglas County Planning Commission November 17, 2020 meeting
Ellie Waller for the Record

http://douglascountynv.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=3191&Inline=True

OVERVIEW

The process to update the Master Plan began in 2016 and included extensive public outreach efforts. For this reason, the Board of County Commissioners and the Planning Commission decided to retain the public input and draft language from 2016 and use it as the basis for the text update in 2020. The matrix below contains the existing Master Plan elements from the 2011 adopted plan, the draft elements from 2016 and the proposed elements from the 2020 update.

Chapter Matrix for 2011 Master Plan to 2016 Master Plan to the 2020 Master Plan

2011 Master Plan Chapters (13)	2016 Draft Master Plan Chapters (12)	2020 Draft Master Plan Chapters (8)	What's new with 2020
1. Framework	Executive Summary 1. County Profile	**Executive Summary & Community Profile**	Background, Intro, new data collection
2. Land Use 3. Washoe Tribe Lands 10. Historic Preservation	6. Historic Preservation 8. Land Use	**1. Land Use & Historic Preservation**	Incorporate new map, consolidate, improve messaging, incorporate revised community plans & descriptions
7. Agriculture 8. Environmental Resources & Conservation	2. Agriculture 3. Conservation	**2. Agriculture & Conservation**	Consolidation, possible discussion/graphics on intro to TDR program related to conservation?
9. Economic Development	4. Economic Development	**3. Economic Development**	Consolidation, new recommendations
4. Housing 6. Growth	5. Growth Management	**4. Growth Management &**	New Master Plan Map, improve discussion on TDR, consolidate and

Re-word: The process to update the Master Plan began in 2011 with a 2016 version that included….

I am thoroughly confused at what I'm reviewing in the November 17 packet as compared to the October 20, 21 and November 4 packets on Land Use introduction. In reviewing the opening narrative for the Land Use Element, I thought we were supposed be streamlining.

There are a lot of good points but when are we going to stop changing the information being reviewed and finalize the documentation for recommendation?

The Land Use has significantly changed.

This is the November 17 version

1. LAND USE & HISTORIC PRESERVATION

PURPOSE

This Element discusses current and future land use patterns, and provides guidance to property owners, residents and elected officials regarding development proposals within Douglas County. It also acts as the basis for all the remaining Elements of the Master Plan. This element describes the county's regions and communities, and historic preservation programs and policies.

Land Use in Douglas County is strongly tied to the desire to preserve agriculture and open spaces. Many residents who live in Douglas County support the idea that the County should remain rural, and celebrate the heritage that started with the settlers of the Carson Valley in the 1800's. Programs such as the Transfer of Development Rights, described in the Growth Management & Housing Element 4, coupled with this element balance the need to preserve quality of life, rural character and open space with the need to properly plan for growth and development in locations where infrastructure and services are available and the impact of growth can be mitigated. The Land Use Element is a key component to the appropriate provision of public safety, public facilities, services, recreation, and transportation infrastructure, and lays the foundation for future business development opportunities as identified in the Economic Development Element 3.

Understanding land use demands and trends is an integral part of the Master Plan. The tracking of development patterns, permit issuance and service demands provides insight to ensure that revitalization and investment in the County is done in a manner that protects the interest and desires of the community while achieving the strategic objectives of the County.

This section includes goals and policies to be used to evaluate future land use requests, providing tools to make informed decisions and future modifications to the plan.

I still object to the word "current" request removal. Community Plan updates may not trend the current pattern.

Impact of growth can be mitigated needs to be discussed. Mitigated by fees, mitigated by open space other than local nexus?

This is the October 20/21 and November 4 version

PURPOSE

The purpose of the Land Use & Historic Preservation Element is to describe current development patterns, review land use issues and opportunities, and discuss preservation issues and opportunities in Douglas County and in each Community Plan.

This chapter includes historic preservation efforts in Douglas County, maps of historic places and main street districts in Douglas County, future land use maps for each Community Plan and concludes with goals, policies, and actions to encourage development patterns that promote revitalization and investment in the towns and General Improvement Districts (GID's) while protecting agricultural and fragile lands in the rest of the County.

The Land Use Element does not include the Tahoe Basin portion of Douglas County since land use and other elements are now included in the South Shore and Tahoe Douglas Area Plans. Land Use Element Goals, Policies, and Actions for the entire County are presented first and are then followed by a section for each Community Plan in the County.

DRAFT

<u>Repeated request</u>

<u>Indian Hills/Jack Valley Community Plan comments</u>

The North Douglas County Specific Plan has been modified/amended several times to eliminate the resort/casino element. Policy 3 Indian Hills/Jack Valley Community Plan should be removed.

Policy 3

Commercial designations associated with the resort/casino area in the south portion of the plan area should be oriented toward tourism.

In Policy 4 Add caveat language that the open space must have a local nexus.

(not just open space anywhere in Douglas County)

Policy 4

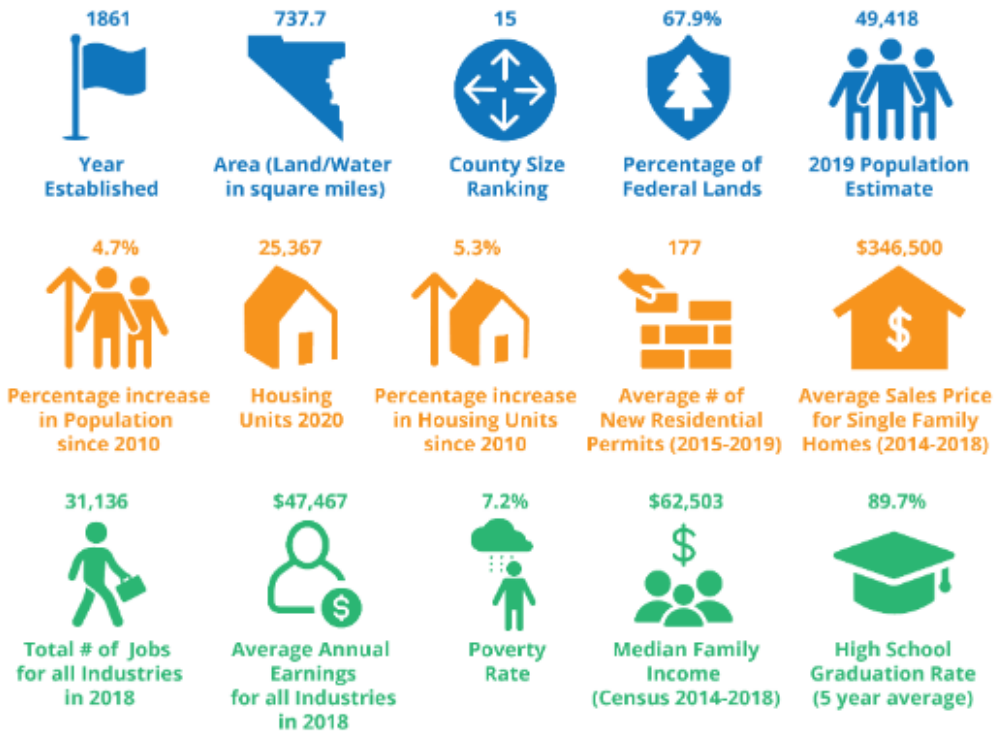
Commercial designations at the gateway to Douglas County/Carson City should provide for regional commercial activities. The designation of commercial on Forest Service lands anticipate land trades to private ownership, but should only be permitted in exchange for open space lands in Douglas County.

