
CHAPTER 2:
Framework of the Master Plan

This chapter is new to the 2006 Master Plan. Refer to “Summary of Changes Reflected in 2006 Update” in this chapter for a detailed summary of changes to the 2006 Master Plan.

Introduction

Douglas County residents place a high value on open space, clean air and water, agricultural heritage, natural resources, and economic stability. Maintaining these aspects and the rural character of the county is the basis for the quality of life expressed by the community and is reflected in the vision and values established by the Board of Commissioners and the Planning Commission.

In early 2006, the Planning Commission and Board of Commissioners held joint public meetings to redefine the values and goals of the Master Plan with the hope of assisting the staff and consultants on the update of the plan. The resulting goals were derived from the 16 existing goals identified in Chapter 1 of the 1996 Master Plan.

In addition, in early 2006, the Board of Commissioners considered suggested Strategic Direction that provided a framework for implementing the County’s mission, while making the County’s vision a reality and achieving the County’s purpose.

Along with the purpose for reviewing the Directions was to prioritize the top 5 to 8 Strategic Directions to reflect the goals and priorities of the county as a whole. These include the following:

- A. **Douglas County will manage growth and change consistent with the County’s Master Plan.** Douglas County is a dynamic and changing place. The County’s Master Plan provides the guideline for the future physical development of the county. The Master Plan provides for orderly development that meets the needs of the community, protects the community’s rural character and respects private property rights. By following the Master Plan residents and business have a sense of direction, consistency and predictability in County actions.
- B. **Douglas County will work to enhance the fiscal stability and financial structure of the County by promoting the economic vitality of the county.** The County’s finances will be managed conservatively. Budgets are balanced, reserves are used appropriately, and ongoing needs are met with ongoing resources. The level and mix of services do not grow beyond the County’s means to fund those services. A diverse revenue base is supported. The proper mix of economic development increases the number of jobs, the tax base, purchasing power, diversity, and the availability of goods and services. A vibrant economy benefits the whole community by providing the means to meet public service obligations and expectations.
- C. **Douglas County will invest in the infrastructure and in the maintenance and expansion of County facilities to meet operational needs to meet current and future needs.** The proper planning, funding and construction of public facilities is critical to the long term health of the county and provides the basis for the provision of required and desired public services, such as, courts, jails, recreation, library, water, sewer, roads, senior services, drainage facilities, animal shelter, support services, and administrative offices. The investment in these facilities allows the County to plan for and deliver necessary and desirable public services.

- D. Douglas County will enhance and improve the provision of public safety and related services. A primary purpose of county government is to provide for a safe, healthy, and secure community. The perception and reality of a safe community provides the basis for a growing quality place for active living. The provision of safety in all aspects of County services is required for a desirable community, including: Police, Fire, EMS, 911, Courts, Streets, Water, Sewer, Flooding and related services.
- E. Douglas County will be an employer of choice among local governments with an employee commitment to continuously provide courteous, professional, and responsive customer service. The County’s workplace attracts and retains quality public employees who demonstrate their commitment to the highest standards of service. The County values its employees and their abilities and is committed to their safety, security, and well being. Employees are productive and satisfied in their work as they provide effective and efficient service to the community.
- F. Douglas County will preserve the county’s natural environment, resources, and rural setting. The conservation and proper management of natural resources in critical areas lead to the enjoyment and preservation of the scenic and natural environment that defines much of Douglas County. The rural character of the county is reflected in the open, active, and productive agricultural areas that are vital to the preservation of the natural beauty of the county. Public access to parks and open space with scenic vistas provide people with the tangible benefit from working to protect our environment and keeping ranching and farming economically viable.

From these **D**irections the Quality of Life was defined:

The level of enjoyment, sense of well-being and fulfillment derived by residents form the life they live within their local economic, cultural, social, and environmental conditions.

These **d**irections also provided the framework for establishing the Vision for Douglas County, Value Statements and recommendations for achieving the Vision and Values.

The following graph illustrates how the proposed actions identified in the 2006 Master Plan Update align with the value statements established during the master plan update. This information was presented and discussed at the Joint Planning Commission and Board of Commissioners meeting held on August 16th, 2006.

Action Proposals	Value Statements							
	Quality of Life	Ag. resources	Public services & facilities	Stable economy	Environment & natural resources	Natural hazards	Participatory decision making	Western culture & heritage
Growth in desired locations	■				■	■		
Coordinate growth & infrastructure	■		■	■				
Protect ag. land & open space	■	■			■	■		
Strong sense of place	■	■			■		■	■
Jobs-housing balance	■		■	■				
Economic development	■	■	■	■				

The value statements reflect the desired future of the county in the next 20 years - with the understanding that the county may not be able to achieve them fully. The Master Plan is a visionary document that is not just about ideas. It is also a practical document that provides the framework for making sound decisions that are consistent with the community's values and provides recommended actions to help achieve balance within the county.

