



MASTER PLAN SURVEY RESULTS

898 Perspectives on Growth and Development Issues in Douglas County



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Summary

An online survey on the Douglas County Master Plan ran from June 2, 2016 to July 31, 2016.¹ The survey asked people to rank the importance of different topics, such as housing costs and natural resource conservation, and to answer specific questions about the existing Master Plan. The survey closed on Sunday, July 31, 2016 with 898 responses. The response rate for the survey was 1.9 percent based on the County's 2015 population (47,710 based on the 2015 Population Estimate from the U.S. Census Bureau) or 3.7 percent based on the number of housing units (24,533 units according to Douglas County Assessor). Survey respondents were given the opportunity to provide additional comments for several questions. A total of 642 additional comments were submitted, all of which are contained in the Appendices to this report.

**898 Returned Surveys
642 Comments**

The Master Plan Survey included four profile questions on length of residency in Douglas County, age category, residence location, and employment status. The majority of persons who answered the survey, or 58.8 percent, have lived in Douglas County more than 11 years. In terms of the age of survey respondents, more than 24.8 percent were 65 years or older. More than 17 percent lived in either Gardnerville Ranchos or the Town of Gardnerville. The majority of respondents, or 51.2 percent, answered they were employed full-time while 30.9 percent indicated they were retired.

Almost 43 percent of survey respondent are not at all familiar with the Master Plan

Question 5 asked people about their familiarity with the Master Plan in general as well each of the Master Plan Elements (e.g., Land Use, Housing, Transportation). Only 9.6 percent of the respondents stated they were very familiar with the Master Plan, while 48.0 percent responded that they were somewhat familiar with the Master Plan and 42.3 percent stated that were not at all familiar with the Master Plan. Survey respondents were most familiar with the Parks and Recreation Element and the Historic Preservation Element with 57.0 and 51.0 percent of the respondents stating that they were either very familiar or somewhat familiar with these elements, respectively. Almost 75 percent of the respondents stated that they were not at all familiar with the Washoe Tribal Lands Element or the Implementation Chapter.

Question 6 asked people to rank the importance of several issues using a scale of 1 to 5 with 5 being most important. The topics which received the highest weighted average included: 1) Police and Fire (4.30); Scenic Quality (4.15); and Natural Resource Conservation (4.15). In addition, there

“All of these topics are of great importance but I would say that the preservation of agricultural land would be first and foremost.”

¹ Paper copies of the survey were also available at the four Master Plan Community Workshops held during June as well as the Community Development Development Counter at the Minden Inn.

were 67 comments submitted as part of Question 6 (see Appendix B).

Question 7 asked people to select three Master Plan Elements which needed the most improvement. The three elements selected as needing improvement were: 1) Growth Management Element (354 responses or 43.2 percent); 2) Land Use Element (317 responses or 38.7 percent; and 3) Housing Element (292 responses or 35.7 percent).

Question 8 asked people to give the County a grade for the first Land Use Goal in the Master Plan, which is “to maintain a land use plan that manages growth at a sustainable rate to maintain treasured qualities of the county.” Most of the responses were split between the grades of “B” and “C.” In addition, there were 207 comments submitted as part of Question 8 (see Appendix C).

“Need to make it measurable. How do you measure this goal?”

“Get rid of silly platitudes and say what you are going to do!”

Question 9 asked people to comment on the County’s Growth Management Ordinance. People were asked whether the Ordinance was effective in managing population growth or whether it was ineffective and should be strengthened. Another choice was to answer that the Ordinance was not effective and should be repealed. Almost 39 percent of the respondents answered that the Ordinance is not effective and should be strengthened while almost 33 percent stated that Ordinance is effective and should not be changed. The remaining respondents, or almost 29 percent, stated the Ordinance should be repealed. In addition, there were 133 comments submitted as part of Question 8 (see Appendix D).

Question 10 asked people to submit any additional comments about the Douglas County Master Plan. There were 235 comments submitted for Question 10 (see Appendix E).

SURVEY RESPONSES

Question 1

Question 1 asked survey respondents how long they have lived in Douglas County. The majority of respondents (527 persons, or 58.8 percent) have lived in Douglas County for 11 or more years. The second highest category was persons who have lived in Douglas County five years or less (192 persons or 21.4 percent). Nineteen respondents were non-residents and four respondents were part-time residents

| Question 1 | | |
|--|------------------|----------------|
| How long have you lived in Douglas County? | | |
| Answer Options | Response Percent | Response Count |
| 0-5 years | 21.4% | 192 |
| 6-10 years | 17.3% | 155 |
| 11 + years | 58.8% | 527 |
| Part-time Resident | 0.4% | 4 |
| Not a resident | 2.1% | 19 |
| <i>answered question</i> | | 897 |
| <i>skipped question</i> | | 1 |

Question 2

Question 2 asked survey respondents to select their age category. The age category with the highest percentage was persons 65 years and older at 24.8 percent followed by persons age 55 to 64 years at 23.3 percent. The next highest response came from persons between the ages 45 to 54 at 22.1 percent.

| Question 2 | | |
|--------------------------|------------------|----------------|
| What is your age? | | |
| Answer Options | Response Percent | Response Count |
| Under 18 | 0.1% | 1 |
| 18 to 24 | 1.6% | 14 |
| 25 to 34 | 12.3% | 110 |
| 35 to 44 | 15.8% | 141 |
| 45 to 54 | 22.1% | 198 |
| 55 to 64 | 23.3% | 208 |
| 65 + | 24.8% | 222 |
| <i>answered question</i> | | 894 |
| <i>skipped question</i> | | 4 |

Question 3

Question 3 asked people where they lived in Douglas County. The highest number of responses came from Gardnerville Ranchos (17.3 percent), the Town of Gardnerville (17.2 percent), and the Town of Minden (11.5 percent).

The next highest percentage of responses came from residents of Johnson Lane (9.5 percent), and the Town of Genoa (8.8 percent). Several people, or 1.8 percent of the responses, identified themselves as non-residents of Douglas County.

Some people chose the “other category.” The 32 “other responses (see Appendix A), included people who live within the Genoa Community Plan area (but not within the Town of Genoa), as well as people who live in subdivisions located in Gardnerville Ranchos, such as Silver Ranch.

| Question 3 | | |
|--------------------------------------|------------------|----------------|
| Where do you live in Douglas County? | | |
| Answer Options | Response Percent | Response Count |
| Gardnerville Ranchos | 17.3% | 155 |
| Town of Gardnerville | 17.2% | 154 |
| Town of Minden | 11.5% | 103 |
| Johnson Lane | 9.5% | 85 |
| Town of Genoa | 8.8% | 79 |
| Ruhenstroth/Pinenut | 7.4% | 66 |
| East Valley/Fish Springs | 6.3% | 56 |
| Indian Hills/Jacks Valley | 4.9% | 44 |
| Topaz Ranch Estates/Topaz Lake | 4.7% | 42 |
| Sierra/Foothill | 3.6% | 32 |
| Other (please specify) | 3.6% | 32 |
| Lake Tahoe Basin (TRPA Jurisdiction) | 3.5% | 31 |
| Live outside of Douglas County | 1.8% | 16 |
| Washoe Tribal Lands | 0.0% | 0 |
| <i>answered question</i> | | 895 |
| <i>skipped question</i> | | 3 |

Question 4

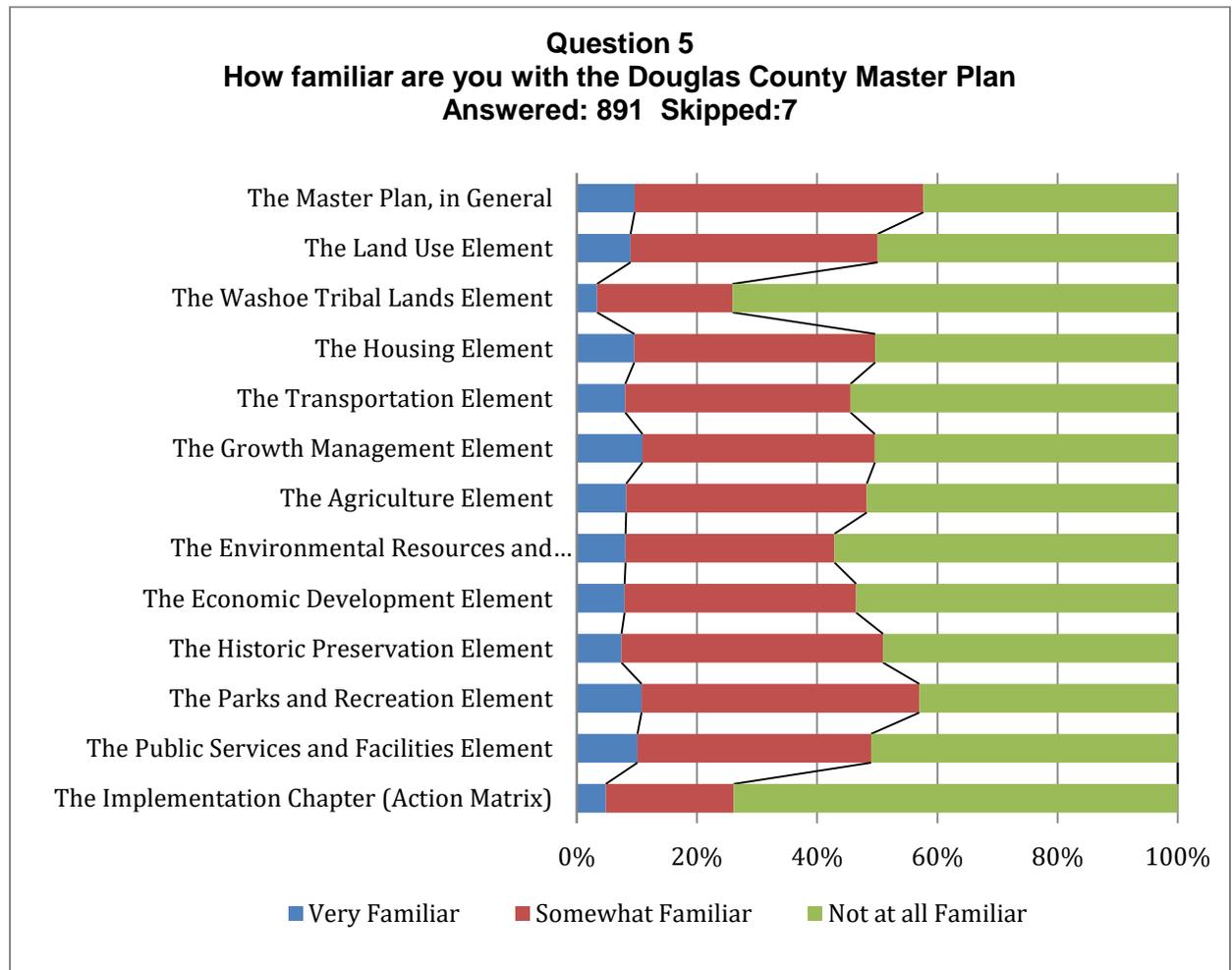
Question 4 asked survey respondents about their employment status. The majority of survey respondents, or 51.2 percent, stated they were employed on a full-time basis. The next highest category was retired persons, who accounted for 30.9 percent of the responses.

| Question 4 | | |
|--|--------------------------|----------------|
| Which of the following categories best describes your employment status? | | |
| Answer Options | Response Percent | Response Count |
| Employed, working full-time | 51.2% | 458 |
| Employed, working part-time | 8.6% | 77 |
| Underemployed, looking for more work | 1.5% | 13 |
| Not employed, looking for work | 2.1% | 19 |
| Not employed, NOT looking for work | 3.7% | 33 |
| Retired | 30.9% | 277 |
| Disabled, not able to work | 2.0% | 18 |
| | <i>answered question</i> | 895 |
| | <i>skipped question</i> | 3 |

Question 5

Question 5 asked survey respondents to indicate their level of familiarity with the Master Plan in general as well as the specific Master Plan Elements. As shown in the bar chart below, less than 10 percent of the survey respondents stated that they were very familiar with the Master Plan in general while 48.0 percent stated that they were somewhat familiar with the Master Plan. However, 42.3 percent of the respondents indicated that they were not at all familiar with the Master Plan generally.

The Master Plan Elements which had the highest degree of familiarity, based on the combined “very familiar” and “somewhat familiar” responses, were the Parks and Recreation Element at 57.0 percent, and the Historic Preservation Element at 51.0 percent. Survey respondents were least familiar with the Washoe Tribal Lands Element and the Implementation/Action Matrix Chapter with 74.1 percent and 73.8 percent respectively stating they were not at all familiar with these elements. The raw numbers are presented in the table on page 8.



Question 5

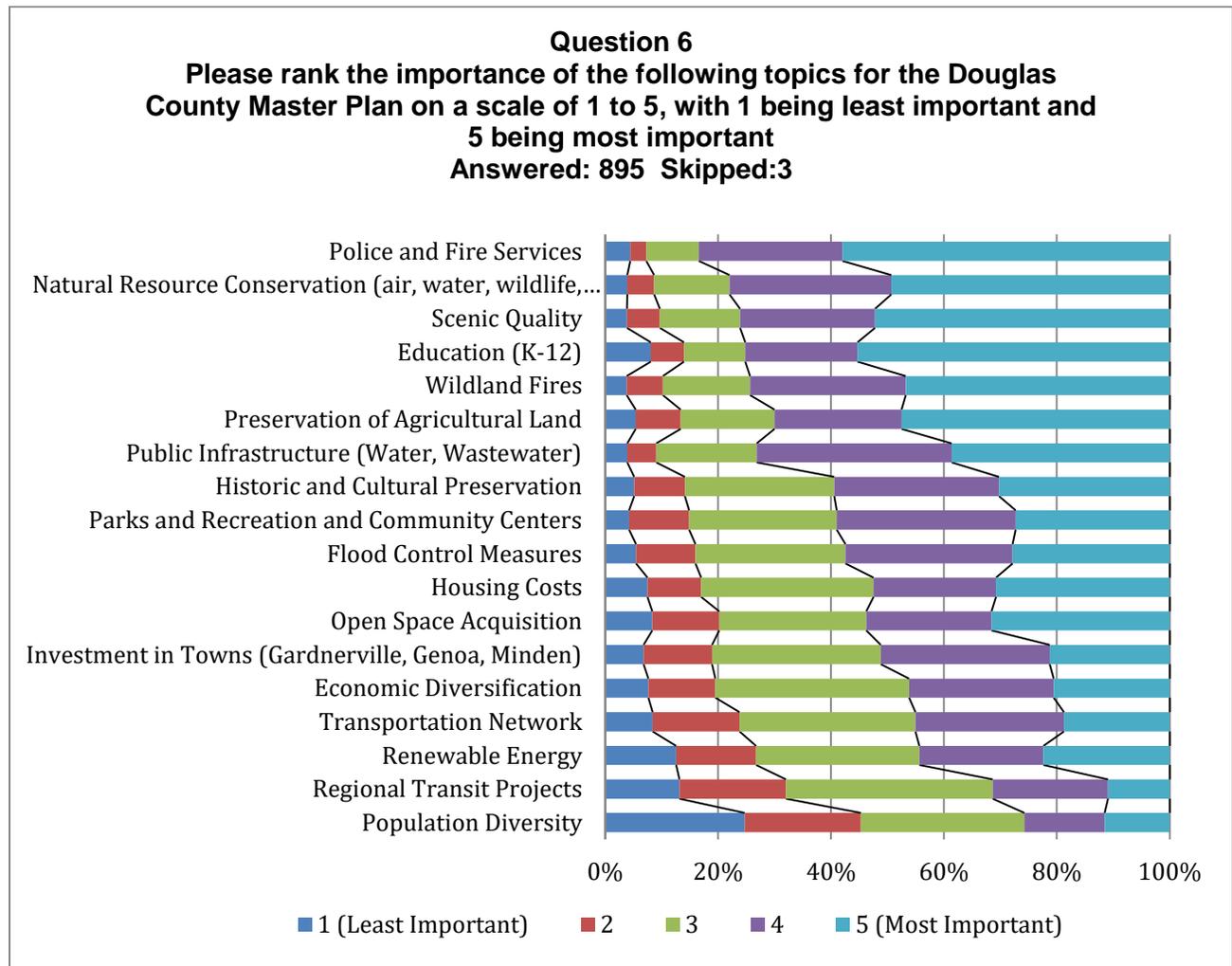
How familiar are you with the Douglas County Master Plan?