EXECUTIVE SUMMARY

Douglas County is one of the original nine counties established in 1861 as part of the Nevada Territory. Today Douglas County is one of seventeen counties in the State of Nevada, and is one of the smallest in the State, ranking fifteenth in size. There are three unincorporated towns in the County: Gardnerville, Genoa, and Minden. The Town of Minden has been the county seat since 1916. Figure ES1 provides a snap shot of Douglas County demographics and statistics.

Almost 70 percent of the land[1] in Douglas County is federally owned.

Figure ES1 – Douglas County, NV at a Glance



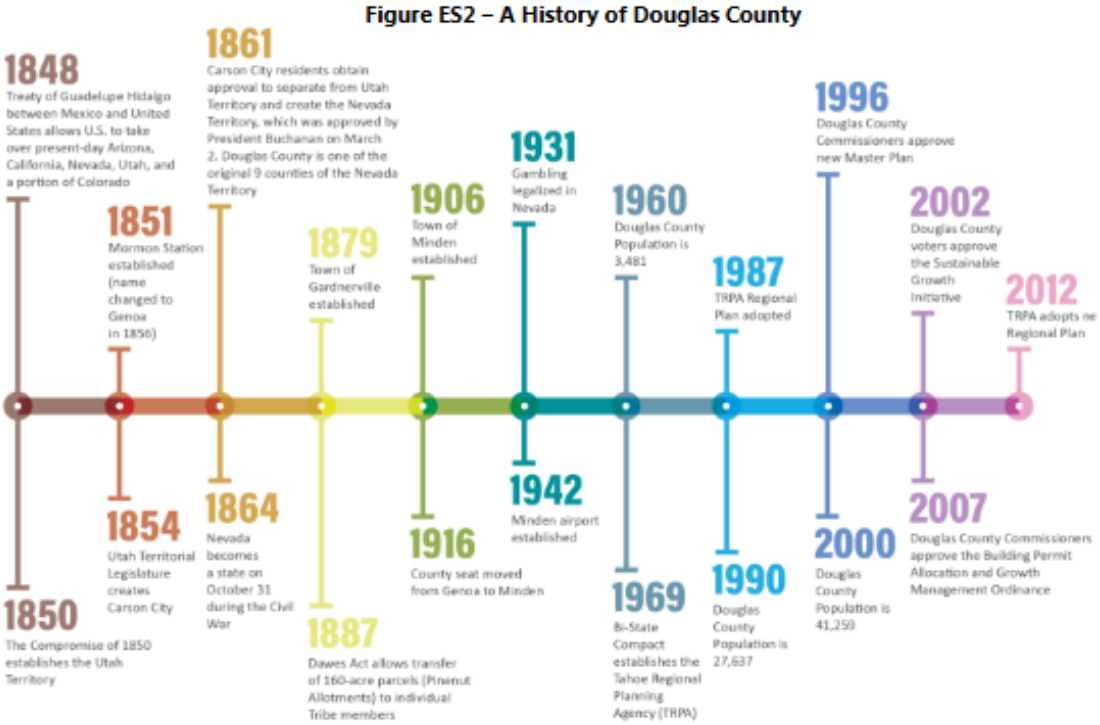
[1] "land" refers to parcels and does not include rights-of-way or water bodies. Total land area includes 28,395 parcels with 455,275 acres.

The telling statement here is Douglas County is one of the smallest in the State of Nevada. This statement alone should have this Master Plan on a direction of slower growth and more rural protections with several thousand vested and yet to be built units on the books to date.

Do we not have anything to report of historical significance since 2012?

Suggestion: 2020 Douglas County voters decide RDA 2 funds through a referendum process.

Figure ES2 – A History of Douglas County



Strongly suggest a robust discussion and scrunity on the projection of population sceanrios.

U.S. Census Data, and the Maximum Growth Rate was established by Douglas County Title 20.
Below is a graph depicting population projections under the proposed rates of growth (slow, historic and maximum scenarios) through 2038.

Table ES4 – Douglas County Population Growth Scenarios

Scenario	2020	2030	2038*
State Demographer (0.1%)	49,695	50,673	50,131
Low Growth (1.0%)	49,912	55,134	59,702
Historic Growth (1.3%)	50,060	56,963	63,163
Maximum Growth (2.0%)	50,406	61,445	71,993

*Note: Nevada State Demographer Population Projections only included 2019 through 2038.

Given the growth management strategies Douglas County has in place it is likely that future growth of Douglas County will trend between the Very Slow (0.1%) and Slow (1%) growth rates over the next 20 years equating to a population somewhere between 50,000 and 60,000 people by 2038.

The median age of the residential population living in Douglas County continued to increase between 2013 and 2018, increasing from an estimated 47.9 years of age in 2013 to an estimated 51.5 years of age in 2018, a net increase of 3.6 years or 7.5 percent. The median age for the various communities and population centers throughout Douglas County experienced a mix of both increase and decline in the median age. Table ES5 provides more details on median age within Douglas County.

Table ES5 – Median Age Change (2013 to 2018)

Year	Gardnerville CDP	Minden CDP	Stateline CDP	Douglas Co Census Tract 16	Douglas Co Census Tract 17	Douglas Co
2013	43.0	50.0	39.2	57.4	45.6	47.9
2014	41.4	51.6	34.9	58.1	41.0	48.5
2015	46.5	53.7	35.1	60.2	40.9	49.4
2016	48.3	49.9	34.1	61.7	40.2	50.1
2017	43.8	53.9	34.4	61.8	42.9	50.8
2018	42.0	55.1	31.9	61.4	39.1	51.5
Percent Change	-2.3%	10.2%	-18.6%	7.0%	-14.3%	7.5%
Average	44.2	52.4	34.9	60.1	41.6	49.7

Source: U.S. Census Bureau, 2013-2018 American Community Survey, 5 Year Estimates
Note: Census Tract 16 covers Glenbrook to Zephyr Cove, Census Tract 17 covers Round Hill

Table ES6 presents the change in the median age for Douglas County compared to various other communities and counties in northwestern Nevada, including the change in median age for the entire state of Nevada and the entire United States, between 2013 and 2018.

Table ES6 – Median Age Change (2013 to 2018)

Year	Douglas County	Carson City	Lyon County	Mineral County	Storey County	Washoe County	State of Nevada	United States
2013	47.9	41.9	41.6	50.1	54.4	37.2	36.6	37.3
2014	48.5	42.3	42.6	47.1	54.2	37.5	36.9	37.4
2015	49.4	42.6	43.2	48.7	54.7	37.6	37.2	37.6
2016	50.1	43.1	43.7	49.2	54.4	37.9	37.5	37.7
2017	50.8	43.0	43.8	46.7	54.4	38.0	37.7	37.8
2018	51.5	42.8	44.1	50.1	52.9	38.1	37.9	37.9
Percent Change	7.5%	2.1%	6.0%	0.0%	-2.8%	2.4%	3.6%	1.6%
Average	49.7	42.6	43.2	48.7	54.2	37.7	37.3	37.6

Source: U.S. Census Bureau, 2013-2018 American Community Survey, 5 Year Estimates

I don't see the value of the entire State of Nevada or United States statistics there are too many differences across the state, county and country. Comparison to near-by cities more appropriate.

Every County represented on Table 6 has a population that is getting older with the exception of Mineral County.

Table ES11 presents the estimated year of construction by group for all housing, occupied, vacant, owner-occupied and renter-occupied, for the Carson Valley, the Tahoe Basin area, and for all of Douglas County for fiscal year 2020.