Figure 2.1 Master Plan Life Cycle



These recommendations suggest ways to improve the alignment of the Master Plan with the County's vision and values, and are used as the basis for the goal and policy revisions contained in this update. The Plan's Goals and Policies give the framework for direction of future growth and change. They also provide the method for monitoring quality of life indicators and assessing the successes and failures of the Plan in achieving the County's objectives.

Figure 2.1 summarizes the relationships of the planning process described above and illustrates life cycle of the Master Plan.

Vision for Douglas County - 2026

Douglas County offers unsurpassed opportunities for living, working, and recreating in a variety of beautiful landscapes from Lake Tahoe to the eastern valleys of the Sierra Nevada range.

The Western spirit of Douglas County is evident in our agricultural heritage; the way we value our open space, views, and other treasured resources; our livable neighborhoods and communities that are well-planned to integrate with services, facilities, and the surrounding natural landscape; the diverse, entrepreneurial economy that supports our families; and our commitment to collaborative decision-making to ensure a sustainable high quality of life for future generations.

Value Statements

- Growth is managed to protect the natural resources and the quality of life.
- Growth occurs at a pace and in a fashion that protects the treasured quality of life in Douglas County.
- Agriculture is significant as an economic resource and a contributor to the preservation of drainage ways, wildlife, and the visual character of the landscape we enjoy as open space.
- Douglas County protects public health, safety, and welfare by providing quality public services and facilities.
- The stable economy of the county makes it a great place for families to thrive.
- Environmental and natural resources such as open space, sensitive lands, wildlife, water resources, scenic vistas, and clean air are vital to the very existence and well-being of today's citizens and future generations.
- Douglas County protects people, property and resources from the adverse effects of natural hazards.
- Douglas County operates a representational form of government where the citizens, landowners, and business community are encouraged to participate at all levels of decision-making.
- The Western culture and heritage of the county is understood, communicated, and protected.

Recommendations for the 2006 Update

Ensure that the Master Plan directs growth to occur in desired locations

- Create overlays to identify receiving areas for urban development and sending areas for open space and development that is compatible with valued, traditional land uses.
- Coordinate growth and infrastructure.

Provide incentives to protect agricultural/forest and range land and their related economies, including maintaining agricultural water rights

- Recognize the importance of agriculture by including all agriculture-related Goals and Policies in a separate Agriculture Element.
- Create demand for development rights.
- Create incentives for conservation easements and retirement of development rights.
- Exempt accepted agricultural practices from non-life safety permit requirements.
- Promote agriculture-related business opportunities.

Create a jobs-housing balance

- Create economic development incentives for the creation and maintenance of higher-wage jobs.
- Offer a range of housing opportunities and choices to include affordable/attainable housing.

Create opportunities for economic development

- Promote tourism, including agricultural tourism.
- Attract “clean” businesses.

Streamline regulatory environment and approval process

- Investigate the approval process and determine how it does or does not reflect the values of residents, use objective evaluation criteria, and establish a method to ensure predictable and timely decisions.

Provide strong leadership

- Use the Plan as the framework for decision-making to ensure that implementation measures and policies are consistent with the vision, values, and goals.

Provide for open communication and ongoing education

- Conduct regular meetings with the public to discuss the planning process, current issues affecting the county, and receive input from residents.

Goals, Policies, and Strategies

From each value statement, the Plan outlines Goals, Policies, and Strategies that provide a framework by which future growth and change might be directed. Standard definitions of these terms are used throughout the Plan.

Goals

- ...are broad statements of what the residents of Douglas County want to achieve.
- ...describe a desired state of affairs for the community in the future.
- ...are the broad public purposes toward which policies and programs are directed.
- ...need not be fixed in time or quantity. Since goals are general statements, more than one set of actions can be taken to achieve each goal.
- ...are phrased to express the desired results of the Plan; they complete the sentence “Our goal is to. . .”

Policies

- ...are statements of government intent against which individual actions and decisions are evaluated.
- ...should guide community leaders, both within and outside of government, in their actions and decision-making.
- ...convey through wording the intended level of commitment to action.

Strategies

- ...are steps the County should take based on the values, goals, and policies.
- ...are a work program, in a way, for the next 20 years.
- ...are clear actions the County should take or recommendations for additional planning work, more study or further public input.