| | Very Familiar | Somewhat Familiar | Not at all Familiar | Response Count |
|--|---------------|-------------------|---------------------|----------------|
| The Master Plan, in general | 86 | 428 | 377 | 891 |
| The Land Use Element | 79 | 361 | 439 | 879 |
| The Washoe Tribal Lands Element | 30 | 197 | 649 | 876 |
| The Housing Element | 84 | 351 | 441 | 876 |
| The Transportation Element | 71 | 328 | 477 | 876 |
| The Growth Management Element | 96 | 338 | 441 | 875 |
| The Agriculture Element | 72 | 350 | 452 | 874 |
| The Environmental Resources and Conservation Element | 71 | 303 | 498 | 872 |
| The Economic Development Element | 70 | 337 | 468 | 875 |
| The Historic Preservation Element | 65 | 380 | 428 | 873 |
| The Parks and Recreation Element | 94 | 403 | 375 | 872 |
| The Public Services and Facilities Element | 88 | 339 | 445 | 872 |
| The Implementation Chapter (Action Matrix) | 42 | 185 | 641 | 868 |
| <i>answered question</i> | | | | 891 |
| <i>skipped question</i> | | | | 7 |

Question 6

Question 6 asked respondents to rank the importance of eighteen different topics on a scale of 1 to 5, with 5 being the most important. As shown in the bar chart below, police and fire services, natural resource conservation, scenic quality, and education were the topics that received the highest ratings. The topics which were deemed to be the least important included regional transit projects and population diversity.

The raw numbers are provided in the table on page 10. Based on the number of responses for the ratings for each topic, police and fire services received an average rating of 4.30, natural resource conservation received an average rating of 4.15, and scenic quality received an average rating of 4.15. Education and Wildland Fires were also ranked highly at 4.09 and 4.07, respectively. Regional transit projects and population diversity received the lowest ratings at 2.97 and 2.67, respectively. There were 67 comments submitted for Question 6. These comments are provided in Appendix B of this report.



Question 6

Please rank the importance of the following topics for the Douglas County Master Plan on a scale of 1 to 5, with 1 being least important and 5 being most important

| Answer Options | 1 | 2 | 3 | 4 | 5 | Rating Average | Response Count |
|---|-----|-----|-----|-----|-----|----------------|----------------|
| Police and Fire Services | 39 | 25 | 82 | 224 | 511 | 4.30 | 881 |
| Natural Resource Conservation (air, water, wildlife, natural landscape) | 34 | 42 | 117 | 251 | 432 | 4.15 | 876 |
| Scenic Quality | 34 | 51 | 125 | 210 | 459 | 4.15 | 879 |
| Education (K-12) | 71 | 52 | 96 | 175 | 488 | 4.09 | 882 |
| Wildland Fires | 33 | 56 | 135 | 241 | 408 | 4.07 | 873 |
| Preservation of Agricultural Land | 47 | 70 | 145 | 197 | 415 | 3.99 | 874 |
| Public Infrastructure (Water, Wastewater) | 34 | 45 | 155 | 301 | 337 | 3.99 | 872 |
| Historic and Cultural Preservation | 45 | 79 | 232 | 256 | 265 | 3.70 | 877 |
| Parks and Recreation and Community Centers | 37 | 93 | 229 | 278 | 239 | 3.67 | 876 |
| Flood Control Measures | 48 | 92 | 233 | 260 | 244 | 3.64 | 877 |
| Housing Costs | 65 | 83 | 266 | 189 | 268 | 3.59 | 871 |
| Open Space Acquisition | 72 | 103 | 225 | 192 | 273 | 3.57 | 865 |
| Investment in Towns (Gardnerville, Genoa, Minden) | 59 | 106 | 260 | 261 | 185 | 3.47 | 871 |
| Economic Diversification | 66 | 103 | 297 | 222 | 178 | 3.40 | 866 |
| Transportation Network | 73 | 134 | 271 | 229 | 163 | 3.32 | 870 |
| Renewable Energy | 109 | 123 | 251 | 191 | 194 | 3.27 | 868 |
| Regional Transit Projects | 114 | 164 | 318 | 177 | 95 | 2.97 | 868 |
| Population Diversity | 214 | 178 | 251 | 123 | 100 | 2.67 | 866 |
| Other (please specify) | | | | | | | 67 |

Question 7

Question 7 asked respondents to select the three Master Plan Elements which needed the most improvement. Based on the number of responses, the Growth Management Element was selected as the Master Plan Element most in need of improvement with 354 responses, or 43.2 percent. The Land Use Element was also selected with 317 responses, or 38.7 percent. The third element selected as needing improvement was the Housing Element with 292 responses, or 35.7 percent.

| Question 7 | | |
|---|--------------------------|----------------|
| In your opinion, which Master Plan Elements need improvement? Select the top 3. | | |
| Answer Options | Response Percent | Response Count |
| Growth Management Element | 43.2% | 354 |
| Land Use Element | 38.7% | 317 |
| Housing Element | 35.7% | 292 |
| Economic Development Element | 28.8% | 236 |
| Environmental Resources and Conservation Element | 27.5% | 225 |
| Transportation Element | 24.5% | 201 |
| Public Services and Facilities Element | 24.1% | 197 |
| Agriculture Element | 22.2% | 182 |
| Historic Preservation Element | 18.2% | 149 |
| Parks and Recreation Element | 16.4% | 134 |
| Washoe Tribal Lands Element | 3.5% | 29 |
| | <i>answered question</i> | 819 |
| | <i>skipped question</i> | 79 |

Question 8

Question 8 asked survey respondents to grade the County in meeting the first goal of the Land Use Element, which is “to maintain a land use plan that manages growth at a sustainable rate to maintain treasured qualities of the county.”

Of the 858 people who responded, most people gave the County either a “B” or “C.” There were 67 people, or 7.8 percent, who gave the County a grade of “A” and 332 persons, or 38.7 percent, who gave the County a grade of “B” while 316 persons, or 36.8 percent, gave the County a grade of “C.” There were 45 persons, or 5.2 percent, who gave the County a grade of “F” in meeting this goal. When the individual grades are grouped together, there were 399 people, or 46.5 percent, who gave the County a grade of “B” or better in meeting this goal. On the other hand, there were 459 people, or 53.5 percent, who gave the County a grade of “C” or worse.

Question 8 also asked survey respondents if they had any suggestions to improve this Land Use Element goal. There were 207 comments submitted for this question. These comments are provided in Appendix C of this report.

| Question 8 | | |
|---|------------------|----------------|
| The first goal from the land use element of the Douglas County Master Plan is "to maintain a land use plan that manages growth at a sustainable rate to maintain treasured qualities of the county." What grade would you give the County in meeting this goal? | | |
| Answer Options | Response Percent | Response Count |
| A | 7.8% | 67 |
| B | 38.7% | 332 |
| C | 36.8% | 316 |
| D | 11.4% | 98 |
| F | 5.2% | 45 |
| Do you have any suggestions to improve this goal? | | 207 |
| <i>answered question</i> | | 858 |
| <i>skipped question</i> | | 40 |

Question 9

Question 9 asked respondents to evaluate the County's Growth Management Ordinance. Many people were not very familiar with the ordinance and either skipped this question or expressed lack of knowledge about the Ordinance in their comments. Of the 732 persons who answered Question 9, 281 people, or 38.4 percent, believed the Growth Management Ordinance is not effective and should be strengthened. However, 241 people, or 32.9 percent, believed the Ordinance is effective and should not be changed. The remaining 210 respondents, or 28.7 percent, believed the Ordinance is not effective and should be repealed. In other words, none of the three possible answers to this question showed overwhelming preferences. However, more than 70 percent of the respondents clearly do want the Growth Management Ordinance to either remain unchanged or to be strengthened.

There were 133 comments concerning the Growth Management Ordinance. These comments are provided in Appendix D of this report.

| Question 9 | | |
|--|--------------------------|----------------|
| The Building Permit Allocation and Growth Management Ordinance was adopted in 2007 to preserve and enhance the quality of life for communities and inhabitants of Douglas County by managing population growth (Chapter 20.560). The ordinance requires property owners to obtain a residential allocation from the Building Division and pay \$361.00. What is your opinion of the Growth Management Ordinance? | | |
| Answer Options | Response Percent | Response Count |
| The Growth Management Ordinance is effective in managing population growth and should not be changed | 32.9% | 241 |
| The Growth Management Ordinance is not effective in managing population growth and should be strengthened | 38.4% | 281 |
| The Growth Management Ordinance is not effective in managing population growth and should be repealed | 28.7% | 210 |
| Other (please specify) | | 133 |
| | <i>answered question</i> | 732 |
| | <i>skipped question</i> | 166 |

Question 10

Question 10 provided an opportunity for survey respondents to provide any additional comments, questions, or concerns about the Douglas County Master Plan. There were 235 comments submitted for Question 10 (see Appendix E).

Many survey respondents want to stop all growth, especially new residential development, while others are concerned about the lack of housing diversity and affordable housing for current and future residents. The topics which were mentioned repeatedly included the following:

- + Need for connectivity between Gardnerville Ranchos and Gardnerville
- + Frequency of Master Plan Amendments
- + Specific development projects (e.g., Corley Ranch in Ruhensroth, Gravel Pit in East Valley, Solar Facility on Muller Lane)
- + Preserving rural character of East Valley, Fish Springs, and Ruhensroth
- + Quality of Douglas County School District
- + Treatment of Tahoe Basin residents
- + Lack of bus services to Topaz Ranch Estates and inadequate service to Carson City
- + Need for bypass around Carson Valley
- + Allowing farm animals on parcels less than one acre
- + Traffic safety improvements on US Highway 395 and US Highway 88
- + Access to the Carson River
- + Access to Public Lands
- + High Water Rates

Conclusion

The survey respondents expressed a wide range of opinions about growth and different development issues in Douglas County. The 898 responses to the structured questions showed people were most concerned with police and fire services, natural resource conservation, and scenic quality. In relation to the Master Plan Elements, people were most concerned with the growth management, land use, and housing elements of the Master Plan. Opinions on the County's Growth Management Ordinance were mixed, but most people expressed support for the existing Ordinance, even if they believed the Ordinance should be strengthened.

There were 642 comments provided by survey respondents which generally followed these themes: 1) Preservation of rural character and open space; 2) Adherence to the Master Plan; 3) Need for housing diversity and affordable housing; and 4) Need for transportation improvements, including improved public transit services and safer connections between communities for bicyclists and pedestrians.

Many people were concerned about the lack of diverse housing stock as well as the lack of affordable housing in Douglas County. There were several comments about the need for housing for young families.

I'm concerned with the housing costs. My 1 bedroom apartment costs me upwards of \$800 to \$900 a month after utilities and that's without the additional cost of food, car payment/insurance, and gasoline. There's no way anyone working for minimum wage could afford it and there's very few jobs around here that pay more than minimum wage.

Road maintenance issues were mentioned repeatedly. Although regional transit projects were not rated highly as a topic in Question 6, there were several comments from survey respondents about the lack of bus service to Topaz Ranch Estates, Indian Hills, and Carson City.

There were occasional comments concerning historic preservation issues and many survey respondents stated they were familiar with the Historic Preservation Element of the Master Plan

Many people want to stop growth while others express the need to continue to grow and attract new businesses and industries that will increase tax revenues for the County. There were several comments regarding the need to utilize empty buildings as well as already developed lands, including infill areas in the towns, in lieu of undeveloped areas of the County.

Many respondents were concerned about preserving open space and the rural character of Douglas County in general and spoke to the importance of maintaining these qualities. More specifically, many survey respondents expressed concerns about protecting the rural character of communities such as Fish Springs and Ruhensroth. Many respondents mentioned using the County's Transfer Development Rights (TDR) program to acquire more open space.

Although survey respondents did not have a great deal of familiarity with the Master Plan, there were many comments in support of the existing Master Plan. Many survey respondents believed the County is not adhering to the current Master Plan and cited examples of recent controversial projects, such as the Corley Ranch and the solar facility along Muller Road.