Table ES11 – Year Built, All Housing Units (Occupied and Vacant, Owner-Occupied and Renter-Occupied) - Fiscal Year 2020

Year Group	Carson Valley	Percent of Total	Tahoe Basin	Percent of Total	Douglas County	Percent of Total
Built 2016 or Later	849	4.3%	113	2.0%	962	3.8%
Built 2010 to 2015	518	2.6%	59	1.1%	577	2.3%
Built 2000 to 2009	4,604	23.3%	417	7.5%	5,021	19.8%
Built 1990 to 1999	5,599	28.3%	373	6.7%	5,972	23.6%
Built 1980 to 1989	3,638	18.4%	1,330	23.8%	4,968	19.6%
Built 1970 to 1979	3,306	16.7%	1,861	33.4%	5,167	20.4%
Built 1960 to 1969	668	3.4%	855	15.3%	1,523	6.0%
Built 1950 to 1959	179	1%	241	4.3%	420	1.7%
Built 1940 to 1949	118	0.6%	90	1.6%	208	0.8%
Built 1939 or Earlier	283	1.4%	238	4.3%	521	2.%
Total	**19,762**	**100.0%**	**5,577**	**100.0%**	**25,339**	**100.0%**

Source: Center for Regional Studies, The College of Business, University of Nevada, Reno; Data Provided by the Douglas County Assessor's Office

We must take into consideration approximately 7500-8000 homes vested or yet to be built currently on the books. Strongly suggest a robust discussion and scrunity on the Housing Element goals and policies and actions. When was the last housing needs assessment completed? What did that report discover and where are those statistics applied to housing goals and polices and growth mangement?

5.3% Increase in total housing units since 2010 from 24,095 (2010) to 25, 367 (2020).

In fiscal year 2020, there were an estimated 25,367 total housing units for all of Douglas County with an estimated 19,787 total housing units in the Carson Valley area and an estimated 5,580 total housing units in the Tahoe Basin area. There was a 5.3% increase in total housing units single-family detached remained the dominant characteristic of the type of housing stock available in Douglas County in fiscal year 2020 and for both the Carson Valley area and for the Tahoe Basin area.

Table ES10 presents the number of single-family detached, single-family attached, multifamily, and mobile home housing units for Douglas County, the Carson Valley area, and the Tahoe Basin area for fiscal year 2020.

Table ES10 – Total Number of Housing Units by Type of Structure (Fiscal Year 2020)

Type of Structure	Carson Valley	Percent of Total	Tahoe Basin	Percent of Total	Douglas County	Percent of Total
Single-Family Detached	16,086	81.3%	2,911	52.2%	18,997	74.9%
Single-Family Attached	1,072	5.4%	2,109	37.8%	3,181	12.5%
Multifamily	1,049	5.3%	450	8%	1,499	5.9%
Mobile Homes	1,580	8.0%	110	2.0%	1,690	6.7%
Total	**19,787**	**100.0%**	**5,580**	**100.0%**	**25,367**	**100.0%**

Source: Center for Regional Studies, The College of Business, University of Nevada, Reno

PURPOSE

The purpose of the Growth Management & Housing Element is to review current strategies to manage growth in Douglas County, and to establish an adequate amount of housing inventory to meet the income levels and demands of County residents, without compromising the quality of life of our community. This Element includes a review of the County's Building Permit Allocation, Growth Management Ordinance, Transfer Development Rights program and an overview of the housing sales and trends.

"to **establish** an adequate amount of housing inventory….

Has staff analyzed how many more homes can be built using the Growth Management restrictions? Both with vested only houses and then adding those approved? As preciously stated above do we have a current needs assessment to determine if the County meets the income levels and demands of County residents?

This Master Plan Update process is contentious and broken. No disrepect to staff or Planning Commissioners that have taken on the monumental task to review the update but the cart before the horse approach without completing the Community Plans first makes absolutely no sense as the Community Plans are the framework for Future Land Use and associated maps, Conservation, Growth Management,etc. Equally unrepresented is the public input that has not be fairly transitioned into the Planning Commisisoners recommendation for consideration by the Board of County Commissioners.

This meeting brings forth the Implementation Plan Element which MUST take into account the 2011 Action Matrix, the 2016 Action Matrix and all items must be ACCOUNTED for and statused in determining how to estblish action item priorities. Simply stream-lining the process doesn't make the importance of the past go away. As the Goals and Actions were consolidated why weren't the old actions statused ? A simple task to state that an action was not completed, could be obsolute, or underway could suffice. A record beyond the status provided by staff stating 51 have not been complete since 2015 reporting is insuffcient.

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. 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.

I strongly urge that the Planning Commissioners request staff provide an additional section to the Implementation Element that statuses the 2011 and 2016 actions. History must be captured for a better future.

Utilizing the 2012, 2013, 2014, 2015 annual reports as well as 2016, 2017, 2018, 2019 and 2020 data (provided in various ways), can build A RECORD for ALL ACTIONS and should become the base-line document starting with the 2020 Master Plan version for statusing actions.

2011

https://www.douglascountynv.gov/UserFiles/Servers/Server_12493019/File/Visitors/Dept/Community%20Development/Planning%20Division/Master%20Plan/Chapter%2013_Implementation_All_201302271717152935.pdf

2016

https://www.douglascountynv.gov/UserFiles/Servers/Server_12493019/File/Visitors/Dept/Community%20Development/Planning%20Division/Master%20Plan/Draft%20Chapters%20of%202016%20Plan/Draft_Implementation_Element_Web_201709071409224790.pdf

2020 Proposed introduction to the Implementation Master Plan Action Matrix

Implementation

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.

Re-word: "It is intended that" should be removed.

Start with: The Matrix will be updated as part of the NRS 278.190 requirement to annualy report on progress in implementing the goals and policies and statusing the actions adopted in each element.

This narrative covered the requirements

2011

2011 Master Plan Implementation

Each Element of the 2011 Douglas County Master Plan identifies current and future issues facing Douglas County related to land use, transportation, housing and other functional areas and sets forth specific goals, policies, and actions to address these issues. In order for the 2011 Master Plan to be successful, it will require constant monitoring with annual reports which document the progress in implementing the goals and actions adopted in each Element.

The Douglas County Planning Commission is required to submit an Annual Report to the Board of Commissioners on the progress of implementing the Master Plan (NRS 278.190). Figure 13.1 lists all of the actions contained in the 2011 Master Plan. Each action is associated with one or more primary entitities and also includes target completion dates. High priority items are shown for the year 2012, medium priority actions are shown for 2013-2014, while low priority action items are targeted for 2015-2016, the last year for the current Master Plan. Since the existing Master Plan, which was first adopted in 1996, will be 20 years old in 2016, the Action Matrix also includes an action item for the preparation of a new Douglas County Master Plan.

Amendments to the Douglas County Master Plan

When development proposals are in conflict with future land use designations in the Regional or Community Plans, adopted transportation classification, or in conflict with adopted goals, policies, or actions, an application for a Master Plan Amendment is required. The specific findings required by Section 20.608.040 of the Douglas County Development Code are described below.

1. The proposed amendment is consistent with the policies embodied in the adopted master plan and the applicant has demonstrated the amendment promotes 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.

Appendix B of Volume I contains a listing of all Master Plan Amendment requests submitted since the Master Plan was originally adopted in 1996.

This narrative covered the requirements

2016

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.

IMPLEMENTATION ELEMENT 1 WBA DRAFT AUGUST 2017

Appendix A provides information on Master Plan Accomplishments since the adoption of the original Master Plan in 1996

Appendix B provides a listing of all Master Plan Amendments submitted after the adoption of the original Master Plan in 1996

I could not find the two Appendices noted above to provide samples from 2016.

I also recommend the Planning Commissioners request staff add Accomplishments that include 1996 forward information. TAKE PRIDE AND CREDIT FOR COMPLETIONS.

https://www.douglascountynv.gov/UserFiles/Servers/Server_12493019/File/Master%20Plan/Appendix%20A_Accomplishments%20Since%201996_revNov2.pdf

APPENDIX A
ACCOMPLISHMENTS SINCE 1996

Since the adoption of the twenty year Master Plan in 1996, the Douglas County Planning Commission and the Board of Commissioners have successfully adopted many new plans and regulations that implement the goals, policies and actions of the Master Plan. Listed below is a list of the most significant accomplishments, organized by whether the action was a planning document or regulation.

