

# The Master Plan Process

CARSON VALLEY CHAMBER OF COMMERCE  
GENERAL MEMBERSHIP LUNCHEON  
JUNE 21, 2017

# What?

- The County Master Plan is the document that sets the parameters on virtually all aspects of County development.
- It contains 11 different elements:

County Profile

Transportation

Agriculture

Conservation

Growth Management

Washoe Tribal Lands

Historic Preservation

Land Use

Economic Development

Parks and Recreation

Public Services and Facilities

# When?

- The current Master Plan was first adopted in 1996 and last updated in 2011.
- Typically, 20 years is the life of a Master Plan, and this revision, while not a completely new document, is a major update, with each of the elements undergoing examination.
- Process was authorized by the County Commissioners in February 2016.
- Process began with Community Workshops in June and July, which were augmented by an internet based survey and live business poll.

# How?

- A consultant, Candace Stowell of WBA, LLC of Stateline, was hired to work with the Community Development Department to draft the revised elements.
- Elements began to be released in early 2017.
- As each element is released, it is made public and comments are solicited.
- Then each element is examined and further comments accepted at a Planning Commission hearing and then approved by the Planning Commission.
- The final steps are another set of public hearings at the Board of Commissioners and ultimately finally approved by the Commissioners.

## Wild Card Alert!!! Master Plan Amendments!!!

- As part of the process, submittals for streamlined Master Plan Map Amendments are accepted as part of the process.
- Twelve applications, containing 57 proposed changes have been submitted.
- Those applications will be subject to the same steps of approval as the individual elements.

# Chamber Involvement

- Obviously, this process impacts the business climate and community.
- Some elements are more impactful than others.
- The Chamber Economic & Community Development Committee has taken the lead on overseeing our input on the process.
- That Committee, in turn, created a Working Group (Jack Jacobs, Brent Holderman, Tom Dallaire, Carlo Luri and Bill Chernock) to do the detailed examinations of the elements.
- The Working Group reports to the Committee, the Committee in turn reports to the Chamber Board for final approval on comments.

# Where are we now?

- We have chosen to not comment, nor have we been asked by any of the landowners to comment, on the Master Plan Map Amendments.
- To date, the following draft elements have been released:
  - County Profile
  - Agriculture
  - Conservation
  - Growth Management
  - Historic Preservation
  - Land Use
- In addition, much of the content of the Transportation Element has been publicly heard as part of a 2016 Update.

# Our Comments

- General Overview Comments
- The 'Plan' often lacked cohesion between elements.
- Within elements; the goals, policies and actions were not always logically aligned.
- There was a time or priority element lacking.
- Allow at least 4 weeks of review time between release of draft and deadline for comments.

# Our Comments

- Community Profile was accurate.
- Agriculture Element:
  - Submitted in conjunction with Carson Valley Agriculture Association and Douglas-Carson City Farm Bureau.

Add trend data and expand mapping.

Identify uses of 'Prime' Farmland

Show results of regulations imposed.

Expand history and information on Conservation easements and TDR usage.

Add information on agrihoods and their features and benefits.

Discuss non-point source runoff priorities.

Action items:

Monitor land use practices for trending. Study where agrihoods could be developed.

Policy items:

Expand 'Routine and Ongoing Agricultural Activities' definition

Expand Support to Agriculture Businesses

Establish Agriculture Committee.

Increase ability to acquire permanent open space in cooperation with the agricultural community.

Promote the long term protection, conservation and enhancement of productive and potentially productive agricultural land.

# Our Comments

- Conservation Element:

Require new developments to incorporate storm drainage facilities that control urban run off pollutants. Require a regular cleaning program for municipal underground drainage systems and report annually. Require private underground drainage systems to be cleaned and inspected at a necessary frequency to control contaminants.

Support implementation of the updated CWSD Watershed Stewardship Plan.

Direct development of a study to determine locations and practices contributing to contamination of surface waters and prepare recommendations on actions to meet state and federal water quality requirements.

Review Development proposals that could impact private irrigation facilities.

Support improvement to drainage facilities on Hwy 395 at Smelter Creek and from Minden to Cradlebaugh to improve capacity.

Support the potential for wetland mitigation banking.

Develop an Open Space Acquisition Program for voter approval.

Industrial uses shall develop and implement on-going monitoring to reduce potential impacts to groundwater quality and inspect prior to and following stormwater events.

Study the formation of a County Water Management District responsible for the management of water, wastewater, and stormwater resources.

County will work with the agricultural community to look at the feasibility, benefits and funding opportunities to reduce dust associated with agricultural practices.

# Our Comments

- Growth Management Element
  - Add discussion of resource limitations and plans for commercial and industrial development. Discussion should also contain a vision of what this growth would look like and its impact on the character of the community
  - Make clarifying edits to be more specific about where development can occur and expand opportunity to consider where and how Agrihood developments could be made
  - Examine the feasibility of developing and/or working with an existing land trust or conservancy to implement and facilitate an Open Space Acquisition Program

# Our Comments

- Historic Preservation Element

County will prepare information to educate residents and visitors about historic, cultural and archeological resources.

County will establish incentives for preservation of historic properties and sites, which could include property tax relief, special zoning and bonus densities for additional TDR's.

Community Development Department will work with the Towns to determine if nomination packages for Historic District status should be submitted to the State of Nevada and if yes, prepare and submit those packages.

Community Development Department will prepare development code language for approval to identify requirements for properties adjacent to historical sites and districts.

County shall submit an application for Certified Local Government status to the State of Nevada and pursue Historical Preservation funds from the State Historic Preservation Office and develop guidelines for the use of those funds.

# What Next?

- Land Use Element is being reviewed by the Chamber.
- Board of Commissioners will hold a special session on July 17<sup>th</sup> to review the Transportation Plan. Our one critical comment, made previously, is that we must include language on prioritizing a bypass of the downtown areas.
- July 18 and 19 the Planning Commission will hold a regular meeting to finalize their recommendations on the Map Amendment requests and on the elements released.
- The Planning Commission will make their decisions on those areas at their August 8 meeting.
- The Board of Commissioners is scheduled to decide on those recommendations on September 18.
- The goal is to have all of the elements drafted, heard and decided upon before the end of the year.

# Our Constant Themes

- Open Space Acquisition
- Transportation Bypass Due Diligence and Progress
- Agrihoods
- Infrastructure