APPENDICES

Appendix A – Question 3 Other Locations

1. Skyline Ranch
2. We have residences and businesses in both Genoa and Gardnerville
3. Orchard rd
4. Genoa Lakes
5. Silveranch area next to pleasantview
6. San Diego
7. Cave Rock Estates (Glenbrook area)
8. Work in Douglas for over 20 years
9. Off Stephanie Way, below Vicky
10. In sunridge moving to gville
11. Foothill. Gardnerville
12. Kingsbury Grade
13. I live in Meyers, Ca
14. Double Springs
15. Genoa Lakes Ranch Course
16. Chambers Field
17. Genoa Lakes Golf Club (High Meadows)
18. Genoa Lakes Golf Resort
19. Genoa Lakes Resort at Summit Ridge
20. Genoa Lakes
21. Genoa Lakes
22. Edna Drive... kinda Chambers Field
23. Lived Gardnerville 25+yrs now SLT, family still there
24. East of highway 88.
25. South Lake Tahoe
26. Pine View Estates (6 miles south of Riverview Dr.)
27. Kimmerling and Hwy 88 area
28. Chambers field
29. Double springs
30. Mottsville
31. Alpine Estates
32. I work in Douglas County

Appendix B – Question 6 Comments

Question 6 asked survey respondents to rank the importance of several topics. There were 67 “other” comments submitted for Question 6. Comments were identified with different colors as follows:

| | |
|--|--|
| Master Plan Comments | |
| Open Space/Rural Character/Growth Comments | |
| Housing Comments | |
| Transportation Comments | |
| Town Comments | |
| Miscellaneous Comments | |

| | |
|---|--|
| 1. <i>Need some controls, such as dogs on leashes</i> | |
| 2. <i>Honor lands in conservation easements and do not change their zoning for private gain</i> | |
| 3. <i>Less big contractors coming to build tract homes & leave NV to build in other states.</i> | |
| 4. <i>more affordable rental apartments for young adults</i> | |
| 5. <i>All of these topics are of great importance but I would say that the preservation of agricultural land would be first and foremost. If we continue down the path of conservation easements on ag land and open space it will be a solution and a pathway for the other topics</i> | |
| 6. <i>make East Valley Road a non-truck route</i> | |
| 7. <i>Small Business Support</i> | |
| 8. <i>Water rates are way too high!</i> | |
| 9. <i>55 plus housing and Senior section 8</i> | |
| 10. <i>Maintaining rustic quality of East Valley</i> | |
| 11. <i>Government transparency regarding these elements</i> | |
| 12. <i>Public has little knowledge of master plan(s). Do you care?</i> | |
| 13. <i>Stop growth!</i> | |
| 14. <i>public lands must stay public and open as they are now</i> | |
| 15. <i>Keeping EV/FS rural as currently exists. No to gravel pit and further push to existing homes into something that did not exist when originally moved to this area.</i> | |
| 16. <i>Creation of Art District within Towns</i> | |
| 17. <i>Douglas County needs better marketing. Don Bently moved here in 1961. There has not been another significant business moving here in 55 years.</i> | |
| 18. <i>Higher education and zero drug tolerance</i> | |
| 19. <i>Many of these items should be taken care of by the people, NOT the government.</i> | |
| 20. <i>Pets care</i> | |
| 21. <i>limit on population growth</i> | |

| | |
|--|--------|
| 22. recycling | |
| 23. Public access to open space | Green |
| 24. Walkable, bikeable improvements | Purple |
| 25. fixing roads is important | Purple |
| 26. How do we get good bike paths built from the Ranchos into town? | Purple |
| 27. Public resources and services | |
| 28. library Services Why is that not included? | |
| 29. No more casinos | |
| 30. Bike paths | Purple |
| 31. Rental housing and jobs | Cyan |
| 32. More Rental Options 5 | Cyan |
| 33. BICYCLE LANES | Purple |
| 34. I work as a Realtor and the one of the main attractions to our area is the beautiful area where we live. Housing prices are also important, but the rural atmosphere seems to be the attraction. | Green |
| 35. Protection of State and Federal lands from Bundy types | Green |
| 36. No solar energy farms on agricultural land/open space; no sewage/gravel pits for effluent from the Tahoe area/ no changing of the master plan without referendum | Green |
| 37. Conservation, quality of life | Green |
| 38. Keeping trails open for jeeping and horses | Green |
| 39. Don't turn agricultural land into housing. Keep street-scape landscaping weed free.. | Green |
| 40. It seems the same small group of people with time and money make all the discussions for our valley. | |
| 41. Fix the roads | Purple |
| 42. Quit spending money on beautification of the 3 towns. They all have had a face lift of sorts and look great! I would like to see the more business | Yellow |
| 43. Wildfire education - stiff fines for people throwing cigarette butts out the window of moving cars. | |
| 44. River Access | Green |
| 45. continue to allow chickens in the Ranchos | |
| 46. transportation to outlying areas os badly needed. | Purple |
| 47. Being able to have livestock in the Ranchos | |
| 48. I hope the ranchland stays ranchland. CV is spectacular!! | Green |
| 49. keeping growth slow and not ruining the rural feel | Green |
| 50. Aging population | |
| 51. TRE Cleanup ENTRY POINTS and abandoned junk | |
| 52. Priority to local influence-no out-of-state businesses coming in without establishing locally | |
| 53. public transportation | Purple |
| 54. Muller Lane & Waterloo Lane master plan completion | Purple |
| 55. Stop the huge housing projects! Traffic is bad now! | Cyan |

| | |
|--|--|
| 56. Keep most of 1996 Masterplan in tact. | |
| 57. Bicycle and pedestrian facilities. We need to make Douglas County bicycle and pedestrian friendly. And we need to quit ignoring the Gardnerville Ranchos in our planning processes. It's our largest community yet is largely ignored. We need something like the "main street" strategies elsewhere to strengthen the Ranchos' commercial core and enhance the quality of its residential areas. Tillman Lane is a prime example of past neglect. | |
| 58. Existing master plan is a 5 | |
| 59. Proposed Gardnerville Bypass | |
| 60. keeping Ruhenstroth Rural | |
| 61. Housing is market driven. Subsidy of LOW income housing is paid by all of us. We need to be mindful, NOTHING is FREE. Someone is paying for everything. Mostly those that work.Thanks for asking. | |
| 62. our streets are falling apart | |
| 63. Handicap transportation better than dart | |
| 64. Population Diversity is code for introducing additions to the criminal element. | |
| 65. zoning that allows multi-unit housing | |
| 66. I want to see the creation of walking trails and dog parks in TRE. | |
| 67. more truly affordable rentals for small families with pets and imperfect credit. not Crestmore village income restrictions types, but regular small apartment complexes that people and kids and small pets can actually afford and qualify to rent. | |

Appendix C - Question 8 Comments

Question 8 asked survey respondents to grade the County on the first goal in the Land Use Element, which is “to maintain a land use plan that manages growth at a sustainable rate to maintain treasured qualities of the county.” Question 8 also asked if the respondents had any suggestions to improve this goal. There were 207 comments submitted in response to this open-ended question.

| | |
|-----|---|
| 1. | Give more than lip service to the Plan. |
| 2. | Stop amending the Master Plan! The whole point of it was to maintain our quality of life and some commissioners are defying that edict. |
| 3. | Do not let Corley Ranch PACK over 100 homes into a small space. I cannot imagine the traffic at Riverview and the 395. Ridiculous. |
| 4. | My husband and I are upset over the changes to the Masterplan relating to the Corley Ranch. It is important to keep Ruhenstroth community and Pinenut Road as the boundary between urban development and rural development. Anything south of Pinenut and east of Ruhenstroth could only be developed to rural standards. |
| 5. | Stick with the master plan! Nv |
| 6. | Stop Corley Ranch project and zoning changes! |
| 7. | Adhere to the Master Plan. The recent 'Slick Willy" break up of AG. land south of town for the Housing development is a good example of special interests prevailing over the Master Plan and the Good of the County. |
| 8. | Complete disregard to current Master Plan in regards to re-zoning of Corley Ranch/Ruhenstroth areas. Additional housing development in this area is totally inappropriate nor needed. |
| 9. | Huge failure in decision regarding Corley Ranch nd Ruhenstroth re-zoning with complete disregard for established Master Plan |
| 10. | Do not approve new development until county can properly maintain the ones that are already here. |
| 11. | Don't alter the General Plan for political reasons |
| 12. | Now that Lynn is gone, get McDermid and Thayler off the BOC. |
| 13. | Leave the Corley Ranch as is & do not allow 250 homes to be built. The potential traffic with the new Washoe Tribe casino & the scenic impact of the large housing development impacts what this valley is. Considering the water situation & the drought we are in, in my opinion, there should be no major housing built as there is no guarantee when the drought will end. I feel the commissioners who voted for this project did not take into consideration the residents of Ruhenstrioth & the negative impact it would have & it shows a total lack of common sense. |
| 14. | STOP Development of "Track Housing". You're turning this town into a city. It's got to stop. |
| 15. | Control large sub-division housing developments in rural areas to avoid over development,excessive traffic and population congestion. |
| 16. | Abide by initial master plan amendment to preserve farm land |
| 17. | Stop ignoring the Master Plan and stick to the rules that already exist regarding standards for granting exceptions or making changes. Commissioners have been granting buddies favors. |
| 18. | I happy to see a update coming. |

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| 19. | Our county is dire need of growth, residential, commercial, and industrial. This was once one of the most prosperous counties in Nevada, but the limiting of growth has set this county back decades that will take decades to fix. |
| 20. | Rural areas should remain rural !!! |
| 21. | The economy dictates growth.....as we all have experienced lately, Will we see maxing out at 2%? |
| 22. | Don't allow the gravel pit in East Valley |
| 23. | There hasn't been much housing development lately and especially condos for those who want to downsize |
| 24. | Instead of treasured qualities use the question " quality of life of the county" |
| 25. | Don't be changing the master plan to accommodate building. the plan was put into place for a reason, don't change it to meet demands of some builder or company. |
| 26. | Correct the rigged system which favors the developers and other special interests and represent the people's interests for a change |
| 27. | No more section 8 housing! |
| 28. | No more increases in residential zoning |
| 29. | We can be forward-thinking about growth and environmental use while we still maintain the scenic value of our community. |
| 30. | Create or maintain a strong plan for traffic through Douglas Co. Inconsistent speed limits, building codes,and almost total lack of information presented to the populace. |
| 31. | Don't carry over unused building permits--they need to expire if not used during the year. |
| 32. | Do not allow developers to acquire property period. |
| 33. | More thought and planning regarding water needs before approving subdivisions, i.e. Corley |
| 34. | Terminate the Head of Community Development. Strengthen EV #1 Goal so that it is mandatory, and not subject to varying interpretation or Planning Staff interpretation. |
| 35. | The County does not have a cohesive plan--roads to no where (e.g., Muller round about). Projects built without considering needs (e.g., flood control roads, sewer). Again, government transparency--everything the County government does with the budget appears to be a "shell game" |
| 36. | The treasured qualities are doing fine but growth is not being sustained. Support growth more. |
| 37. | I'd like to see slower growth and I'd like to see the county maintain our open spaces and keep projects like the gravel pit out of this county. |
| 38. | Stop the growth! |
| 39. | Don't allow the build out on Corely Ranch, especially if it is going to interfere with with the homes and wells in the Rhuenstroth area. |
| 40. | Stop growth. or have an entrance exam for anyone wanting to move here focusing on not being a communist and or anti-access environmentalist. There's a place for that.... California. |
| 41. | Consider needs of population that may not have terrific financial backing. |
| 42. | Keep public lands public and not private. |
| 43. | Eliminate the gravel pit issue, focus on fixing the existing roads, keep our fire/police sufficiently compensated they will stay within the community. |

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| 44. | I would give the County a passing grade at this point. But we have only JUST managed to resist development that would have put this in jeopardy. We need to insist that preservation of the rural nature of the Valley, its peace & quiet, its population density, all of the things that make the Carson Valley and Douglas County special are kept sacrosanct. |
| 45. | Stop requiring developers to do so much unnecessary "improvements." |
| 46. | Get rid of the silly platitudes and say what you are going to do. |
| 47. | None without the "good old boy" commissioners out of the way. We will always be a county where everyone is out for their own issue advancement. |
| 48. | Community involvement |
| 49. | Stop building as many subdivisions. Utilize vacant buildings before building new ones |
| 50. | Sustained growth is needed, but there has been little to no growth at all. This needs to change with increased businesses looking to relocate here and housing developments which need to be approved. |
| 51. | Don't out-build our water supply. We live in a high-desert environment. Growth should be realistically based and factored against our current and expected water resources. |
| 52. | Too much housing being built. Less open space and we're losing the rural feel. Do the treasured qualities include Sonic Burger?? Ugh..... |
| 53. | Extend lands that must remain unbuilt |
| 54. | Listen to the county planning commission. |
| 55. | Allowing the rich retirees from California to move here and then slam the door on growth, to maintain Douglas County "beauty" has paralyzed the county economy! My family has lived here since 1864 and if the county continues down this highly restrictive growth and economic path, I will be the LAST generation that can afford to live here. It's unbelievably SHAMEFUL to tell those who protect and serve this very community that it's tough luck that can't afford to live here as well. STOP Douglas County from becoming California's exclusive retirement community! |
| 56. | Limit housing until we have quality of services to sustain growth |
| 57. | When we voted for Sustained Growth, to let a judge freeze it for several years was wrong. This only leads to not wanting to vote or care about issues. |
| 58. | Dog park at Mitch park! |
| 59. | Focus on Lake Tahoe as much as you focus on the valley. |
| 60. | Quit building when there are so many empty buildings |
| 61. | Fewer housing developments. More utilization of natural resources for energy (wind, solar) |
| 62. | In my opinion, growth should be focused on existing population densities and the "scattered" growth that has occurred in Douglas County should not be permitted in the future (Clear Creek, Job's Peak, etc.). It is very expensive for the County to support scattered growth (more infrastructure, more commuting, deterioration of ag land, reduction in the scenic nature of Carson Valley, etc.) |
| 63. | To this end, do not need cluster housing. |
| 64. | All infrastructure related to new development should be born by the developer. |

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| 65. | The County has swung so far in the “no Growth” direction that we are suffering the consequences in the lack of increase in funding to the County, towns and Districts. At least 20 business were either turned down or driven away due to the ridiculously high connection fees that the County charges. Business is the best way to increase our tax base in the County in turn allowing us to properly fund capital improvements, roads, schools, police and fire. |
| 66. | Lower the parcel size restrictions on the southern part of Gardnerville to allow growth to the south of Gardnerville and to improve the lack of affordable housing. |
| 67. | Minimize development of agricultural land. |
| 68. | Require substantial but reasonable Bond for any development project. Current residents should not pay for new development infrastructure. Such a bond would have covered much of the flood issues. |
| 69. | Planning should take into account future needs. Keeping the status quo is not a good plan. |
| 70. | There is a huge issue in the Ranchos with theft, kids doing drugs in the schools, damaging property, break ins--more police patrol |
| 71. | Stop building empty office buildings and sub divisions |
| 72. | Need to make it measurable. How do you measure this goal? |
| 73. | I like the "idea" of what they wanted to do at Corley Ranch Development. A more "inclusive" and progressive community element. Tired of the "Ranches" by Chichester area type of neighborhoods with super packed in houses and little asthetic appeal or community feel. |
| 74. | Need to improve means of enticing business to the area (particularly restaurants not fast food joints) but keep the businesses to already existing commercial areas. There is no need to develop new commercial areas when we have existing commercial areas that are underutilized (empty buildings) or not yet fully developed (utilities & groundwork complete but no building constructed yet). |
| 75. | More rental options. Affordable Housing. Public transportation. |
| 76. | Treasured is defined by a small group of people with one set of ideals. A robust and functioning economy are more important. |
| 77. | Need a gravel pit in East Valley |
| 78. | Keep the BLM and Forest Service from closing land use |
| 79. | Adhere to master plan with less exemptions |
| 80. | How does the public know how often Douglas County works with the State Demographer to determine the growth projections? What does a regular basis mean? |
| 81. | Appointment of Planning Dept. commissioners who don't have a direct financial interest in their decisions. |
| 82. | This is only in short time we have been here |
| 83. | Continue to work against projects like the solar plan in the future. |
| 84. | Would have been lower rating, but the economy slowed things down. |
| 85. | Keep rural, open space in our Carson Valley. Keep housing developers and solar energy out. Please keep the quality of life in our valley strong. Don't give in to big money developers. Keep small business alive and don't allow more fast food, or chain restsurants in. |