FUNCTIONAL PLANS AND REPORTS ADOPTED SINCE 1996

1. Adopted Consolidated Capital Improvement Plan – May 2000
2. Adopted County Open Space and Agricultural Lands Preservation Implementation Plan – 9/2000
3. Approved 2001 Update to Master Plan – April 2002
4. Adopted the "Minden Plan for Prosperity" – January 2003
5. Accepted the draft Carson Water Subconservancy District's Arsenic Management Plan – February 2003 (finaled in March 2004)
6. Adopted the County's Comprehensive Trails Plan – June 2003
7. Accepted USGS Nitrate and Dissolved-Solids Concentrations in Ground Water Report 03-4152 – (Final report July 2003)
8. Adopted the CAMPO Johnson Lane Stormwater Management Plan and the Clear Creek Stormwater Management Plan – September 2003
9. Authorized participation in USGS Study to refine groundwater numerical model - May 2004
10. Approved a sewer collection facility plan - August 2006
11. Accepted the Gardnerville Plan for Prosperity and Design Guidelines in August 2006 (final approval December 2006)
12. Approved the expansion of the North Valley Wastewater Treatment Plant - May 2006
13. Approved the 2006 update to the 1996 Master Plan - January 2007
14. Approved the 2007 Transportation Plan Update - March 2007
15. Adopted the 2007 Open Space and Agricultural Lands Preservation Plan Update - October 2007
16. Approved a contract with USGS to complete a groundwater nitrogen budget for the Carson Valley – February 2008
17. Adopted the Douglas County Strategic Plan Goals, Objectives & Priorities – May 2008
18. Approved the Minden-Tahoe Airport Master Plan – July 2008
19. Approved the 2011 Update of the Douglas County Master Plan – March 2012
20. Adopted the Community Wellhead Protection Plan – May 2012
21. Adopted a new Public Services and Facilities Element for the Master Plan – October 2012
22. Adopted the South Shore Area Plan – September 2013
23. Adopted the Douglas County Bicycle Plan – September 2014
24. Adopted the Tahoe Douglas Area Plan – October 2014
25. Amended the South Shore Area Plan – October 2014
26. Amended the Public Services and Facilities Element with the Above-Ground Utility Plan – March 2015
27. Approved the Minden-Tahoe Airport Master Plan – December 2016

CONSOLIDATED DEVELOPMENT CODE REGULATIONS ADOPTED SINCE 1996

1. Adopted first draft of Consolidated Development Code (Title 20) – November 1996
2. Adopted the "Right to Farm" Ordinance – November 1996
3. Adopted $500 per residential unit construction tax – February 1997
4. Adopted Hillside Grading Standards – March 1997
5. Adopted Official Zoning Maps – April 1997
6. Adopted Increased School Fee for Residential Construction – September 1997
7. Adopted Revised Development Code (Title 20), including building and construction section - February 1998
8. Adopted County Design Criteria and Improvement Standards – September 1998
9. Adopted New Residential Construction Tax for Parks – November 2000
10. Adopted changes to the Transfer Development Right (TDR) Program – August 2001
11. Adopted the Tahoe Basin Code – September 2002
12. Adopted Maintenance Regulations for Irrigation Facilities – October 2002
13. Adopted the TRPA Zoning (PAS) Districts as DC Master Plan District - March 2000
14. Approved the Design Criteria & Improvement Standards Manual Update - June 2007
15. Adopted the Growth Management & Building Permit Allocation Ordinance - July 2007
16. Adopted Chapter 20.714, Division of Agricultural Land for Conservation Purposes, which includes Ranch Heritage Parcels, Agricultural 2-acre parcels, and non-contiguous clustered parcels - January 2008
17. Adopted revisions to the Building Permit Allocation and Growth Ordinance to remove manufactured homes, allowing an extension for certain existing development agreements, and exempting clustered residential subdivision overlays on ranch heritage parcels
18. Adopted an updated Floodplain Ordinance – October 2008
19. Adopted SFR-T (Single-Family Residential, Traditional) zoning districts and increased the permitted density in the Multiple-Family Land Use District and MFR (Multi-Family Residential) zoning district from 12 to 25 units per acre – December 2008
20. Adopted revisions to the Building Permit Allocation and Growth Management Ordinance to allow allocations on a first come first served basis when there are excess allocations available
21. Adopted Independent Congregate Senior Living Community code provisions – September 2009
22. Adopted provisions increasing the amount of time that Master Plan Amendments may be heard from one to two times a year – November 2009
23. Adopted a reduction in the maximum density in the Multiple-Family Land Use District and MFR (Multi-Family Residential) zoning district from 25 to 16 dwelling units per acre – November 2009
24. Adopted changes to the SFR-T density and standards – May 2010
25. Adopted changes to the Gaming District Overlay provisions that included a 100-guest room requirement for new gaming establishments – August 2010
26. Adopted a new Wind Ordinance – September 2010
27. Adopted a Medical Marijuana Establishment Prohibition Ordinance – September 2014
28. Adopted Tahoe Douglas Regulations – January 2015
29. Amended Chapter 20.714, Division of Agricultural Land for Conservation Purposes, to allow up to three 2 to 5 acre parcels every 15 years – February 2016
30. Adopted ordinance for Solar Photovoltaic Facilities as a Primary Land Use – June 2016

VOTER INITIATIVES APPROVED SINCE 1996

1. Voter approved 50 cents per square foot non-residential construction tax – November 2002 (Collection implemented May 2003)
2. Voter Approval of Building Permit Allocation and Growth Management Ordinance – November 2008

OTHER ACCOMPLISHMENTS SINCE 1996

1. Formed the Douglas County Redevelopment Agency – August 1998
2. Adopted 2nd amendment to the Redevelopment Area – February 2005
3. Authorized USGS Study to refine Carson Valley Water Budget – February 2003
4. Adopted an agreement with the Town of Minden for a waterline inter-tie to serve the East Valley Water System – April 2008
5. Dissolved the Sierra Forest Fire Protection District & reorganized as East Fork Fire and Paramedic District (East Fork was reconstituted in 2016 to have an independent Board of Directors).
6. Formed Redevelopment Area # 2 for Stateline – February 2016

I further recommend the Planning Commissioners request staff add a list of all Master Plan Amendment requests and Final Actions to date. This is invaluable information in understanding how well we are progressing in accomplishing the proposed goals, policies and actions established.

