



CHAPTER 1: **Framework of the Master Plan**

Introduction

Douglas County adopted a twenty year Master Plan in 1996. The Master Plan, or Comprehensive Plan, is required by Nevada Revised Statutes (Chapter 278.150) for the purpose of providing long-term guidance on the development of cities, counties, and regions in Nevada. Development may include revitalization strategies in existing historic towns as well as new residential and commercial development. The Douglas County Master Plan was last updated in 2006. A Master Plan presents information on existing conditions, highlights current and future issues, and recommends Goals, Policies, and Actions to address identified issues. A Master Plan is made up of several functional elements, including Land Use, Transportation, and Housing. The 2011 Douglas County Master Plan contains 11 different Elements. The Douglas County Planning Commission is responsible for making recommendations on the Master Plan on an annual basis to the Board of Commissioners. In addition, any five year updates of the Master Plan must be reviewed by the Planning Commission before submission to the Board of Commissioners.

Since 1996, several significant milestones have occurred, including the adoption of a Consolidated Development Code in 1996 and the adoption of the Design Criteria and Improvement Standards in 1998. A complete list of Master Plan Accomplishments is located in Appendix A.

2011 Master Plan Update

In early 2011, the Planning Commission and Board of Commissioners held a joint public meeting and directed the Community Development Department to initiate the 2011 Update to the Master Plan as follows:

1. Incorporate all Master Plan Amendments approved since 2007.
2. Work with the GIS Department to update figures/maps.
3. Update the population information with 2010 Census information.
4. Incorporate provisions of the Economic Vitality Plan and Lake Tahoe Basin Prosperity Plan.
5. Review the Building Permit Allocation and Growth Management Ordinance.
6. Provide a minimum of three workshops to gather public input and to review the goals and policies of the Master Plan.
7. Update the Population and Housing Element.
8. Update the 2003 Douglas County Trails Plan.
9. Update the Public Services and Facilities Element.

All of the above items have been accomplished for the 2011 Master Plan except for the update of the Trails Plan and the Public Services and Facilities Element.

Volume I of the 2011 Master Plan contains the eleven Elements. Volume II includes the Douglas County Profile Chapter as well as detailed information on existing conditions.

Figure 1.1 displays the disposition of different chapters in the Douglas County Master Plan since its adoption in 1996.

**Figure 1.1
Disposition of Master Plan Chapters, 1996-2011**

1996 Master Plan (Adopted 4/18/96)	2006 Update (Adopted 1/4/07)	2011 Update (Adopted 3/1/12)	Comments
		Volume I – Master Plan Elements	Volume I created for 2011 Master Plan.
Chapter 1 – Introduction	Chapter 1 – Perspective	Chapter 1 – Framework	The framework serves as an introduction to the Master Plan and was changed from Chapter 2 to Chapter 1 for the 2011 Update.
Chapter 2 – Current & Historical Perspective	Chapter 2 – Framework	Chapter 2 – Land Use Element	The Profile Chapter has moved to Volume II and Chapter 2 is now the Land Use Element.
Chapter 3 – Washoe Tribal Lands	Chapter 3 – Profile	Chapter 3 – Washoe Tribal Lands Element	The Washoe Tribal Lands Element was completely revised in collaboration with the Washoe Tribal Planning Director.
Chapter 4 – Conservation	Chapter 4 – Tribal Lands	Chapter 4 – Housing	A new Housing Element was prepared for the 2011 Update and replaces the previous Housing and Population Element.
Chapter 5 – Economic Development	Chapter 5 – Conservation	Chapter 5 – Transportation	The Transportation Element was removed from the Public Facilities and Services Element and now reflects the adopted 2007 Transportation Plan.

**Figure 1.1 (cont.)
Disposition of Master Plan Chapters, 1996-2011**

1996 Master Plan (Adopted 4/18/96)	2006 Update (Adopted 1/4/07)	2011 Update (Adopted 3/1/12)	Comments
Chapter 6 – Historic Preservation	Chapter 6 – Growth Management	Chapter 6 – Growth Management	A new Growth Management Element was prepared in order to provide an update on the 2007 Building Permit Allocation and Growth Management Ordinance and other measures.
Chapter 7 – Land Use	Chapter 7 – Agriculture	Chapter 7 – Agriculture	Minor changes were made to the Agriculture Element.
Chapter 8 – Housing & Population	Chapter 8 – Economic Development	Chapter 8 – Environmental Resources and Conservation	The Conservation Element, formerly located in Chapter 5, was revised and renamed Environmental Resources and Conservation to provide a better understanding of its purpose.
Chapter 9 – Growth Management	Chapter 9 – Historic Preservation	Chapter 9 – Economic Development	The Economic Development Element was completely revised for the 2011 Master Plan.

**Figure 1.1 (cont.)
Disposition of Master Plan Chapters, 1996-2011**

1996 Master Plan (Adopted 4/18/96)	2006 Update (Adopted 1/4/07)	2011 Update (Adopted 3/1/12)	Comments
Chapter 10 – Public Services and Facilities	Chapter 10 – Land Use	Chapter 10 – Historic Preservation	The Historic Preservation Element was revised as part of 2011 Update.
Chapter 11 – Regional & Community Plans	Chapter 11 – Population & Housing	Chapter 11 – Parks & Recreation	The Parks and Recreation Element was revised for the 2011 Update. Parks and Recreation goals and policies were previously located in the Public Services and Facilities Element.
Chapter 12 – Plan Implementation	Chapter 12 – Public Services & Facilities	Chapter 12 – Public Services & Facilities	A complete update will be prepared during 2012. The existing Element is contained in Volume II.
Chapter 13 - References	Chapter 13 – Regional & Community Plans	Chapter 13 - Implementation	The Implementation Chapter was streamlined and a comprehensive action matrix was added.
	Chapter 14 – Implementation Element		Not Applicable. Volume I only contains 13 Chapters for the 2011 Update.
		Volume II – Existing Conditions	Technical and background information was moved to Volume II for the 2011 Update. Volume II includes the Profile Chapter.