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| 86. | Continue to turn down projects like the solar farm project that will ruin our valley. |
| 87. | Douglas County owns parcels of land for Utilities and recreational use. Need to provide funds to maintain and landscape those parcels. At Summit Ridge, land that the county owns at the intersection of Cloudburst canyon and Promontory is not maintained by the County and is an eyesore. |
| 88. | I do not have enough information to comment and feel woefully uninformed to prioritize needs. |
| 89. | Any development must be within existing capacity to supply water, sewage, police, fire and schooling services. If not, development fees and property taxes should be adjusted to provide. |
| 90. | Current Commission can't say no. |
| 91. | It was distressing to our family and friends that a Solar facility would be considered in one of the most beautiful areas of our county and it was for CA. I came from the South and Northeast and in many of those areas there was overcrowding. I hope the goal for the Master Plan to find a balance between growth and keeping our the rural atmosphere of our valley. |
| 92. | No solar at all !!!! |
| 93. | Upgrade the Passive Solar Code to advance energy generation and restrict power line locations to existing r/w |
| 94. | Jack's Valley Road should be repaired all the way to James Canyon Loop since the water line went that far. The road is a mess and no one voted on water going to ClearCreek |
| 95. | Planning Committee members alone should not decide on issues like solar energy locations. Greater communication with public so CA cannot sneak in plants for their use! |
| 96. | Do not approve subdivisions with homes on small lots in rural areas. |
| 97. | Preservation of ag land will go long ways towards growth control. If DoCo believes in this, it should allocate funds for conservation easements. |
| 98. | 19 acre parcels do not make sense in terms of infrastructure management, scenic values, or agricultural uses. |
| 99. | From an economic p.o.v., the county needs to allow more diversity in this category. For example: Commercial with Residential attached expanded into more areas of the county, i.e.: commercial store fronts, agricultural store fronts and, maybe, recreational store fronts with attached residential, similar to a "Mom & Pop" store on first floor and an apartment(s) above or behind. Something like this could stimulate employment and real estate sales. This is just one of many "Land Use" elements that could be implemented in a county with housing costs and unemployment that are already "through the roof." This could help change the status of some of the H Action 1.1 thru 1.5 as well. |
| 100. | Tighten up some of the language so Planning Commission and BOCC have less room to bend in service to special interest groups. |
| 101. | We have no infrastructure. NV-Energy grid is poor, too many power outages. Storm sewer control is non-existent. |
| 102. | Be more selective on the types of businesses.....we do not want to look like Carson City for instance. Architecture, landscape and strong set back requirements |
| 103. | Less housing development in the form of "warts" or isolated housing groups marring the landscape. |

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| 104. Give the towns more power, funds and authority! |
| 105. Major collectors roads for Gardnerville and Minden Complete Mueller Parkway as a major collector and place another collector on the westside of Gardnerville and Minden. |
| 106. Designate Open Space whenever/ wherever possible |
| 107. Don't approve plans that contradict the Master Plan |
| 108. Stop making changes to the master plan & allowing housing developments where they were not envisioned to be just because the requestor(s) are county friendly |
| 109. Revitalized existing structures and lands that have become dilapidated before using more land to build new homes or buildings. |
| 110. My biggest concern is there is enough water, and infrastructure to accommodate any further growth. |
| 111. ...Stop buying into the 'If you build it, they will come' mentality... |
| 112. Do not approve more development far from towns or GIDs |
| 113. On the right path |
| 114. None @ this time |
| 115. Insist that amendments meet ALL required findings |
| 116. Fewer variances to code standards |
| 117. Focus on reasonable growth that current infrastructure can handle. |
| 118. Business growth along 208 and 395. Bring Business to TRE |
| 119. Design a questionnaire that gives specifics so honest answers can be given. |
| 120. Don't let the environment be more important than the people. |
| 121. Do not let special interests get in the way when approving new developments. |
| 122. Keep the open land, don't make it like Carson City, I love seeing the cows and horses that's why I moved here. I love out little towns. |
| 123. Id like to see the primary goal of this town to not be expansion but improvement on existing infrastructure |
| 124. STOP approving Master Plan Amendments. Stick to the plan and keep the Growth Management in place and use the TDR program to develop infill projects. Use the tools to keep cost of service LOW and Make developers pay their fair share. Not pocket the money and RUN.. |
| 125. Instead of building more - maintain the existing roads that fall short of being acceptable. I drive on roads with potholes 5 inches wide and 3" deep and, I have 60+ TRUCKS using the same road going to the waste water treatment plant. Just because there are only FOUR homes on this street does not mean you get to neglect it! I have made over 20 calls only to be told "we don't have the money to fix your road" Bull crap!!! You choose NOT to spend the money. PERIOD! |
| 126. Stop letting big land owners get special favors. Stick to the Master Plan! |
| 127. I think impact (i.e. traffic, water concerns, etc) to the surrounding areas (i.e. Ruhenstroth to the Corely project) need to be considered when a project is being approved. |
| 128. Do not EVER allow a gravel pit in our community. |

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| 129. More front loading of developer contribution toward infrastructure development. |
| 130. Encourage use of already existing buildings or developed lands rather than creating new expansions. |
| 131. During the boom the limit on building permits was good in theory, but backfired a bit with developers submitting plans then changing just to secure an allocation. Private land owner/builders might need a separate portion of the allocations as things pick up. Hold steady to current land zoning. People purchased this land with that zoning, if it doesn't work for them now it's not a reason that it shouldn't work for the county now. |
| 132. Accommodate for growth and investigate renewable energy, please. |
| 133. Stop building so many houses! |
| 134. Stop building! |
| 135. Stop the Corley Ranch housing development. |
| 136. Stop low cost housing |
| 137. Fill the empty space first. No building of public services until we fill the empty. |
| 138. Stick to master plans and stop ammending them to the highest bidder as in ruhenstroth.don't let this valley turn into a california overgrown valley. Send growth to carson |
| 139. Issue less building permits. |
| 140. Stop clearing off open spaces and putting more houses on it. |
| 141. Be more transparent with disclosure of amendments to master plan BEFORE hand. To NOT allow corley Ranch to change zoning to receiving area, as THAT violates the slow growth initiative! |
| 142. Before any project is approved, it should be measured against the rural character of our valley to see if it fits. |
| 143. Less density more open land preserving historical values |
| 144. We need additional outside consults to address the lack of growth/ decline in population; specifically, the lowered generational birth rate coupled stifling of no growth camp to hinder the smart growth of the area. Casino revenue from Tahoe is no longer a viable model. Small business and light/ medium/ manufacturing and new residents/housing need to fill this gap. |
| 145. Need to improve water, sewer and flood control infrastructure, particularly water and sewer in Lake Tahoe area |
| 146. Stick to what the master plan says, and don't amend it if the conditions don't meet the conditions for amending. |
| 147. Converting ranch land to accomadate 250 homes for 55 and over is ludicrous. |
| 148. Stop building tract homes when there are so many empty houses! |
| 149. Include NEW Condominium and Walking/Shopping area in downtown Carson City. No Condos downtown for living and walking to Carson City Capitol Center. |
| 150. Addressing the needs of road repair improvements for cyclists, walkers and overall better repairs not temporary band aids like black top brushing. |
| 151. Calif should use their own land to generate power |
| 152. Recognize without water we have nothing. To continue to develop without giving water its due is unreasonable. |

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| 153. Housing developments are "cookie cutter". As real estate prices rise, property acreage is cut, and tracks of 200 to 300 houses are built, instead of 100 to 200. This increases the strain on infrastructure, taxes will rise. Stop giving incentives to developers for short term revenue. |
| 154. Need to better utilize potential infill development areas. Need to fund existing deficiencies and adopt development impact fees, in that order. |
| 155. Keep public lands open to all users |
| 156. growth should be focused in urban service areas where infrastructure can be provided in a cost effective and sustainable manner. |
| 157. We need more growth to support the finances within the valley |
| 158. No solar to benefit other counties or states. |
| 159. I suggest following what the planning commission has to say and to stop building houses when our water resources will not be able to support new construction growth indefinitely |
| 160. This goal needs to change. We shouldn't be telling people what they can do with their land unless their plan is toxic.. |
| 161. Improve transportation network prior to granting additional housing requests. |
| 162. Do not sell of open spaces and ag land to outside developers For their gain. We do not need new housing tracks that will sit empty after the land gets flattened. Let's try to keep the beautiful area open and natural as it is, no Californication. |
| 163. Stick to the stated Master Plan and quit granting one-off amendments. |
| 164. Slow down growth...not enough water. |
| 165. Growth is not important, maintaining open space and ag space along with the rural aspect of our county should be top priority. |
| 166. Adhere to the MP more closely |
| 167. Growth needs to continue to be controlled (SGI should be rewritten) and new development MUST be held responsible for contributing to the county infrastructure (roads, water and sewer, etc.). |
| 168. No more Receiving areas created. |
| 169. More focus needs to be given to affordable housing. We're losing families with students (K-12), and have priced out average working population. Without families with school-aged children, services will decline as the majority of the remaining population is retirees. |
| 170. I believe the Master Plan, which is updated through this process approximately every 10 years, should be followed and honored. We should intelligently plan for development, and stick to that plan, rather than amend it in the mid-term. If changes are needed, they need to be made as part of a comprehensive review so that development does not become unbalanced, and prevent willy-nilly growth. |
| 171. You always forget the Stateline (Tahoe Basin Area) We are the stepchildren who generate a lot of money that goes over the hill. |
| 172. Follow the plan instead of repeatedly amending it. There remains a huge disconnect here between the master plan and its implementation. It's generally a good plan but continually ignored in the implementation and permitting processes. |
| 173. No mining of gravel and No solar or wind electric generators |

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| 174. Do not allow solar plants and such in the middle of the Valley! Keep industrial development in designated, more hidden areas (which seems to happen). In general, the County seems to have a handle on it. |
| 175. More affordable housing |
| 176. Improve efforts to encourage small business growth. Instead of throwing up barriers in the name of preservation. We need jobs |
| 177. Too slow growth. Unsustainable. |
| 178. Follow current ordinances and update as needed |
| 179. I think working in a way to have entry level income housing and incentives to developers for providing these homes where density bonus or other means to make this happen. |
| 180. More planning in the receiving areas. |
| 181. Any new building must provide, add to, or create green space for all to use. Either/ parks/ walking paths/ natural areas for wildlife. So we don't become one big paved area. |
| 182. Find middle ground on alternative energy sources wind and solar. This all or none conceptualization is not working. Base it on good sound policy not emotions and subjective opinion. |
| 183. Encourage new industries like the coffee plant and light manufacturing |
| 184. When the majority of a neighborhood says NO we do not want a Master Plan Amendment, listen to us. |
| 185. Force any future developments to include bike/multi-use trails and connect the various communities together. |
| 186. Yes, NO master plan amendments in the County. The towns of Minden and Gardnerville need infill. NOT the county approving more development. The county does not have the budget to build and maintain all the miles for road today. Let Minden and Gardnerville have infill and keep the services close to Fire, Sheriff and Community Center. Less expensive to maintain. NO more master plan amendments and let then expire when needed. |
| 187. Being as that's about all I know of the plan, all I can add us this: we do not need to grow this valley simply in order to stuff more people into it! We do not have the natural resources (specifically water) to accommodate too many more people! |
| 188. The problem with cap and trade is that limiting supply, while demand is increasing, causes prices to rise. We need policies and procedures that take the economic incentive away from investors who purchase homes in our county for something other than their primary residence. We have sufficient housing stock, one way to solve the problem is to find a way long term to restrict, or limit, the economic incentive for investors to purchase single family residences for something other than owner occupancy. |
| 189. Use all housing, industrial inventory before new construction. |
| 190. There are so many places in the valley that have been built on and now the buildings stand empty, such as business complexes. Or the farm acres that are for sale throughout the valley since our farmers cannot make ends meet. Why aren't there tax breaks and deals being made with our farmers to grow food for the valley? We should be self sustaining with local organic food! Or at least supporting our farms and ranches. |

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| 191. | Put in more bike paths and bike routes through open spaces so visitors and residents can enjoy the quality of the Carson Valley in a safe way. |
| 192. | Stop mindless development in cases where old time families have run out of ideas. |
| 193. | STOP TEARING DOWN HISTORIC AND SENTIMENTAL SHIT GOD DAMNIT! MOST OF DOUGLAS COUNTY IS OPEN BLM LAND! BUILD THERE!! JESUS!! ITS PISSING EVERYONE OFF!!! |
| 194. | Not allowing huge corporations such as Walmart, sonic, etc to continue moving into town! Killing the small businesses and they are eyesores. |
| 195. | One treasured quality is being a SMALL town...be careful with growth |
| 196. | Quit allowing amendments to the MP |
| 197. | No |
| 198. | Too much ranches being subdivided. Historical buildings torn down. |
| 199. | Base development decisions on facts rather than public opinion which tends to be based on emotions or personal goals rather than the good of the community as a whole. |
| 200. | Now that they have decided to do what people voted for years ago. But of course grandfathered somethings in. Stick with what people vote for |
| 201. | Follow the Master Plan, not just when it suits them |
| 202. | ? |
| 203. | Don't over look southern Douglas county's Topaz Lake and TRE open spaces. |
| 204. | Planning Commission adherence to the Master Plan |
| 205. | No growth leads to the publics needs not being met. |
| 206. | There are too many new developments, although some of the older ones haven't reached capacity and yet the county continues to approve new ones like The Ranch and Corty Ranch. These developers take their money and run and leave us holding the bag for infrastructure. Taxes don't make up for the roads, schools, water or waste. , schools |
| 207. | Don't revise the Ruhenstroth Plan to allow Corley Ranch to add more "urban sprawl" to south end of the valley. |

Appendix D - Question 9 Comments

Question 9 asked survey respondents about the effectiveness of the Building Permit Allocation and Growth Management Ordinance in controlling population growth. Question 9 also allowed survey respondents to provide “other” comments. There were 133 “other” comments submitted for this question.