APPENDIX B MASTER PLAN AMENDMENT REQUESTS 1997-2011 (13 pages)

https://www.douglascountynv.gov/UserFiles/Servers/Server_12493019/File/Visitors/Dept/Community%20Development/Planning%20Division/Master%20Plan/APPENDIX%20B_all_20120420145810622 1.pdf

Sample information

Total Number of Master Plan Amendments and Final Actions
1997-2011

Type of Applications	Approved	Denied	Withdrawn	Tabled	Totals (column 1)
Master Plan Mapping Errors (ME)	22*	7			29
Master Plan Text Amendment MPA(T)	23	2	1	1	27
Master Plan Map Amendment (MPA)	47*	20**			67
Total	92*	29**	1	1	123***

*(2 court ordered changes for approval)
** (1 court ordered change for denial)
***The total number of applications does not include those applications withdrawn by the applicant(s) prior to hearing

Master Plan Map Amendments (MPA), Master Plan Text Amendments MPA(T), and Master Plan Mapping Errors (ME)

	Date	File No.	Name	MPA or ME	APN/description	Plan Area	Acres	Board Action	Requested change	Density(+/-) d/u's	Total Units
120	9/6/2007	DA 07-049	Douglas County	MPA	Multiple APNs	Valley	N/A	Approved	Amend water & wastewater area	---	---
121	9/6/2007	DA 07-050	Douglas County	MPA (T)	N/A	County	N/A	Approved	2007 Transpo. Plan	---	---
122	10/11/2007	DA 07-058	Douglas County	MPA (T)	N/A	County	N/A	Approved	Open Space Plan	---	---
123	9/4/2008	DA 08-049	Big George Ventures, LLC	MPA	1420-05-201-006	Indian Hills	101.1	Approved	SFR & CF to SFR, CF, and RA	138	138
124	11/6/2008	DA 08-048	Park Cattle Company	MPA	Multiple APNs	South and Central Agricultural	1,288.30	Denied	A to RA	---	---
125	9/3/2009	DA 09-036	Williams Ridge Technology Park	MPA (T)	N/A	East Valley	N/A	Approved	Sawmill Rd.	---	---
126	9/3/2009	DA 09-031	Douglas County	MPA (T)	N/A	N/A	N/A	Approved	MPA Process	---	---
127	9/3/2009	DA 09-033	Douglas County	MPA (T)	N/A	N/A	N/A	Approved	MFR Density (25 to 16 du/ac)	---	---
128	9/3/2009	DA 09-073	Douglas County	MPA (T)	N/A	N/A	N/A	Approved	SFR-T 3,000 (17 to 15 du/ac)	---	---
129	5/6/2010	DA 09-037	Peri Enterprises, LLC	MPA	Multiple APNs	Minden/ Gardnerville & East Valley	59.69	Approved	RA and A to C	-605	-605

November 15, 2020

TO MEMBERS OF THE PLANNING COMMISSION, BOARD OF COUNTY COMMISSIONERS, PATRICK CATES, JENNIFER DAVIDSON, TOM DALLAIRE, SAM BOOTH, LORENZO MASTINO

FROM JOHN SHERIDAN, GARDNERVILLE RANCHOS TRUSTEE

SUBJECT 2020 MASTER PLAN DISCREPANCY

In reviewing the latest draft of the 2020 Master Plan in the packet for the upcoming November 17, 2020 Planning Commission meeting, I was quite disturbed to see that the Gardnerville Ranchos Community Plan is no longer included, as it was in the November 4th packet as Attachment A. Upon further investigation, I discovered that the removal of the plan approved by the Gardnerville Ranchos General Improvement District (GRGID) Trustees was not directed by the Planning Commission, but rather at the direction of the County Manager and Counsel. I have learned that this decision was possibly made based upon the following:

1) Community Development staff was not as actively involved in its creation as it was in the creation of the Minden-Gardenerville Plan for Prosperity.
2) Community Development staff was unable to afford the time to participate in the GRGID document.
3) The Minden-Gardnerville Plan for Prosperity was brought before the BOCC in 2018 and "accepted" in an action considered separate from approval of the 2020 Master Plan.

Please allow me to recap the process the GRGID followed to update its Community Plan document. On January 15th, 2020 Community Development Director Tom Dallaire made presentation to the GRGID Trustees and the public in an open meeting setting regarding the process the County would follow in creation of the 2020 Master Plan Update. The Trustee's voiced concerns about their constituent's ability to participate in the revision of the Gardnerville Ranchos Community Plan update. It was at this meeting that Mr. Dallaire advised our board that this was the time for the Trustees to spearhead the process so it can be included in the County's Mater Plan update. The Trustees acted immediately to form an Adhoc Committee comprising both Trustee's and general public representation.

Just as you have experienced challenges and delays as a result of the pandemic, so did the GRGID, our two scheduled workshops in March were ultimately canceled. It was not until June that the GRGID heard the County was fast tracking the Master Plan update completion prior to the end of year. A phone conversation between Assistant County Manger Jennifer Davidson and GRGID's General Manager Greg Reed occurred on June 17th, 2020 regarding the timeline of completion for the Master Plan update. Mrs. Davidson was informed the GRGID desires to be part of the County's process and that we do not believe it is in anyone's interest to fast track the update process if we are left out. The County's Community Development Department responded to the GRGID with an acceptable timeline we needed to meet to ensure our Community Plan update is incorporated into the Master Plan update.

You must also recognize that the District did its due diligence to vet the document in a very similar fashion to the County in its process to solicit public input. Our document was posted on our website and invited public review and comment. Two (2) public hearings were held in August, on the 25th and 27th. It should also be noted one Planning Commissioner and two representatives from Community

Development participated in GRGID's public hearing on August 27th. The County's representatives provided direction for revisions that were indeed incorporated into our Community Plan. After pointing out the disparity in how the County was addressing the Minden-Gardnerville Plan for Prosperity versus the Gardnerville Ranchos Community Plan, District Trustee's and staff communicated its satisfaction with the compromise of accepting our document in whole as an appendix within the Master Plan update.

Our final document, appropriately vetted by the public, a planning commission member, and two employees from Community Development was unanimously approved by the GRGID Trustees and forwarded to County staff on September 6th, 2020, thus satisfying the deadline imposed by the County's Community Development Department.

On page 105 of your November 4th packet, you will notice the GRGID's document was included with a footnote highlighted in yellow, added by Community Development that stated:

Please refer to goals, actions and policy feedback provided by the Gardnerville Ranchos Improvement District (Attachment A).

The footnote to the Minden-Gardnerville Plan for Prosperity currently reads:

"The 2020 Update of the Minden-Gardnerville Plan for Prosperity was created in its capacity as an advisory body to Douglas County. Douglas County will utilize the goals and policies contained within the Community Plan to the greatest extent possible."

I respectfully request that the Gardnerville Ranchos Community Plan developed by the GRGID Adhoc Committee with substantial public participation, along with participation from the County's Planning Commission and Community Development be given the same deference as Minden-Gardnerville's Plan for Prosperity. To do otherwise is quite frankly, discriminatory, and clearly shows the County is not negotiating with the GRGID in good faith. Our District acted in trustworthy manner to develop, vet and meet all deadlines for submission of our plan set out by County leadership. To suggest that the GRGID's efforts and its finished product are somehow inferior to those of Minden-Gardnerville is very disheartening. This "5-year update" to the Master Plan is already nearly five years delinquent. To further suggest that the GRGID could undertake a <u>future</u> Master Plan Amendment process to have the document included in the County's Master Plan is profoundly unreasonable and sends the message that the County perceives the Ranchos community as less important than Minden-Gardnerville.

Sincerely,

John Sheridan
Gardnerville Ranchos Trustee
Cell: 775-450-7151

From: Jim Slade
To: Thran-Zepeda, Coleen
Subject: Comments for 11/17/20 PC meeting
Date: Monday, November 16, 2020 3:49:07 PM
Attachments: Master Plan Update, PC, Nov. 17, 2020.docx

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

Please add these comments to the supplemental material for the PC meeting of 11/17/20.