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| 1. | Not here long enough to judge |
| 2. | So far but should be strengthened. I think the recession had the most influence on controlling growth. The ordinance is OK but needs to be strengthened as to where & which kind of growth occurs. Housing projects have been allowed on planned transportation corridors and 25' right of way is not enough for trucks and major car traffic. Access to housing development to #395 has caused too many accidents. |
| 3. | Not relevant due to economy |
| 4. | If the Commissioners choose to disregard the Master Plan, this fee is irrelevant in any attempt to manage growth. |
| 5. | Look forward 20 or 30 years as to how this valley can keep its rural beauty and charm. We who live here came for a more relaxed, none city life. |
| 6. | The BOC should follow the existing ordinance. |
| 7. | Since I not familiar with this ordinance I have no opinion. |
| 8. | I'm for it "if" it works. Talk of track housing & developing apartments in this area would doom the town. If you want to live in a city, go there DON'T bring it here. |
| 9. | Too many changes granted by Commissioners, such as rezoning agricultural land for more housing when lots of existing residential areas have hundreds of vacant lots available for development. |
| 10. | I believe we should let the economy dictate after all we have a rich history as a boom and bust state |
| 11. | Paying \$361.00 brings in county funds BUT w/ people continually coming in from CA this will not have a effect on growth management |
| 12. | Why is there a fee of \$361 on top of all the other fees to build? |
| 13. | The number of annual permitted houses, if not used, should not be cumulative, but rather a stand-alone figure for each year which if not consumed, then evaporates. |
| 14. | Single family homes! Do not import poor people from California in order to change voting patterns! |
| 15. | Building Code policy should not allow developers, realtors or other conflict of interest citizens to have a majority say in the creation of these codes. |
| 16. | Not familiar enough with he Ordinance to comment |
| 17. | Don't carry over unused building permits--they need to expire if not used during the year. |
| 18. | Building permits for established residential owners who want to simply add to their property is to high and complicated. |

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| 19. | I think that it's confusing what you mean by managing population. Population of what ? I mean population of animals is diminishing while human population continues to grow so really what are you're goals and how exactly are you achieving anything. The environment and natural resources are our number one concern and preservation of the earth for future life to even exist.is the major issue because each day of .pollution and leaving the footprints of waste cause our future to be death and starvation |
| 20. | The Growth Management Ordinance should be REVISED. (e.g. if building permits are not fulfilled within a given given year why do they become cummulative). |
| 21. | See 8 above. |
| 22. | I don't understand why a property owner needs to pay \$361? I think growth should be slowed or halted. |
| 23. | We have not lived here long enough to know. |
| 24. | More people = more shops, more roads, more infrastructure, less of what makes the County special. If we want to live in the East Bay we could move there... |
| 25. | The SGI was an idiotic idea based on short term selfishness. The Californicators that moved here in the 2000-2007 period wanted to close the door, build a Trumpian style wall so they could continue to hear the coyotes howl. The Great Recession took care of that. How do you like the value of your home now, eh? |
| 26. | If you allowed the lot to be improved then you should allow the lot to be built on at any time. |
| 27. | Not enough information is provided |
| 28. | Improve safety for communaute |
| 29. | It's not effective and needs to be revised. It penalizes current land owners. It sucks being a resident for 30+ years and having to pay the same as someone moving here from California. You would think a proposal to strengthen community ties with those that have lived here would be important. |
| 30. | Because of the lengthy recession, we have not been able to see any definitive results of the ordinance. |
| 31. | Sustained growth is needed, but there has been little to no growth at all. This needs to change with increased businesses looking to relocate here and housing developments which need to be approved. |
| 32. | Unable to form an opinion on this one. The housing market crash of 2007 made this ordinance a mute point. Building is just starting to rebound. |
| 33. | Do not know enough to comment |
| 34. | Hello! We're living in a post-housing boom economy that is further restricted by the Slow Growth Initiative. Anything that pertains to growth, businesses, economy, housing, etc NEEDS TO BE REVISITED BECAUSE THE CURRENT ECONOMY LOOKS NOTHING LIKE 2007! |
| 35. | What precisely is the money used for, what safety net is in place for families that can't afford this? |
| 36. | I don't understand. |
| 37. | Population numbers in the valley take away the vote and concerns of Lake Tahoe |
| 38. | The economy of our Country and State have effectively managed our population growth. I do not feel we need a Growth Management Ordinance. |

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| 39. | I don't necessarily have an issue with the growth management policy but I believe their are negative consequences that result from a good intent to control population growth. The most evident to my family is the ability to find affordable housing. This has nearly forced us to leave the Douglas County. It's supply and demand, limit the supply and prices go up. |
| 40. | No opinion |
| 41. | There is plenty of open space in the County and a lot of land that has been set aside for open space that can never be developed. We need to develop that land in the county that is not open space. Housing and affordable housing is important but even more important is the development and bringing in of business to increase the tax base of the County. The Growth management Ordinance has only hurt the County and its growth and we are seeing that in the lack of funds for capital improvements, roads and most importantly schools, law enforcement and fire/EMS. The self-imposed ridiculous connection fees that the County charges for new business has driven many companies that wanted to move into the County to go to other places in Northern Nevada. The leadership of the County needs to understand that the current philosophy is going to have drastic consequences in the future. The belief that County employees are overpaid and the cause of these issues is totally false. Douglas County employees are some of the lowest paid in Northern Nevada despite the tainted Salary Survey that the county did a couple of years ago. And no I am not a County Employee or related to one but I am tired of seeing the good employees especially in the Sherriff's office leave to go make more money in other places. Repeal the Growth initiative and get back to responsibly developing the County and working to bring good, productive, sustainable business and the tax revenue that it brings into the County. |
| 42. | It has caused a shortage of affordable housing and has limited owner builders while giving the large developers more power to build track homes, which limits the uniqueness of our beautiful valley. |
| 43. | No opinion. I do not have the information necessary to form an opinion. You tell me, is it working or not? |
| 44. | You can't just make people pay more money, the people moving here have more money.....regulate it. |
| 45. | There are too many renters to be effective. |
| 46. | The growth management element retards the necessary growth that is needed to sustain basic services. The best growth management plan is one which allows economic condition to manage growth and a "natural and reoccurring" process. |
| 47. | Not sure. |
| 48. | The economy was much more effective then the ordinance. |
| 49. | Building Allocation costs should be increased. |
| 50. | Don't know enough to answer |
| 51. | Due to the economy it's hard to judge how effective it is and may take time to see. |
| 52. | Let the market dictate growth control |
| 53. | Controlling growth through a fee? Come on! |
| 54. | New housing or commercial density of any sort should be required to acquire TDRs. No new zoning with mandatory agricultural land protection. |
| 55. | Should be much higher |

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| 56. | Should increase the price to \$5,000 plus a fee for infrastructure and fee for maintenance of infrastructure |
| 57. | I don't have enough information to answer. |
| 58. | No |
| 59. | Recognize the nexus between population / income and the economic development of small business. Main street is losing tenants. |
| 60. | No way to know because the economics of the housing market have eliminated the need for artificial growth limits for now |
| 61. | These costs should be absorbed by the developers. |
| 62. | I'm not a fan of government intervention in such via statute. Do it by purchasing ag easements and let the marketplace determine the rest. |
| 63. | At this point, we don't need more houses that people can't afford. We need affordable housing and affordable apartments — renting a two bedrooms apartment is about the same amount as a mortgage payment on a moderate two bedroom house. In other words, it's ridiculously outrageous! |
| 64. | I have no opinion |
| 65. | The tightening of the language in Land Use element should lessen the need for this overreaching ordinance. Hasn't really worked since implemented due to market conditions. |
| 66. | Give the towns more power, funds and authority! |
| 67. | Not familiar enough with it to comment. Certainly a step in the right direction!0 |
| 68. | I fail to see how a monetary payment has anything to do with preserving & enhancing quality of life in Douglas County |
| 69. | There is always room for improvement in everyone's job. |
| 70. | Unfamiliar with ordinance |
| 71. | It's working because of the poor economy. Could change for the worse in the future. |
| 72. | None of above. The ordinance is effective but it can be improved! |
| 73. | As I see it this is just a way to collect money that doesn't stop growth. When controlling growth, developers and the type of development should be looked at. A decision should be made about developments based on the need and if they fit in with the community. Fees should be charged for improving infrastructure such as schools, roads, stop lights etc. |
| 74. | Not to sure. |
| 75. | I am unfamiliar with this. |
| 76. | Is a \$361.00 fee the only thing done to manage population growth? |
| 77. | Not familiar enough with it |

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| 78. | This was a wasted effort and there are so many homes on the books now the ordinance has been rendered ineffective. This is just another government policy that doesnt work. How much of the taxpayers money has gone for this effort? Have we seen the return on investment through this ordinance? I would argue that we have not seen the ROI and it should be repealed. The economy is cyclical and the ebbs and flows will make its own adjustments without people trying to manipulate it. |
| 79. | I am unaware of this ordinance I am against anything that adds additional costs to housing with nothing for your money. Where did the amount come from> |
| 80. | Whatever happened to the Sustainable Growth plan? Why didn't the planning commissioners listen years ago. Now, we have problems with local roads being chewed up with too much traffic and not enough being done to fix the existing problems. We don't need to grow anymore we need to fix the existing problems. SHAME ON YOU! |
| 81. | Unless this money is used to cover a direct cost associated with that process, it should not be. |
| 82. | It is NOT effective and should changed. Fewer building allocations should be allowed. The \$361 fee should be reduced to what it costs to process the allocation paperwork, for example \$100. |
| 83. | With some modifications as necessary as stated above. |
| 84. | Keep the growth down. We live here because we want to live and raise our family's in a small community |
| 85. | Issue less building permits. |
| 86. | Major developers are the problem, not individuals. |
| 87. | The BOC allowed for corley ranch to change from AG to Receiving area, which defeats the whole purpose of GMO! Anything zoned receiving area can build as many homes as they desire! stupid stupid stupid decision! especially in the middle of a 6 year drought! |
| 88. | The TDR bonus density rules should be revised. Under the current system, it will take centuries to conserve our ag lands. |
| 89. | We need every incentive possible to entice anyone who wants to became a tax paying resident here. Washoe County is having a massive growth boom with jobs, UNR expansion, and diverse industry in tech is a hot bed. We are ENTIRELY missing this, and will continue to as local builders head north. Missed opportunity is the term that we resonate, in hindsight. |
| 90. | The 361.00 looks like just another theft from the tax payer |
| 91. | This ordinance probably hurts the people that can least afford it the most. |
| 92. | Charging to improve ones property is a blatant way of squeezing more money out of tax payers! |
| 93. | If by "population growth", you mean to DETER growth, then the BPAGMO is effective. |
| 94. | I hear all the time that the process is entirely too long. I also hear the fees are excessive. This is just what I hear as a business owner.I have heard it over and over for years. |
| 95. | I'm not sure if this is per parcel. Can this amount be bargained, reduced, deferred, etc.? Again, the dollar amounts and incentives developers plea bargain with can result in housing tracks being built that look unappealing to the valley. |

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| 96. | Due to the economic downturn, the number of allocations issued was well below the available allocations. The number of excess available allocations may not allow for managed growth in the future. |
| 97. | Again, we shouldn't be telling people how to use their land as long as they are not creating a dangerous environment. |
| 98. | Too much residential building. |
| 99. | Strengthen controls owner occupied vs renter. Resulting in property maintenance |
| 100. | Better growth management for the under served, and less for the Rich. |
| 101. | Traffic at commute time has tripled in my estimation and should be limited. |
| 102. | Sustainable growth means allowing for more growth, not keeping growth out. |
| 103. | Like to see more growth. More business |
| 104. | The ordinance should be rewritten to allow for a fixed percentage growth in the county instead of its current fixed number. The permitting and cost is adequate. |
| 105. | In the current environment the growth limits are so generous as to be meaningless and thus have no effect in today's slow growth environment. The issue is no longer total growth, but directing growth to appropriate areas, which generally means those already developed, our towns and GIDs and immediately adjacent areas. Instead we seem to continually approve master plan amendments based on what some property owner wants instead of what's best for the community. Corley Ranch is a prime recent example. This system also needs to put more emphasis on "concurrency," that is, do we have viable means to put the infrastructure and services in place to serve new development and the means to pay for it in the long run. |
| 106. | Find fees in other areas. |
| 107. | If anything, it should be strengthened. |
| 108. | With housing prices higher in Douglas County, the population is being controlled because no new young families or younger buyers are able to afford houses. The problem is the people who can afford houses are older or retired. Schools will start getting smaller and the downtown areas not as busy. Not to mention jobs, we need young workers/working families in the area to thrive and housing prices won't allow that. |
| 109. | What is it? |
| 110. | It is too effective at managing population growth and should be repealed. Growth is not the enemy. |
| 111. | It is TOO effective and should be repealed. Growth is the only thing that will restore economic vitality to the county. |
| 112. | It ridiculous to only allow 280 something homes be constructed in one year. if the developments have been approved and there is demand there should be a way to work that in. |
| 113. | The economic downturn makes the growth management ordinance moot |
| 114. | I don't see how charging \$361 has any bearing on regulating growth. Those who have the funds will pay and keep building. |
| 115. | Developers and contractors are making a reasonable comeback. It will never be as it was in the 80's and 90's. The Ordinance may be frustrating for them at this time but we should hold firm on the existing language. |

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| 116. If it were not for the economic failure starting in 2007 you projected 10K new homes at the bottom of the economic cycle you only had less than 200 permits per year thus no housing to sell/rent currently |
| 117. Let the plan work. Use the TDR program to keep open space. STOP increasing the density for the TDR program. Let the developers pay the price for the ranchers to keep open space. |
| 118. Why do we need a growth management ordinance? |
| 119. The Recession did more to slow growth in Douglas County over the past nine years than the ordinance. It's true test will be when someone doesn't get an allocation, which has yet to happen. |
| 120. If this fee only applies to newly built homes then it's not affecting new growth that much. I don't really see a small fee being a deterrent to growth. |
| 121. I think we need to have a discussion as to if cap and trade is really the best way to accomplish the goals of The County. A serious component to this discussion needs to be if there are unintended consequences of our existing Building Permit Allocation and Growth Management Ordinance. |
| 122. I don't know |
| 123. This area has so many empty business buildings it is shameful. Forgive me if I am wrong but I believe that the buildings around Target are in the Douglas County area and they are empty. The complex which with 88 cups is located has empty spaces. What used to be Lira's grocery store (forgive my spelling) has been empty how many years?! It is just embarrassing to see all of this. |
| 124. I believe we need sustainable job opportunities to match the population. So there needs to be no Travis g to Reno or Carson City for work. Manufacturing in the industrial areas by the airport etc. |
| 125. Need more information. |
| 126. The growth management ordinance was devastating to the working population in the valley and was fueled by a "close the gate behind me" mentality of those who moved from other areas of the country but didn't want to see any change after they got here. That is not sustainable. The population needs diversification, which does not mean let the retired live here as they wish and make the rest of the people drive from Dayton so they can work minimum wage jobs serving those who feel they are the only ones who are entitled to live in this valley. |
| 127. Continue to limit building permits |
| 128. Given the expected population growth over the next 15 yrs not sure it plays a role, demand will not be an issue |
| 129. Property taxes should be used to assist with growth management. |
| 130. Need more information |
| 131. The no growth initiative is killing the county |
| 132. I am not educated enough on this, but my personal opinion is that the Growth Management Ordinance is effective. I will study more about this ordinance to become more familiar to make better informed opinions. |
| 133. Thanks for the opportunity to comment! |

Appendix E - Question 10 Comments

Question 10 asked survey respondents if they wanted to provide any other comments, questions, or concerns. There were 235 comments submitted for this question.

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| 1. | Jack's Valley Road is in great need of repair. When is this going to be accomplished all the way to Genoa, or at least the Genoa Lakes entrance. If necessary, bypass the Indian section and start again when on public land. You have completed part of it (to Alpine View) so I guess those people are happy and will no longer complain. Meanwhile the rest of us have to clamp our teeth to keep them from being jarred loose! |
| 2. | All elected officials should adhere to the original Master Plan and stop changing it or ignoring it for their own gains and to advance special interest groups. |
| 3. | I do not understand our community. They do not want solar energy but they want to over build on a small parcel of land. How many 60 - 80 years olds want to garden out in the hot sun anyway? |
| 4. | Stop dividing the Douglas County residents by pitting the "Valley" against the "Lake." The residents at the Lake are not all "rich" and we certainly do not receive the representation and benefits which reflect the high taxes we pay. (40+% of county revenues) |
| 5. | Growth needs to be restricted until there is clarity on there being enough water and funds for infrastructure to support present and future needs. |
| 6. | There should be a plan for new roads as well as maintenance that is prioritized and has an ongoing funding source. |
| 7. | Time to dump the goofy, impracticable and dangerous idea of selling gravel to pay for sanitation upgrades. The folks who benefit from this service should pay the bill. Unexpected contingencies notwithstanding. |
| 8. | Hope the newly elected Commissioners will have more respect for public opinions on changing zoning of Agricultural land and will honor a Master Plan. The most recent Commissioners have only shown an interest in promoting private inierests and investors. |
| 9. | Hoping our newly elected Board of Commissioners will act more responsibly toward an established Master Plan and not simply ignore it due to private persuasions. |
| 10. | Yes, I'm concerned to see roof tops, cover this lovely valley, like what happened to the beautiful San Fernando Valley in California. It is ruined, filled with crime, bad air quality, congested, etc. I was born there, lived on a ranch, saw how it changed. I'm a resident 29 years and have visited the Carson Valley 60 years, seen its progress and development. |
| 11. | The recent actions of the BOC regarding the Corley Ranch fiasco was wrong and in violation of the Douglas County Code and those that voted for it should be prosecuted. |
| 12. | Please do not put in low cost housing in this beautiful area. Maintain this area as a town. Do Not develop housing property under 2 acers. Its really ruining the ambiance of a quaint small town feel. |
| 13. | The Town of Genoa desperately needs mechanisms / services to control the speed limits through town. There's a deadly combination of pedestrians, bicyclists, deer and speeding automobiles. |
| 14. | County staff need to strictly apply the rules and stop trying to please the Commissioners. County staff need to protect our community, not serve special interests. |
| 15. | I understand public transportation is costly but I wish we could all look into it. To run from the Ranchos to town along with bus to Carson City. I think others would use it for commuting,not just shopping. |
| 16. | I'm happy to see the county trying to address storm water drainage. THAT needs a good continuem to the river. Consolidating puds under one roof time has come. |

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| 17. | Why do the people in west valley have to pay high water and sewer bills when this is a county issue? |
| 18. | I relocated here in part because of the rural setting. Massive housing projects and solar farms are not designed to promote a rural setting. The results of the recent county commissioners election reflects that my sentiments are not mine alone. Be very careful with growth that is not conducive to the rural setting. |
| 19. | Transportation element does not emphasize a Highway 580 connector to take traffic off Highway 395. |
| 20. | There are too many county employees costing too much. the county needs to streamline and become more efficient and reduce its size |
| 21. | No |
| 22. | Make sure that any citizen study groups or sub-committees are not dominated by those who represent special interests or otherwise curry favor with the county. |
| 23. | Keep Government and Regulations Small; Don't let Stateline and Zephyr Cove become an extension of California. |
| 24. | Do not change zoning laws in order to build more. density housing. |
| 25. | Improve road maintenance |
| 26. | Please consider the traffic increase along the 395. I think we need to have a least one more alternate route to connect the Valley to Carson City. |
| 27. | Fix the disgraceful condition of road paving, hire someone who has at least some knowledge of paving techniques |
| 28. | Repairs to our streets is very much needed throughout the county. We pay very high property taxes yet streets like Jack's Valley Rd are in a state of deterioration. |
| 29. | Make EV #1 Goal absolutely mandatory, using the word "must" so the Planning Department has absolutely no discretion which they have abused to the detriments of the people they supposedly serve. |
| 30. | Publish (make available) executive level summary of Master Plan |
| 31. | County Staff do not always do their due diligence when preparing reports. They seem to slough off the work to private entities. In essence--what is the purpose of County Staff. |
| 32. | Not much effort given to publicize reviews and requests for broad input regarding master plan and update. Hard to generate broad interest. |
| 33. | I fear this county is run by special interests. It seems a few families, businesses run it and get what they want. The constant pushing of the gravel pit is a perfect example. The fact it keeps coming up tells me that there are a few powerful people or groups that represent a minority of the county in numbers but keep trying to pull the strings on this project which would greatly reduce the quality of life in the east valley!! |
| 34. | Stop the growth in Minden/Gardnerville! |
| 35. | I love this county. I love the majority of the people here and their values. Any major growth will result in the wrong kind of Californians moving in like locusts and dissolving all the reasons people chose to live here. It's currently happening to to most remote areas of ca and will eventually be a problem here. I've already seen more priuses than I'm comfortable with. |
| 36. | Stop listening to big business from the Lake area that seen intent on forcing their ideas on what the EV/FS areas should accept. The area was intended to be rural with the original Master Plan. This is what brought everyone to this side of the valley. Leave it as is. |

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| 37. | <p>You will gather my key concern is the scrupulous care of the County and the Carson Valley in particular. I do NOT want to see more housing, more people, more infrastructure - simply in the name of "maintaining growth". Find other ways to be sustainable. And I am absolutely opposed to the idea of 1 side of the Valley (e.g. the East Valley) being sacrificed (being forced to take public facilities, gravel pits, solar farms, landfills, etc) for the gentrification and supposed hipster beautification of the central and western parts of the Valley.</p> <p>I would like to see the casinos up at the lake (as well as agri-business interests here in the Valley) treated at greater arms length. Yes, they are an important source of revenue, but that should not give any of them carte blanche to believe they can do anything they like in the County.</p> |
| 38. | <p>Our downtown areas need to be given every opportunity to grow and succeed. Creations of districts or flexibility to allow gathering hubs such as event venues or art centers are worth a look. More pedestrian friendly corridors and an alternate truck route through Minden / Gardnerville are necessary.</p> |
| 39. | <p>Water rates are absolutely ridiculous.</p> |
| 40. | <p>The completion of I-580 makes Carson Valley an attractive option for commuters to businesses in South Reno. Work on it!</p> <p>There are 10,000 baby boomers retiring daily in this country. The math tells us that 10%-1000-are from California. If one out of that 1000 moved next door into Douglas County we would be a very prosperous community. Indian casinos and Chris Benty's silly distillery are a ridiculous path to prosperity.</p> |
| 41. | <p>I live in Genoa Lakes in Genoa. I live next door to a sewerage pump station. It is visible from my home, the street and it is a total eyesore. All you need to do at this time is to simply paint it. It is unfair that prior requests have fallen on deaf ears. Corner of Genoa Springs Drive and Clear Water Lane. thank you</p> |
| 42. | <p>I have a feeling this survey is useless.</p> |
| 43. | <p>There is a need to somehow harness the costs of water. My costs are high, even if my use level per month is zero units.</p> |
| 44. | <p>Do more for young adults so they don't get themselves in trouble. Incentives, involvement, no to drugs, no to violence. Help them make a good start!</p> |
| 45. | <p>The entire length of Jacks Valley Road needs to be repaired and maintained. County road maintenance is woefully inadequate. JVRoad is a scenic byway and should be maintained in good condition.</p> |
| 46. | <p>Invest in your public safety. The county currently has no vision on the upcoming losses of staffing, leading to burnout, low moral and officer safety issues. Don't let the grand jury decide on the fate of our Sheriff's Office. Ask why the county has to hire on a continuous basis. Ask why the county cannot be competitive with Carson City at the least. Currently, no one is driving the bus. The Top staff at the Sheriff's Office do not care about the future since they are leaving soon. Please change the working environment at DCSO before someone gets hurt or killed.</p> |
| 47. | <p>Not at this time</p> |
| 48. | <p>Allocate more monies to law enforcement and other emergency services. Ensure we have adequate and up to date equipment.</p> |
| 49. | <p>It's almost impossible for young families to invest in agriculture in this town. There are a few well known families in town that have monopolized the land making it nearly impossible for others to have agriculture. This forces good valley families out so we can build the future we want for our families.</p> |
| 50. | <p>I would really like to see a bike path from the Ranchos to downtown!</p> |

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| 51. | The county should focus on continued growth, acquiring new businesses, public employee retention (which is becoming a major problem in police/fire/paramedics as too many experienced employees are seeking employment elsewhere), and creating an alternate transportation route through Minden/Gardnerville which would give us a true downtown area where people actually want to go and spend time in without a semi-truck flying by right next to them. |
| 52. | Continue to diversify our economic base with an eye toward generating sustainable revenues to support quality services and infrastructure. |
| 53. | When my family first moved here, the DART bus would come out to our local store in TRE on a regular basis now it doesn't and there are many people that would like it re-establish this service. |
| 54. | I realize the county needs more housing, it should be for affordable housing and not for the big land owners who want to make millions for themselves. Water should be the BIG question, any new housing needs to be able to support water needed for any development. |
| 55. | Who is managing the possibility of the gravel pit? |
| 56. | We should slow building on new places until the existing buildings are filled more. |
| 57. | The county commissioners continually ignore the input of the planning commission, so why have a planning commission? |
| 58. | Please don't turn Douglas County into California's Lesiure World! We are rich in history and our community is awesome. STOP catering to wealthy retirees and start implementing changes that will strengthen our county's economy. |
| 59. | I don't want to see people priced out of our community, leading to less diversity. |
| 60. | Incorporate all water GiD's and start equal payment plans for usage. Rates are completely structured wrong! |
| 61. | What was the reasoning for building the WaSheShu Casino? So Indians could make money? What a waste of resources. Same for the Walmart. Who did it really benefit? Those coming from Bridgeport/Walker areas? Wonderful..... |
| 62. | Love living here and the slow growth compared to other cities, as growth is needed but not too fast. Id just like some sidewalks on tillman and to town from ranchos. Too many kids ride on the road. |
| 63. | We need a dog park |
| 64. | I feel infrastructure and the health and safety of our citizens should be our first priority. |
| 65. | Air quality is poor in Carson Valley and needs improvement. There absolutely needs to be regular bus service to the Indian Hills area, to go to Carson and to Minden. There is no bus service now. |
| 66. | Traffic. Highway 88 is so dangerous. The intersection at Centerville especially. Too much cross traffic for stop signs. Need signal or roundabout. Bike lanes between Ranchos to 395. |
| 67. | No |
| 68. | Growth should be measured by the good it does for the community not the financial gain of the few. |
| 69. | Since the pool here is ALWAYS so packed with people, can we PLEASE have a splash park? I heard we where getting one, but that was the last I heard about it. |
| 70. | I like living in Douglas County and like the "rural" atmosphere, but we have to have growth to sustain the infrastructure and services. I feel that there is a small, vocal minority that has "got theirs" and now they don't want anyone else to have it. The problem is that we cannot sustain services without growth, especially in the business are and affordable housing for the working class to live. If we continue to head down that path that we are on the County will be a world of hurt in 10-20 years. I believe that we can do this without |

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| | losing the atmosphere that we have. |
| 71. | Why is the library not included? |
| 72. | Be wary of long term phased proposed developments. Make developers put in all infrastructure at the beginning of a development. |
| 73. | Generally you are doing a good job. Transportation element is way behind the curve. |
| 74. | Residential development should pay for itself. Developers should not be allowed to make a bundle then leave the county with their mess to clean up. |
| 75. | There really needs to be more bicycle paths in Gardnerville. |
| 76. | As this valley continues to grow i see a huge need for affordable house for the people who live here. This is not happening. |
| 77. | Protection of private property rights, economic diversity of agriculture are the only viable ways to keep the valley green. Open spaces and views we all enjoy require hard work to manage |
| 78. | Concerned that we are becoming more city than rural |
| 79. | Used to be a nice place to live . Too much growth and crime , drugs . Schools are terrible |
| 80. | No |
| 81. | Bike paths! This could be such a "bikable" town. Especially from the Ranchos to Gardnerville/Minden so families can ride their bikes! |
| 82. | Land use decisions shouldn't depend on your last name or how long a person has lived in Douglas County. Variances should be rare and special use permits shouldn't be political. |
| 83. | Douglas County employees have not received an increase in wages in years. The cost of living grows, however, as a whole the employees are among the lowest paid in the state. There needs to be a better balance to allow those to work and live in this county. |
| 84. | Douglas County employees have not received raises in years! Quit supporting programs on the backs of these people. |
| 85. | There is a housing shortage all across Nevada. It would be nice if our beautiful town could be the first to really address the issue and be part of the solution. |
| 86. | Question 7 - Public Services and Facilities Element/Roads Question 8 - B- |
| 87. | Make it easier to develop |
| 88. | I do not live in Douglas County, but work in Douglas County. The prices of homes in Douglas County compared to surrounding areas is more than I can afford and as a young professional see nothing drawing me to live here. I enjoy a more urban environment with quick access to the natural environment. I would not classify Douglas County as an urban environment at all (for example, 2 of the 3 towns don't even have grocery stores). So the slow growth is not a plus for me. |
| 89. | Provide a rebuttal provision when county commissioners offer their opinions after public comment. |
| 90. | We still need safe bike lanes throughout the area. |
| 91. | Support our local businesses, law enforcement and churches. Do not tolerate or allow crime in Douglas County. |
| 92. | While we do need economic development and jobs, we need to preserve the beauty of our valley |
| 93. | No |
| 94. | Don't be so quick to change zoning after a property changes hands. If someone buys a property with Ag zoning and then wants to change it so more density can be used for some other application so they can increase their potential financial return, don't be so pliable. The purchaser knew what the zoning was when purchased so leave it at that. |

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| 95. | The Corley Ranch Master Plan amendment thus far has resulted in not one acre of land protected. A new buyer of that property could totally throw out the plan that was presented, and still use the receiving area. |
| 96. | Our air quality is compromised by annual trash and agricultural burning. This should be eliminated. |
| 97. | As a residence and Realtor, try to keep the lifestyle in our Valley as near as possible to as it is today. |
| 98. | No |
| 99. | Upgrade the infrastructure and look to relocate the Minden WWTP. Allow Passive Solar plants on Ag lands not adjacent to existing residential subdivisions. (not single structures like the Walker Res. |
| 100. | Would like to see Residential Lots for Building new homes to be no less than 1/4 acre per home. The Legacy at Montona homes are nice but much to close together. |
| 101. | Keep all wind and solar energy projects out of Douglas county |
| 102. | Again, great concerns that outside interests, especially CA, will try and catch us off-guard so they can put their renewable energy plants here vs their own land, requiring EIS. |
| 103. | Residents should not be liable for any costs associated with new growth to the community. Costs for traffic impact, school, water, waste, sewage etc. should be part of developer fees. |
| 104. | The roads in this county need some work. Jacks Valley in particular. I know there is work starting right now and I only hope you will do it right and not just patch it as done so many times before. It needs to be completely resurfaced. I have heard that it is going to be resurfaced from the elementary school to Alpine Ct but it needs to be repaved all the way to Genoa. |