Thanks, Jim Slade

Please open and print the file below, and add it to my comments.

https://www.douglascountynv.gov/UserFiles/Servers/Server_12493019/File/Visitors/Dept/Community%20Development/Planning%20Division/Master%20Plan/Draft%20Chapters%20of%202016%20Plan/Draft_Implementation_Element_Web_20170907140922479O.pdf

IMPLEMENTATION ELEMENT

DRAFT
AUGUST 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 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 investigate creating an Open Space Land Trust to facilitate planning and implementation of an Open Space Acquisition Program.	Community Development / Carson Valley Agriculture Association	2018		
5	**Agriculture Goal 4:** To increase Douglas County's capacity to acquire permanent open space with the cooperation of the agricultural community.	**Agriculture Action 4.2** - 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		
6	**Agriculture Goal 4:** To increase Douglas County's capacity to acquire permanent open space with the cooperation of the agricultural community.	**Agriculture Action 4.3** - Douglas County shall create an Open Space Advisory Committee which includes property owners involved in agriculture to prepare an Open Space Acquisition Ballot Question before the next update of the Master Plan.	Community Development / Carson Valley Agriculture Association	2018		
7	**Conservation Goal 1:** To protect surface water quality in the county from the effects of growth urbanization and agricultural practices.	**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	
8	**Conservation Goal 1:** To protect surface water quality in the county from the effects of growth urbanization and agricultural practices.	**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	
9	**Conservation Goal 1:** To protect surface water quality in the county from the effects of growth urbanization and agricultural practices.	**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	2019		
10	**Conservation Goal 2:** To improve existing drainage and prevent future drainage problems from occurring.	**Conservation Action 2.1** - Douglas County shall develop comprehensive storm drainage design criteria for developed areas in conjunction with the Towns and GIDs.	Community Development	2018		

Item #	Goals	Action Number	Responsible Entity	Target Date (2017-2020)	Code or CIP	Status
11	**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 Action 3.1** - Develop an Open Space Acquisition Program for voter approval 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	2018		
12	**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 Action 4.1** - The County shall prepare a Community Wellhead Protection Zoning Overlay District to protect sourcewater from pollution sources associated with incompatible land uses.	Community Development	2018	Code Amendment	
13	**Conservation Goal 6:** To improve water quality by reducing the negative impacts of stormwater runoff and increase best management practices for new development and redevelopment.	**Conservation Action 6.1** - Develop a funding source to develop and implement a stormwater management plan for the Carson Valley.	County Manager/Community Development	2017		Underway
14	**Conservation Goal 6:** To improve water quality by reducing the negative impacts of stormwater runoff and increase best management practices for new development and redevelopment.	**Conservation Action 6.2** - Implement the Clear Creek and Johnson Lane Stormwater Management Plans as required by the MS4 NPDES permit.	Community Development	2017		Underway
15	**Conservation Goal 6:** To improve water quality by reducing the negative impacts of stormwater runoff and increase best management practices for new development and redevelopment.	**Conservation Action 6.3** - 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		
16	**Conservation Goal 10:** To maintain or improve existing air quality.	**Conservation Action 10.1** - Pursue cost effective air quality management strategies that contribute to improved local and regional air quality.	Community Development	2020		
17	**Conservation Goal 10:** To maintain or improve existing air quality.	**Conservation Action 10.2** - Establish standards for roadway surfacing and maintenance which reduce dust generation.	Public Works/Community Development	2018		
18	**Conservation Goal 11:** To protect Douglas County's sensitive wildlife and vegetation in recognition of their importance as components of the county's quality of life.	**Conservation Action 11.1** - Douglas County shall establish development regulations, land use restrictions, and development design guidelines to minimize potential impacts of new development to sensitive species, including known migration routes.	Community Development	2020	Code Amendment	
19	**Conservation Goal 12:** To encourage the efficient use of available energy resources and to provide incentives for energy conservation in construction.	**Conservation Action 12.1** - 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	2018	Code Amendment	
20	**Conservation Goal 12:** To encourage the efficient use of available energy resources and to provide incentives for energy conservation in construction.	**Conservation Action 12.2** - To improve energy efficiency and reduce the cost of operating the County's buildings, prioritize and fund projects recommended in the Douglas County Energy Audit (2011) in the CIP.	Community Development	2017	Capitol Improvement Plan	Underway
21	**Conservation Goal 13:** 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 13.1** - The County will prepare noise standards for noise generating activities, including limitations on hours of operation within the day.	Community Development	2018	Code Amendment	

Item #	Goals	Action Number	Responsible Entity	Target Date (2017-2020)	Code or CIP	Status
22	**Conservation Goal 13:** 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 13.2** - The County will complete a Part 150 Noise Study before the next five-year update of the Master Plan and adopt an Airport Zoning Overlay District to prohibit noise sensitive land uses within the vicinity of the Minden-Tahoe Airport.	Community Development	2020	Code Amendment	
24	**Conservation Goal 14:** To increase awareness of the condition of natural resources in Douglas County and prevent further degradation of natural resources.	**Conservation Action 14.1** - 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		
25	**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 LeFerme property in Genoa.	Economic Vitality	2018		
26	**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	
27	**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		
28	**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		
29	**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 a more retail experience in Minden and engage a placemaking consultant.	Economic Vitality/Main Street Minden	2018		
30	**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	2020	Code Amendment	
31	**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	
32	**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		
33	**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		
34	**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		
35	**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	2020		
36	**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	2018		

Item #	Goals	Action Number	Responsible Entity	Target Date (2017-2020)	Code or CIP	Status
37	**Economic Development Goal 3:** To capitalize on outdoor recreation and lifestyle.	**Economic Development Action 3.4** - Seek funding to improve upon bicycle, pedestrian and equestrian infrastructure that support economic development.	Economic Vitality	2018		
38	**Economic Development Goal 3:** To capitalize on outdoor recreation and lifestyle.	**Economic Development Action 3.5** - Develop a network of partners to promote and advocate for outdoor recreation experiences.	Economic Vitality	2018		
39	**Economic Development Goal 3:** To capitalize on outdoor recreation and lifestyle.	**Economic Development Action 3.6** - Initiate Economic Impact Study to quantify the value of outdoor recreation.	Economic Vitality	2018		
40	**Economic Development Goal 3:** To capitalize on outdoor recreation and lifestyle.	**Economic Development Action 3.7** - Identify, recruit and promote major events to build excitement and understanding of the outdoor recreational assets.	Economic Vitality	2020		
41	**Economic Development Goal 3:** To capitalize on outdoor recreation and lifestyle.	**Economic Development Action 3.8** - Advocate for trails as part of infrastructure and development opportunities.	Economic Vitality/Community Development	2020		
42	**Economic Development Goal 3:** To capitalize on outdoor recreation and lifestyle.	**Economic Development Action 3.9** - Develop a GIS layer for the public viewer which shows existing trails in Douglas County.	Economic Vitality/GIS	2018		
43	**Economic Development Goal 3:** To capitalize on outdoor recreation and lifestyle.	**Economic Development Action 3.10** - 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	2020		
44	**Economic Development Goal 3:** To capitalize on outdoor recreation and lifestyle.	**Economic Development Action 3.11** - Promote agrihood strategy consistent with the land use, conservation, and growth management elements of the Master Plan.	Economic Vitality	2020		
45	**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		
46	**Growth Management Goal 2:** To direct new development to locations within or adjacent to existing communities where public services and facilities can be provided and a sense of community can be created or enhanced.	**Growth Management Action 2.1** - 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.	Community Development / County Manager's Office	2020	Capitol Improvement Plan	
47	**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 examine the feasibility of developing and/or working with an existing land trust or conservancy to implement and facilitate an Open Space Acquisition Program.	Carson Valley Agriculture Association / Nature Conservancy / Parks & Recreation	2020		
48	**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 3.2** - 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	
49	**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** - The Community Development Department 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		