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| <p>105. Douglas County Master Plan: Areas to work on: 1.) Eco-Dev: More local jobs with better salaries so local twenty- to forty-something aged people can afford to continue living and working here (we need more than “fast food” type jobs that don’t pay a living wage) 2.) Affordable Housing (we are in the midst of a “Tiny House” revolution; we need to figure out a way to make it work for Douglas County! Maybe set aside land areas that can have a higher density by restricting the house size to a maximum of 1,500 to 1,800 TOTAL sq. feet that includes up to 450 sq. ft. of garage space? Or allow multiple individual small dwellings, rentals or condos (max. of 1,000 sp. ft.), on a larger property with shared “green” space and one large “condo” garage (8 to 12 cars?) that allows up to 2 cars per dwelling and some storage space. The property would be best suited between two streets with access to the garage from one street and guest parking/front access from the other street.) 3.) More local public transit system(s) with alternative fuels, such as busses/vans with natural gas and electric/gasoline hybrids – and a few centralized public parking lots for people who may need to drive in from outer areas. 4.) Public Parking Lots with shed-roof covered parking and Solar Panels on top to help meet our mandated solar power program (see local transit systems above) 5.) Public parks with windmills / windmill farms to meet our mandated alternative power program If you can’t get a developer to put in low cost housing and apartments because of the density, then amend the codes to allow for more density in land areas that can handle higher density. Developers may need incentive, of course, and so do neighbors, and that means something like a better transit system in Douglas to reduce single motorist vehicular travel and local jobs so people don’t need to drive to Reno to get work. Please don’t waste more money on outside “consultants” to tell you what we already know, pay the people already working for the county, or perhaps find retired or senior volunteers, or retirees who need occasional part-time work. Come up with a few plans and tweak them... start small and build on what works.</p> |
| <p>106. Give the towns more power, funds and permitting! Public should have been notified of the original presentations by their towns (If they were notified, well in advance) to allow more community involvement as county did a poor job.</p> |
| <p>107. Other means of funding roadways to reduced traffic on 395.</p> |
| <p>108. USE COMPLETED !! ↘↓</p> |
| <p>109. In order to remain a sustainable County, business attraction and retention will be important. There are of course several elements to ensure this occurs - workforce, quality of life, etc. One of my most immediate concerns is the roads and maintenance as well as flood mitigation. I realize there are budget restraints, but the County absolutely needs to have a good road system to attract business and workforce at the very least. I am hoping this can be addressed through the process of the master plan.</p> |
| <p>110. 6</p> |
| <p>111. Why would a small county like Douglas have a "bicycle plan" over needs of the County?</p> |
| <p>112. See you in the future.</p> |
| <p>113. Question 7 - Road Improvement</p> |
| <p>114. None @ this time</p> |
| <p>115. The Planning Commission under the chairmanship of Frank Godecke is notorious for making decisions not consistent with the Master Plan. With the change in the BOCC...a new era where the general will of the people not the special industrial and commercial interests will prevail.</p> |
| <p>116. Maintain rural character!</p> |

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| 117. Leave the Master Plan alone - no more added receiving area |
| 118. Not at this time |
| 119. When considering projects, the staff that reviews and reports on them should do so without interjecting their personal opinions about specific projects. I have seen this at several planning and commission meetings. They should report the facts of the project as they relate to the master plan only! |
| 120. Ag land owners have property rights that need to be respected. They should have additional allowed land uses. If the citizens living in the county want to maintain a view shed they need to purchase that property right from the land owner. The county code that increases the flooding requirements above fema base level needs to be repealed as it decreases ag development value. I understand this increased standard reduces the cost of fema insurance for many residences at the at the ag landowners expense. If the citizens of the county want bike paths, the county needs to step up and purchase the land and build the paths. Requiring developers to donate and build a section here and there is wrong. |
| 121. Cave Rock water system/all water systems at the Lake need to be bundled with the rest of Douglas County to create affordable water for all Douglas County residents. |
| 122. No |
| 123. Increase your Code Enforcement Division to remove blithe from Residential and Commercial properties, address weed control. |
| 124. Yes. There are no descriptions, no specifics. How can one give a knowledgeable response? I wouldn't call this a survey. It's kind of a "Have you stopped beating your mother?" type questionnaire. |
| 125. If a structure is very old and is a hazard, it should be torn down! A prime example would be the Old Gym Playhouse and "cultural Center... Raze these structures and build a brand new auditorium! |
| 126. Historic preservation is hugely important. Would like water/sewer rates to be equal for all neighborhoods. |
| 127. Get transportation right - its a priority and you should not have to raise taxes to do that. The citizens of Douglas County have been paying their taxes year over year but that money has been diverted away from transportation. While there has been a recent effort in the last 4 years to improve that and raised the banner to citizens that we have to raise taxes, that argument doesnt work. Taxes have always been intended for infrastructure. Just because it was diverted away from roads doesnt mean you should raise taxes to fund it. Road funding is a necessity and should be off the top of the budget. Then through the county's priority based budgeting system figure out which other less important items would be taxed to fund those items. Infrastructure is a top priority. |
| 128. Please, why can't the empty buildings be used before building more. I see so many empty places, where I guess a business didn't make it, it's sad. I shop and support my local community. |
| 129. Expand support for the arts to improve quality of life |
| 130. I would like to see the budget for upcoming year and the books for past year, every year. Also scheduled public meetings. |
| 131. Development in the County, that is not in the towns costs us all extra money. The county cannot maintain the roads and the infastructure that has already been built. The county has no flood control in the County areas. The towns with the cooperation of the County have done a good job in flood control. Please think carefully about the growth that will come in the future. Thanks for asking. |
| 132. I would like to see the country preserve the remaining old barns and historic buildings, |

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| | consider access to public lands when creating new development, encourage bike trails, walking paths and other ways to encourage active citizens. |
| 133. | I would love to see property owners rights be as important as the opinions of the vocal minority. Please allow residents of Douglas County to have a small amount of chickens or small livestock on parcels of under 1 acre. In this rural community I cant have chickens but in Oakland CA they can have pigs and livestock. It is ridiculous. |
| 134. | Spend more on education, esp making jacks valley elementary better |
| 135. | I want to know what excuse will be used this time for not fixing Heybourne Road off Stephanie Lane which dead ends at waste treatment plant! Actually, I want to speak to the person who says they can't fix this road. Have them call me at 775-267-5579 - Cindy Hunter |
| 136. | I would like to see better management by blm or the county of its lands to prevent trash dumping in our open spaces, better access to the Carson River, more traffic enforcement and more traffic "calming" education. |
| 137. | We have lived here 20+ years (originally from California and came for jobs). We love the area, but the traffic on hwy 395, etc (coming from southern california, etc) is getting insane. We would love to retire here someday, but we are watching the area lose some of it's rural characters which attracted us to the area in the first place. (Lately everyone I meet that has just moved here wants to change it - add this store, add this restaurant, etc. I am surprised that they don't realize the area will turn into what they left if everything is added.) |
| 138. | It is too easy for the BOCC to change the master plan as evidenced by the Corley project, which is way too large for the acreage. |
| 139. | Why have a Master Plan if you allow projects like Corley Ranch to be approved - shame on you people!! |
| 140. | As an East Valley resident we are terrified of changing our quiet way of life to an industrial, noisy, dirty way of life if the gravel pit is approved. |
| 141. | Regarding livestock in the Ranchos, chickens should be allowed on all property, regardless of the size of the property. |
| 142. | Why have a plan if the commissioner's ignore it (e.g. Corley Ranch)? |
| 143. | Young people desperately need connectivity between the Ranchos and Gardnerville/Minden. Please continue working on building bike trails and offering transportation opportunities. Additionally, I hope that the Rec Center will thrive and become the center of our county. It has amazing potential to bind our entire population together, from the infants to the elderly. Keep funding the Rec Center! |
| 144. | Residents should be allowed to keep four chickens on under a acrea |
| 145. | What is the outlook and current laws for raising and owning livestock both small and large (poultry, goats, horses etc) within the "city limits" of all towns in Douglas County. There has been a renewed interest in proving for ones families with small family farms whether it be with goats milk, vegetables and fruits, poultry, etc. With more and more people coming to our community from around the "country not respecting the small way of life we have established I do have concerns that these "new" residents want to see their old communities here and want to "change" it to be like their old residences. I fear the small town way of life is dying here because of the uncontrolled growth of our community. Schools are busting at the seams and with that same uncontrolled growth the schools and other services, police and fire, are also strained to breaking. |
| 146. | People should be able to have livestock in their backyards within reason (small livestock such as chickens, goats, etc) on parcels under 1 acre. Allow people to go green and eat naturally by allowing livestock on smaller parcels. Unless it becomes a nuisance, I don't |

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| see the problem, nor do I understand why it's being changed. At this point, people already do it. Make it legal |
| 147. The ability to have chickens on less than 1 acre lots in the Ranchos needs to be reevaluated. People need to have to opportunity to cut food cost and have the ability to have fresh food. A few chickens on 1/2 or 1/3 acre lots should be allowed. |
| 148. Stop the Board of Commisioners from micro-managing the County Manager. They should only be involved in setting Policy. |
| 149. I was born and raised in the valley. I'm currently raising my own family. I want to preserve what small town feel we still have. I don't want to loose anymore open space that we still have. I want to keep our growth very limited. |
| 150. I've lived in Douglas County 50 years. PLEASE preserve our valley, no more housing! Save our lands. No more people! |
| 151. Survey should not have so many questions about master plan if I don't know about it. I know of the ruhenstroth one somewhat. We moved here because it is a warm little town. Dont want any city sized, corporate greed, solar panel fields environment. Keep it simple and don't sell out. Our budget is already challenged enough. |
| 152. Issue less building permits. |
| 153. We need more economic diversity and more housing. We need to attract big businesses that offer good paying jobs. We also need to have a bypass around town asap to make downtown Minden Gardnerville a more pedestrian friendly area that people would actually want to spend time in. |
| 154. We need more bike paths in out lying areas , like the road to GENOA off of 395.. Would be great to have bike paths on each side of that road . |
| 155. Why ask this when our voices and concerns go to the wayside? |
| 156. I like the master plan the way it exists today. |
| 157. We have too much commercial retail in Douglas County. With the growth management ordinance currently in place, we will need a lot more rooftops to service our existing retail inventory. The issue is that the retail along the Hwy 395 Minden/Gardnerville corridor is too spread out. We may want to consider changing some of the existing retail zoning to MFR so that there is higher density within walking distance to retail. We also need to see if there is a way to help increase the retention of new businesses that open in Douglas County perhaps through regulatory relief (fees). |
| <p>We also have a traffic issue in the Carson Valley. If we want a vibrant commercial corridor, we must look to ways to fund a bypass road to take the traffic off of Hwy 395 through town and create a more pedestrian friendly atmosphere. To build a bypass road requires forward thinking on how we set aside money each year to study the feasibility of alternate routes primarily east of East Valley through the Pinenuts. Acquiring land through the Federal Land Bill is a start. Building such a bypass could also help with storage of flood waters from summer storms in the Pinenuts. This needs to be a priority "Action" item.</p> <p>Finally, there needs to be a concerted effort by the County to attract quality businesses to our half empty industrial parks. The county should take an active role in bringing 21st century infrastructure to these areas. An investment today will provide a good ROI (ie., tax revenue) in the future.</p> |

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| 158. Sprawl has killed us and stunted our ability to brand Carson Valley, as we have turned into a smattering of satellite areas with tiny microphones. Branding Carson Valley or Douglas is WAY more effective than everyone branding GID/towns/neighborhoods. We now need to connect these areas through trails and encourage walkability (meaning focused addition of 3 story buildings of mixed use in the General Commercial zones in town. The ranchos connector trail is crucial and paramount. That majority of the population is cutoff and car dependent. Would you send your child along the bridges on waterloo? |
| 159. The county needs to spend more of my property tax dollars at the Lake. Too much is funneled to the valley. |
| 160. County needs to be sensitive to needs and costs of water and sewer services in Lake Tahoe area, not just the Valley. Commissioners not responsive to Lake population, despite the fact that Lake homeowners and businesses pay most of the bills. |
| 161. Although not a current resident, my family and I make 3-6 trips a year to the area. My father is in process of purchasing a home. My wife and I will be retiring up there in 2-3 years. |
| 162. The lack diversity in housing product, availability and affordability is a real issue for Lake and Valley. More mixed use zoning in the Towns should also be encouraged. |
| 163. What is the plan for East Valley Rd on the Gardnerville side? We get a lot of semi and truck traffic going to Aervo instead of using Sawmill Rd? |
| 164. The board of commissioners should rethink what they want to be more in line with their constituents! 2 Walmarts in Douglas is ridiculous and a lowes will put good family owned businesses out of business! |
| 165. I am very concerned about Walsh's proposal to put the freeway entrance/exit right at the Cradlebaugh bridge which is where my family has resided for 25 years and currently has three generations residing here. |
| 166. The BPAGMO should find ways to ALLOW growth, not just prohibit growth. I couldn't find downtown condos, so i moved out of town. Not good for Carson City business |
| 167. I wish that when people vote on an item with a NO, that entities wouldn't go around two and three times to find another way to get their way! We the taxpayers end up paying Perhaps we should find a way to stop this It is most discouraging to the community. It feels as if what we say and vote for doesn't mean a thing. We are just going through the motions until there is another way created for others to get what they want ignoring what we the people vote for. |
| 168. Again, so Calif solar power in Nev |
| 169. The Corley Ranch development is neither needed nor warranted. You already have 800 units allocated to the property due north of it. You are turning Douglas into Carson City. You have neither the employment nor water to sustain such growth. |
| 170. A sound infrastructure is a must. Remember, if you build it, they will come. How many can the valley support? Changing the land is easy, returning it to what it once was is difficult. |
| 171. We need another motocross track. One that is high quality. Maybe even a Motorsports park. The country should invest in opportunitys for parents and children to participate in these activities together. |

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| 172. In order for the county to attract a quality workforce, the county needs to improve the education system and devote more resources to children and young families in the area. Recently, I personally know of several families that held high paying jobs in Douglas County move out of the area to gain access to better schools. We need to pay our teachers well in order to attract and retain top talent. We need to devote financial resources to our schools, parks, and community center. Young families are what make a community vibrant and they contribute to the economic vitality when they go out to eat, buy things for their family at local shops, etc. While we do have a large senior population, we also need to keep our county an attractive option for young families - a place where they can own a home, get a quality education for their children, and get jobs that pay a livable wage. This is what will make Douglas County a great place to live and work for us as well as future generations. |
| 173. We are worried that stunting growth in the valley will lead to another recession and cuts in public safety and parks and rec. the roads also need to be redone in most of the valley. The county has not taken care of them at all. |
| 174. We need bus service to and from Carson after 5:00 pm and on weekends for employment accomodation...also to strengthen senior services. People without driver license are handicapped by Douglas County transportation. |
| 175. School taxes for Seniors who have paid their dues should be reduced. The swimming pool taxes should be reduced as long as the swim center is charging the local population entry fee. They are bleeding us dry through our property taxes as it is. The two entities should know that Douglas County is not an endless supply of funds. |
| 176. Just that I am fed up with the people we elect running roughshod over us! |
| 177. Current road network is substandard in handling current traffic flow. US 395 bypass (Muller Lane) should be at the top of the list, followed by Waterloo Lane. Other roads are badly in need of maintenance. |
| 178. Building more commercial buildings and houses does not solve the problem. There are too many vacant buildings in the county. Let's use the buildings down town to revitalize the community and have business there. |
| 179. Cut back on development. There is already plenty of housing in the County. Just look at Zillow and there are hundreds of properties for sale in all price ranges. |
| 180. Roads |
| 181. As someone who has grown up in this community and hopes to continue living here for many more years I find disheartening the absolute lack of affordable housing for middle class people in this community. It is troubling that many people who have lived their entire lives here such as myself will have to seriously consider moving elsewhere in order to live a more comfortable lifestyle while people who do not respect the history, culture, and way of life of the Carson Valley push people like myself out. |
| 182. Douglas Co.is more concerned for the upper class and less concerned for the low income,and underserved. |
| 183. Emergency services has done a great job at keeping up with growth. Keep them fully funded. |
| 184. We need to either build homes or better apartments. People who have lived in the valley are being pushed out, and the county does not grow to accommodate them. This in turns shuts down our job growth, because people would rather live in Douglas County and work somewhere else. People will not live somewhere else and go to work in Douglas County, it does not have enough jobs to travel to. Growing population means more jobs are needed, which means more businesses are created for the community, which you get to tax. |