Item #	Goals	Action Number	Responsible Entity	Target Date (2017-2020)	Code or CIP	Status
50	**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		
51	**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		
52	**Historic Preservation Goal 2:** To increase capacity of local organizations to carry out historic preservation activities.	**Historic Preservation Action 2.2** - The 1981 Architectural Heritage Publication shall be updated to include all of Douglas County.	Douglas County Historical Society / Community Development	2018		
53	**Historic Preservation Goal 2:** To increase capacity of local organizations to carry out historic preservation activities.	**Historic Preservation Action 2.3** - The Community Development Department shall revise the Development Code to create a unified chapter on Historic District Overlay Zoning Districts and determine if staff support is needed for existing or proposed Historic District Commissions in Douglas County.	Community Development	2018	Code Amendment	
54	**Historic Preservation Goal 2:** To increase capacity of local organizations to carry out historic preservation activities.	**Historic Preservation Action 2.4** - Douglas County will develop incentives for preservation of historic properties and sites, both urban and rural, such as historic tax credits.	Douglas County Historical Society / Community Development / Towns	2020		
55	**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	
56	**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 remove limits on the number of unrelated persons that can live in a dwelling unit.	Community Development	2018	Code Amendment	
57	**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	
58	**Housing Goal 1:** To increase housing opportunities in Douglas County by removing regulatory barriers.	**Housing Action 1.4** - Douglas County will change the Master Plan land use designations to permit multi-family zoning within the Commercial Land Use designation.	Community Development	2018		
59	**Housing Goal 1:** To increase housing opportunities in Douglas County by removing regulatory barriers.	**Housing Action 1.5** - 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	
60	**Housing Goal 1:** To increase housing opportunities in Douglas County by removing regulatory barriers.	**Housing Action 1.6** - 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	
61	**Housing Goal 1:** To increase housing opportunities in Douglas County by removing regulatory barriers.	**Housing Action 1.7** - 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	

Item #	Goals	Action Number	Responsible Entity	Target Date (2017-2020)	Code or CIP	Status
62	**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
63	**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		
64	**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		
65	**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		
66	**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	
67	**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	
68	**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	
69	**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 will amend the Master Plan Land Use Designation Table to permit multi-family residential zoning in the Commercial land use category.	Community Development	2018		
70	**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 will amend the Master Plan Land Use Designation Table by adding a new land use designation and zoning district for open space and recreation.	Community Development/Parks & Recreation	2018		
71	**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 2.5** - 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		
72	**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 2.6** - Douglas County Community Development shall amend the Master Plan to change the Community Plan Boundaries to be consistent with parcel boundaries.	Community Development	2020		
73	**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.	**Luanda Use Action 2.4** - 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		
74	**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	

Item #	Goals	Action Number	Responsible Entity	Target Date (2017-2020)	Code or CIP	Status
75	**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 a sensitivity analysis to determine financial impact of expansion of Genoa Town Boundary.	Genoa, Economic Vitality	2020		
76	**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		
77	**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 -** Amend zoning classifications for new building sites to ease setback requirements while still meeting applicable building and fire codes.	Town of Genoa/Community Development	2018		
78	**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 -** Identify public/private opportunities to increase public parking spaces in downtown Genoa and reduce parking requirements in the Town of Genoa.	Town of Genoa/Community Development	2020	Code Amendment	
79	**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 and Douglas Disposal shall work with the Town of Genoa to establish a recycling education plan to reduce soil waste disposal.	Town of Genoa/Public Works	2018		
80	**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		
81	**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 -** Douglas County shall work with the Town to determine the costs to widen, and appropriately mark, walking and biking paths from Jacks Valley Road to Kingsbury Grade.	Town of Genoa/Public Works	2020	Capitol Improvement Plan	
82	**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 3.3 -** Douglas County should set aside funds in the redevelopment budget for improvements for walking and biking improvements identified in Genoa CP Action 3.2.	Economic Vitality/Redevelopment Agency	2020		
83	**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 3.4 -** Douglas County should implement a mobile library program for Genoa residents.	Library District	2020		
84	**Land Use Genoa Community Plan Goal 4**: To provide appropriate public safety service to this rural community.	**Genoa Community Plan Action 4.1 -** Offer assistance to Genoa Volunteer Fire Department to recruit volunteers to supplement personnel shortages.	Town of Genoa	2018		
85	**Land Use Genoa Community Plan Goal 4:** To provide appropriate public safety service to this rural community.	**Genoa Community Plan Action 4.2 -** Include hazardous material storage in annual training referenced in Genoa Community Plan Goal 2 above.	Town of Genoa	2018		
86	**Land Use Genoa Community Plan Goal 4:** To provide appropriate public safety service to this rural community.	**Genoa Community Plan Action 4.3 -** 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.	Public Works/Community Development	2020		
87	**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.	**Land Use 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 and extend Vista Grande Blvd from Jacks Valley Road to Topsy Lane.	Community Development/US Forest Service/Indian Hills GID	2018		

Item #	Goals	Action Number	Responsible Entity	Target Date (2017-2020)	Code or CIP	Status
88	**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		
89	**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	
90	**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 support 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		
91	**Public Facilities and Services Goal 5:** Douglas Count 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 -** Research and evaluate Radio Frequency Identification (RFID) technology for library collections in all locations.	Library District	2018		
92	**Public Facilities and Services Goal 5:** Douglas Count 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 5.2 -** Increase technology available to patrons with circulating technology devices.	Library District	2020		
93	**Public Facilities and Services Goal 5:** Douglas Count 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 5.3 -** Evaluate database offerings, including Nevada State Library and other database additions/subtractions.	Library District	2020		
94	**Public Facilities and Services Goal 5:** Douglas Count residents and visitors 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 5.4 -** Assess, test, and streamline eResources.	Library District	2020		
95	**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** - Explore feasibility of moving to Book Industry Standards and Communications (BISAC)or BISAC hybrid classification system.	Library District	2020		
96	**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 6.2 -** Establish bookmobile service for valley region of Douglas County.	Library District	2020		
97	**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 6.3 -** Introduce one or more new programs for children.	Library District	2020		

Item #	Goals	Action Number	Responsible Entity	Target Date (2017-2020)	Code or CIP	Status
98	**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 6.4 -** Introduce one or more new programs for adults.	Library District	2020		
99	**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 6.5 -** Summer Reading patrons will have a Summer Reading program that features sports and fitness theme of "Build a Better World" for all age groups.	Library District	2018		
100	**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 recommendations to amend the Douglas County Development Code to require new subdivisions to connect to a public water system.	Public Works/Community Development	2018	Code Amendment	
101	**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		
102	**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** - Explore feasibility of connecting communities with high concentrations of private wells, such as Topaz Lake and Topaz Ranch Estates, to public water systems.	Public Works/Community Development		Capitol Improvement Plan	
103	**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 8.4** - Create incentives to encourage existing development to connect to public water systems.	Public Works/Community Development			
104	**Public Facilities and Services Goal 9:** To provide adequate community wastewater facilities in urban service areas.	**Public Facilities and Services Action 9.1** - Create incentives to encourage existing development to connect to public wastewater systems.	Public Works/Community Development			
105	**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** - Explore the feasibility of connecting the Johnson Lane and Ruhenstroth communities to a public wastewater system in order to address issues with high concentrations of nitrates in groundwater.	Public Works/Community Development			
106	**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		
107	**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		
108	**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		
109	**Public Safety Goal 1:** To provide the residents of Douglas County with increased safety from flooding.	**Public Safety Action 1.4** - Investigate acquisition of rights-of-way, development of conveyances, and utilization of wetlands southeast of Genoa as possible detention facilities.	Community Development	2018		
110	**Public Safety Goal 1:** To provide the residents of Douglas County with increased safety from flooding.	**Public Safety Action 1.5** - Evaluate and develop a fair share of maintenance costs for irrigation facilities used for flood control.	Community Development	2018		

Item #	Goals	Action Number	Responsible Entity	Target Date (2017-2020)	Code or CIP	Status
111	**Public Safety Goal 1:** To provide the residents of Douglas County with increased safety from flooding.	**Public Safety Action 1.6** - 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	
112	**Public Safety Goal 1:** To provide the residents of Douglas County with increased safety from flooding.	**Public Safety Action 1.7** - 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	
113	**Public Safety Goal 1:** To provide the residents of Douglas County with increased safety from flooding.	**Public Safety Action 1.8** - Douglas County will replace missing stream gauges and add rain gauges to existing warning system (HMP 2013).	Community Development/CWSD	2020		
114	**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 safety and compliant with building, fire, and zoning regulations.	Community Development/Economic Vitality	2018		
115	**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 (IWUI), including ignition resistant building construction provisions (2013 HMP - Action 7A)	Community Development/EFFPD	2018		
116	**Public Safety Goal 6:** To prevent incompatible land uses and structures that threaten operations at the Minden-Tahoe Airport.	**Public Safety Action 6.1** - Douglas County will carry out a Part 77 Hazard Study to protect accident zones and clear zones from land use conflicts.	Community Development/Minden-Tahoe Airport	2018		
117	**Public Safety Goal 6:** To prevent incompatible land uses and structures that threaten operations at the Minden-Tahoe Airport.	**Public Safety Action 6.2** - Douglas County will prepare an Airport Zoning Overlay District Ordinance which is based on the Part 77 Hazard Study.	Community Development/Minden-Tahoe Airport	2020	Code Amendment	

Master Plan Update – PC – Nov. 16, 2020

Public Comment from Jim Slade

This entire Master Plan Update has ben a sham, and has had so little public outreach that Community Development and the Planning Commission should shelve this entire update, and do it right next year. Staff claims that they have involved all the communities in the county in this update, but thiat is not true. They should have had meetings in every community to let them weigh in on their own community plan, but that has not happened, as it has in every past update.

Not once in this update to the current 2011 Master Plan has any text from that plan appeared. There has been some mention of the draft 2016 update, but that update was never adopted. For the most part, you have been dealing with a proposed update crafted by Community Development, with input from their hand-picked consultants. This update, as has been repeatedly pointed out, has been far more pro-development than any past update, and does not reflect the public interest or desires.

I have raised any number of concerns over the past months or so. While a few have been addressed by the Planning Commission, many more of them have not been discussed at all. In all past updates, the public has been able to weigh in on each element of the Master Plan as it was considered. Being limited to 3 minutes before the meeting, before any of the elements are discussed, and 3 minutes at the end, after all votes have been taken, is completely inadequate, and an insult to the public.

Let's jump to the final page (367). Staff admits that NRS requires an annual report to the Board on the implementation status of the Master Plan. This apparently was done from 2012-2015, but not since then, as far as anyone can tell. Saying that data from the 2015 report was presented in "various ways" since then fails to meet the requirement of NRS. These annual reports need to be completed before you go any further with this update.

I am attaching the draft "Implementation Element" from the 2016 MP Update as presented in August 2017. In Appendix A, it provides "information on Master Plan Accomplishments since the adoption of the original Master Plan in 1996." 1996! It shows 117 actions that needed to be taken. Only four of them show any type of status, and that status is "underway." That is not an implementation plan, that is an admission of total failure.

This update needs to be delayed until every community has in-person meetings to discuss their own plan, until the reports required by law are submitted, and until an updated 2017 "action matrix" (with their current status addressed) is completed. Just ignoring the previous action matrix, and starting over from scratch is unacceptable.

In conclusion, the public outreach has been completely unacceptable, the individual community plans (the backbone of the plan) have not been addressed by the communities, the reports required by NRS have not been submitted, and the so-called implementation plan is an admission of total failure. Do you understand why the public has so little confidence in Community Development? They have been so busy crafting a plan to their own liking, that they have failed the residents in getting adequate, meaningful input from them. You should continue this update until next year.

From: Brian
To: List - X Planning Department
Subject: Comments of Master Plan Text Update
Date: Monday, November 16, 2020 3:58:47 PM

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

The Planning Commission has a Special Meeting scheduled for November 17.
Public Hearing on the Final Changes to 2020 Douglas County Master Plan
I ask you to acknowledge the Economic Development Element in which there is a section titled "Looking to the Future." And within that section is a subsection titled "Public Art & Culture." Thank you to the staff and Planning Commission for recognizing a need to add some language recognizing the potential importance of the arts in downtown revitalization efforts. However, what you have is not enough. I had hoped there would be further discussion at the last meeting to strengthen the text. Further suggested language additions were submitted within public comment prior to your November 10 meeting but were never mentioned during your discussions on this Element. Too bad. I suggest you look back and take another look. It sure would be nice to enhance the message of the arts with topics such as:

- Defining the role of county government, town leaders and stakeholder
- Marketing and promotion
- Increased coordination
- Supporting new development of cultural facilities
- Establishing an Arts and Culture District

And now with the addition of arts & culture text, there should be some additional Goals, Policies and Action Items.
Please consider the following additions to the Economic Development Element:

ECONOMIC DEVELOPMENT GOAL X. CREATE AND ENHANCE ARTS AND CULTURAL FACILITIES

Policy EXX	Identify opportunities for studios, rehearsal halls, theaters and concert halls, dance rehearsal and performance spaces, exhibition spaces and galleries, multipurpose centers, classrooms, administrative offices and art storage facilities.
Action XX	**Review past designs for arts complexes and feasibility studies for the development and design of a theater venue for the Carson Valley.**
Action XX	**Encourage the establishment and operations of at least one significant cultural arts center within downtown Minden or Gardnerville to house the offices, rehearsal spaces, studios, galleries and performance spaces for local cultural organizations.**

Action XX **Work with the Carson Valley Arts Council in its efforts to repurpose the Copeland Lumber building.**

ECONOMIC DEVELOPMENT GOAL X. CREATE AN ARTS AND CULTURE DISTRICT

Policy EXX Identify, recognize and support existing clusters of arts establishments and encourage the designation of such areas as an Arts and Culture District.

Action XX **Designate downtown Minden and Gardnerville as the preeminent location for region-serving arts venues, including theaters, galleries, and museums.**

Action XX **Support the Carson Valley Arts Council, the designated Local Arts Agency, to serve as an information clearinghouse for the district, local artists, residents, and visitors and a conduit for obtaining grants and tax-exempt donations.**

ECONOMIC DEVELOPMENT GOAL X. EMPHASIZE THE IMPORTANCE OF ARTS AND THE ECONOMY

Policy EXX Promote cultural tourism, defined as "travel directed toward experiencing the arts, heritage, and special character of unique places."

Policy EXX Ensure that the County's zoning and land use regulations support the development of live-work space for artists in a variety of settings around the county.

Action XX **Create a comprehensive listing/directory of all arts and cultural resources, events, schedules and tickets via a website.**

Action XX **Explore incentives for the inclusion of live-work space in planned developments.**

ECONOMIC DEVELOPMENT GOAL X. INCREASE SUPPORT FOR THE ARTS, MUSEUMS AND HISTORIC AMENITIES

Policy EXX Expand the county government's leadership role in support of the arts and cultural organizations/facilities. Support the provision of staff resources for arts programming, coordination and funding.

Policy EXX Develop a Cultural Commission to better serve the public through arts policy coordination, planning and programming.

Action XX **Facilitate the creation of a Cultural Commission - an advisory board to the County Commissioners for matters relating to arts and culture for benefit of all residents and visitors.**

Action XX **Form local partnerships with key cultural groups and organizations, such as the Douglas County Historical Society and the Dangberg Home Ranch to collect, preserve and promote an understanding of Douglas County's heritage.**

Thank you.

Brian Fitzgerald, President
Carson Valley Arts Council

Sent from Mail for Windows 10