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| <p>185. Keep industrial development in current commercial zoned areas. No further new receiving areas until a demonstrated need is made.</p> |
| <p>186. I am concerned with the short sightedness of the county when it comes to diversified income for agricultural properties. It was disappointing to see that solar farm killed because of the NIMBY (Not In My BackYard) mentality. If the ranchers are unable to make money with their lands through diversification and renewable resources, these families may be forced to sell their land, possibly to developers. I'd sure as heck rather see solar panels on the land vs. houses!</p> |
| <p>187. Economic diversity is still an issue as the county continues to block, slow down, or not be as business friendly as it could be. A thorough review of building submittals and rejections or requested changes should be initiated, along with feedback from potential business relocations that have soured. Determine what is preventing businesses from moving here and address the road blocks.</p> |
| <p>188. I believe in balancing preservation of ag and open space with development of housing and economic centers. We should carefully consider whether growth along the 395 corridor, in order to preserve open space elsewhere, is preferable to building outwards/away from 395 but leaving chunks of open space along the highway. And we should stick to that plan. Unfortunately, the plan from the last 20 years has been abandoned, resulting in sprawling development to the south. Choose one and stick to it.</p> |
| <p>189. You always forget the Stateline (Tahoe Basin Area) We are the stepchildren who generate a lot of money that goes over the hill. We are the forgotten children. I would like to see stepped up spending on our side</p> |
| <p>190. With the recession the issues here have shifted from growth to how best to complete our communities as they currently exist, and how to pay for that. The failure to adequately plan st development, and the infrastructure and services needed to support it, has created many problems that now need to be solved.</p> <p>Unfortunately every one of those problems has a significant fiscal component that this community is reluctant to address. If we can't find a way to pay for the investments needed we're headed for decline.</p> <p>Overall growth is no longer much of an issue here. The issue now is containing what growth will occur to already developed areas, thus preserving agriculture and open space and strengthening our communities. And completing and maintaining the infrastructure and providing the services our communities need to be quality places to live.</p> <p>We must stop approving development that contributes to sprawl and without better assuring that the infrastructure and services required to support it will be adequate and that there is a means to fully pay for their operation and maintenance going forward.</p> <p>We also need to address the carrying capacity of this county in terms of natural resources and infrastructure. Do we have the water supplies to sustain the development already allowed, much less more? Can we create the infrastructure, particularly transportation, that we need to handle growth going forward.</p> <p>Finally, we need strategies to preserve and strengthen the qualities that brought most of us here in the first place, which I believe are (1) our beautiful natural environment, (2) ready access to outdoor recreation and (3) the historic, small town ambiance of our communities within a larger surrounding environment of sustainable agricultural.</p> <p>We've had two commendable recent efforts to do those things, the Valley Vision Plan and</p> |

the Connectivity Plan. But both we're flawed by failing to winnow out the nonsense and boil them down to core principles and actions that would have broad support here. And the failure to "sell" them to the community at large. That made them vulnerable to demagogic attacks that have undermined their implementation.

In presenting the results of those efforts there was too much focus on community "leaders" and not enough on community "members." So broad support was lacking.

But that doesn't mean they should be dismissed. Both projects were on the right track and showed a way forward here. The master plan amendment process should build on those efforts and incorporate what was learned into county policy.

Valley Vision did show us a strategy for maintaining the qualities that attract people to this county, which I listed above. There was just a bit too much pie-in-the-sky.

And the Connectivity Plan was flawed in not presenting a coherent set of projects that the community could understand and get behind, but it did present a valid financial strategy for improving transportation infrastructure going forward.

I'm particularly concerned about coming up with solutions for the 395 and 88 corridors here that will keep traffic manageable and safe as growth proceeds.

I think the right solution for Highway 88 is to make it into a bit of a reduced speed (45 mph?) "parkway" with traffic circles at Kimmerling, Centerville and Mottsville, with a design emphasizing the great scenery along that route, used by many to "enter" this county from California. Perhaps a few "scenic turnouts," maybe even a few roadside tables. And signage helping people appreciate the sights and history here and helping travelers get to our towns.

As to 395 I think our best alternative for an affordable bypass is to complete Muller Parkway in a way that would best accommodate the traffic we don't want in town. Anything more dramatic and complex, like a freeway through the east valley, simply isn't going to happen.

Finally, we need to make bicycle and pedestrian facilities a higher priority. The future belongs to walkable and bicycle friendly communities. There should be proper cycling connections between our four most important communities, The Ranchos, Gardnerville/Minden and Genoa.

And if we can reduce or better manage traffic on 395 we should then move to enhance pedestrian facilities through Gardnerville and Minden, as Carson City is now doing in its downtown.

Once again, there should be less arguing about growth here and more about how we maintain and create quality communities in the areas where growth has already occurred, which are the areas to which it should be directed in the future.

Thanks for seeking this sort of public input.

191. Any changes to Master Plan should be put to vote of all the county residents

192. Housing is a very big issue right now. There are no homes. Rental agencies are very corrupt and horrible in this area. Because of their pet policies the animal shelter is getting

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| fuller. |
| 193. The Carson Valley is a treasure and should be treated as such. |
| 194. Born and raised 5th generation of this beautiful valley and happy you are reaching out to the citizens. |
| 195. Enforce speed code on Fish Springs and Jacobsen. |
| 196. Please do not view growth of population and industry as the enemy. The real enemy is the stagnation caused by no population growth, 50% of the population over age 50 and no real desire to grow significant, tax paying, industry |
| 197. Please don't view growth, both of population and industry, as the problem. Rather, the problem lies in stagnation and a majority of the county residents over age 50. This is unsustainable. |
| 198. Prices have skyrocketed I work two jobs and have 4 kids two are not my own on my own. When I moved from Topaz to gardnerville 9 years ago housing was affordable. Now it's insane. I rent a two bed two bath duplex for 900.00. I had to take a second job to cover this and at times I don't have enough. And landlords do not care. The carpets stink so bad and I complained before I moved in. Nothing has been done. Every single month I complain to property management and the owner refuses. This isn't right. I bust my butt and my house is making my kids sick. Why should she care there are tons of people lookinghousing so if I move some one else will be right in and with the same issues. Come on Douglas county implement some protection for renters!! |
| 199. Update sign ordinance now, not later. |
| 200. I'm concerned with the housing costs. My 1 bedroom apartment costs me upwards of \$800 to \$900 a month after utilities and that's without the additional cost of food, car payment/insurance, and gasoline. There's no way anyone working for minimum wage could afford it and there's very few jobs around here that pay more than minimum wage. |
| 201. No more low income housing!!! |
| 202. I am concerned about housing options. There is just not enough housing for population growth. My daughter has been trying to move back to gardnerville for almost 2 years and there is just nothing available. |
| 203. You keep hearing it's the will of the people and the voters want it this way and this is not beneficial to my district. Our Planning Commissioners and our County Commissioners need to have the courage to make a decision that are in the best interest of our community. |
| 204. TAXES,CRIME ROADS |
| 205. Lack of housing for rentals. Home prices are increasing making prices difficult to purchase for around \$300K for a good sized home. |
| 206. Decisions should be based on facts, not emotions or who is a good friend. |
| 207. We need to keep the TDR program strong to maintain the quality of life in our community. GROWTH does not pay it's way. When you subsidize growth one day it catches up with you. Remember all the local governments that gave subsidy and let growth control. Most are bankrupt today. Developers need to pay their fair share, not just pocket the money and RUN. We of the community need to have high standards for the infrastructure. We have to pay to operate and maintain FOREVER. Remember, Build to CODE. |
| 208. We need infrastructure even if people are afraid to do what we voted them into office to do: fund it as they find the best way to do. |
| 209. Theses questions you're asking are not going to be about things that are common knowledge to most of the County's residents. Many of us only know about the issues that specifically and immediately impact our families. |

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| <p>210. I think this is the most important issue facing our County. Both in the Valley and at the Lake, we need to strengthen and further create diverse, sustainable communities. The catalyst to doing so is having housing that is affordable to the middle class. We need to have a serious discussion with all options on the table as to how best to incentivize the market to provide affordable housing in Douglas County. Thanks for reaching out and requesting a response to this survey!</p> |
| <p>211. It is almost impossible to utilize property mgmt in Douglas co. If you do they find any way to keep your deposit and even bill you more. They need to be evaluated. It is becoming less of an incentive to work in Douglas co as there are not enough rental opportunities. We are having to move to Carson or Tahoe and the pay is better there so you will begin to see steady decline of our community members trying to continue to support small businesses and our community.</p> |
| <p>212. This information should be more freely disseminated so we can be informed and assist in the survey.</p> |
| <p>213. As a disabled single parent I cannot use DART to take my child to an important appointment in Carson once a week. I was told that they (whoever at DART makes decisions) didn't like that it wasn't with a local provider. Well when I started my 7year old's therapy. The local mental health had a huge wait list. Now she is established with this doctor and it wouldn't be wise to start over with someone local. But I am punished for taking care of my child. I was also told they don't like appointments in the afternoon which was the only time the doc has for reoccurring, plus I've seen DART in Carson later. Our disabled and elderly cannot easily get to Carson and Reno is impossible. I've been told to take DART up and then transfer 2-3 times to and from with a 7 year old. That would be exhausting for my condition as well as difficult for my child as there would be no time to stop for bathroom or food. If anything went wrong I'd be stuck in Carson with no way to get back to the valley.</p> <p>Also the housing market is awful. Nothing for renters of a modest to moderate income. There are rental agencies that make people live in terrible conditions and do not try to fix it. The renters don't fight back often because they know their options are less than limited. Buying a house for those with modest incomes is impossible. With lack of public transport, for even able bodied individuals, to go for jobs further away and lack of jobs in the area. People are struggling to exist. We need jobs, transportation, and smarter growth. Stop the waste of empty business buildings and in some areas empty houses due to foreclosure. Yet new buildings go up all the time. I know everyone is struggling. But wouldn't it be better to work with the owners of empty buildings to make them rent at more affordable rates, than leave empty buildings making no income and having no taxes come in? Wouldn't it be better to help businesses survive or get started than have a lack of running businesses, less businesses paying tax, and a surplus of empty buildings? Wouldn't it be better to figure out affordable housing and especially rentals, rather than have people homeless or leave the area because they cannot survive here?</p> <p>I am worried for the area.</p> |
| <p>214. There needs to be a better way to travel through Minden/Gardnerville other than Hwy 395. It is very congested at certain times of day. There needs to be more bike paths and routes here in the valley that allow people to get out and enjoy the beautiful area. Bike routes/paths that link over to Genoa and to the parks so that families can enjoy riding without worrying about being run over.</p> |
| <p>215. Douglas County is not located in California.</p> |

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| 216. | Top priorities in my opinion: Completion of safe bike lanes along Foothill road. Improvement of intersections for safety purposes along 395 between Johnson lane and hwy 88. |
| 217. | Leave this valley's agricultural land and open spaces alone. Let this valley remain small and not turn it into a major city. Don't let pollution and our water quality decline. |
| 218. | There is a need for affordable housing in the valley. |
| 219. | There needs to be a crackdown in the unlawful practices of property management companies in the area. The amount of illegal charges, lack of property management and overall law breaking is astounding. These companies need to be held accountable for their actions. |
| 220. | More affordable housing developments geared toward senior living. |
| 221. | Sources only to allow amendment after amendment seems ridiculous and completely counter-productive. |
| 222. | The addition of WalMart, Sonic, Domino's Pizza, etc, do not enhance the quality and character of Minden/Gardnerville. The COD Casino is terrible for the residents of downtown Minden. It does not appear that Douglas County cares at all about historic preservation of neighborhoods. Let's do more to add art/culture/diversity to our town. No more CHAIN restaurants/stores! Let's be more like Truckee and less like Fallon. |
| 223. | We need more affordable housing options for seniors |
| 224. | Keeping the development to the desert areas and out of the green belt |
| 225. | One of my biggest concerns is the amount of trash in the open lands. Maybe I am unaware of a waver for people who can not afford to take trash to the dump or a waver for someone else to pick it up and take it but it is an awful situation. |
| 226. | Concern that the County Commissioners don't seem to believe in the Master Plan, they ignore it when it pleases them and enforce it when it suits them. |
| 227. | The pollution is becoming more visible above the valleys. I'm not sure what could be done that would not harm tourist based business, but escaping smog is part of the reason I moved back to the area. |
| 228. | Question 7 is incomplete. It does not list the items I believe are the most important. - Education - Police and Fire Services - County infrastructure (road conditions, markings and signage) |
| 229. | Strengthen our law enforcement and fire departments. We need more law enforcement on each shift. |
| 230. | I lived in Gardnerville for a year before moving to Topaz Ranch Estates, and would love to see community open spaces improved or created so neighbors would have opportunity to engage with one another and pets in a friendly manner. Similar to the development in Minden/Gardnerville walking paths and a dog park. |
| 231. | All new zoning the increases density or a more intense land use than before should become a receiving area. That way all added density or use is required to buy TDRs as growth mitigation. |
| 232. | Concerned about possible trucking traffic on Muller Parkway once it is constructed. |
| 233. | No more factories!!! Lets work towards a green, health matters sustainable country county. I envision our entire county being more like Douglas Tahoe and less like Douglas Johnson Lane. |
| 234. | If you cannot provide competitive wages for your employees, you will waste tax dollars training good employees who will leave for higher paying jobs. This is happening faster and faster as we gap grows larger. You will then be contactless training new employees wasting tax dollars and ultimately providing a lower level of service to the citizens of Douglas County. |

235. I think it's important for our county to actually describe (in writing) the level of service that we are able to maintain for our citizens in various parts of Carson Valley. Otherwise, people outside of the towns and GID's will continue to demand raiding counreserves for unsustainable and undeserved preferential treatment to cleanup their property after flash-flooding (such as happened in Johnson Lane for the past two years).