Summary of Changes Reflected in 2006 Update

The primary objective of the 2006 update was to create a more useable document with a stronger vision and core values that have a clear connection to future decision making. This was accomplished through:

- Reviewing vision and values with Planning Commission, Board of Commissioners, and the general public through public open house meetings,
- Revising goals and polices based on stakeholder input and accepted planning tools to address the current and future needs of the county,
- Creating a stronger connection to the Master Plan Annual Report, the County’s tool for assessing progress towards meeting the goals of the Master Plan,
- Creating a more readable document by removing unnecessary information, consolidating background data into one section (Chapter 3), reformatting, and increasing consistency in structure between chapters, and
- Updating information to the extent possible.

Specific changes to each chapter, summarized below, were made to meet these objectives.

Part I: Introductory Chapters

The following chapters, all new to the 2006 Plan, contain background information, history, and demographic data from the 1996 Plan as well as additional information to provide the reader with a good context for Part II: Elements.

[Chapter 1: Douglas County Perspective \(new\)](#)

[This chapter provides the reader with a brief overview of the county's location and setting, history, and structure of government. Also included are a summary of planning history, including recent voter initiatives, and the importance of planning for the future.](#)

[Chapter 2: Framework of the Master Plan \(new\)](#)

[The purpose of this chapter is to describe the thought process behind the Master Plan. Vision and value statements are the foundation for the Plan and guide Goal and Policy development and revision. Monitoring and assessment are essential to evaluate the success of the Plan's implementation and to develop solutions to address areas where it is falling short.](#)

[Chapter 3: Douglas County Profile \(new\)](#)

[This chapter provides a current "snapshot" of the county. It contains data previously located in Chapter 2 and individual Elements of the 1996 Plan, now updated and supplemented with additional key information about the county. Consolidating background data in this single introductory chapter allows it to serve as background information for all Elements that follow in Part II.](#)

[Moreover, the creation of this chapter provides a new link between the Master Plan and the Master Plan Annual Report, prepared by County staff during the third quarter of each year. This chapter can be updated as new information is available without revising other portions of the Plan.](#)

[Part II: Elements](#)

[Many improvements to the Plan's Elements are included in this update, both in the narrative sections at the beginning of chapters and the Goals and Policies at the end of chapters. The narrative sections are important in that they explain the intent of the Goals and Policies. It is the Goals and Policies, however, which guide decision-making in the County. For this reason, the focus of the Element updates has been on the Goals and Policies.](#)

[The 2006 update primarily focuses on the Growth Management, Economic Development, and Land Use chapters, and also includes a new Agriculture Element. Updates to other chapters are included where information was provided; these chapters were not intended to undergo a complete update. Chapters are re-ordered to group related topics.](#)

[Chapter 4: Tribal Lands Element \(updated\)](#)

[This chapter \(previously Chapter 3\) was extensively updated by the Washoe Tribe in cooperation with County staff. Changes include:](#)

- [Revised narrative and Washoe Tribe Goals and Policies based on anticipated updates to the 1994 Washoe Comprehensive Land Use Plan.](#)
- [Updated Douglas County Goal and Policy language to address concurrent planning for public services and facilities in Dresslerville and the Pine Nut allotments.](#)

[Chapter 5: Conservation Element \(partially updated\)](#)

[This chapter \(previously Chapter 4\) was not intended to undergo a complete update in 2006. Some portions of this chapter were revised in order to improve readability and move it towards becoming part of a more visionary Plan:](#)

- [Data has been removed that is either more detailed than needed for the Master Plan or no longer current. For example, tables of projected water usage were removed and a source is included to allow the reader to access the most current information through the State of Nevada Department of Water Resources Engineer.](#)
- [All Goals and Policies are now found at the back of the chapter to be consistent with other Elements.](#)
- [Text was revised in some sections to correct errors, update information, and provide clarifications to information included in the 1996 text.](#)

[After the completion of the USGS Carson Valley Water Budget study, the Water Resources section of this chapter will be updated.](#)

[Chapter 6: Growth Management Element \(updated\)](#)

[This chapter \(previously Chapter 9\) introduces a perspective on growth management that strives to balance growth \(jobs, housing, and infrastructure\) with protection \(open space, agricultural land, and natural resources\).](#)

[Growth management is a key issue of concern in the community and therefore a major focus of this update. Concepts and strategies to achieve desired growth patterns are included in the Plan to more effectively address the community's concerns over the amount, location, timing, and type of growth.](#)

[Changes include:](#)

- [Providing direction for the County to study the use of mitigation fees as a means of financing the purchase of development rights.](#)
- [Increasing the minimum standards that developers must provide \(greater right-of way and inclusion of bike paths, landscaping, etc.\)](#)
- [Including narrative and indicators for jobs/housing balance.](#)

[In addition, Goals and Policies have been updated to:](#)

- [Limit the extension of urban levels of public services outside identified Urban Service Areas.](#)
- [Monitor growth using key indicators \(to be included in Master Plan Annual Report\).](#)
- [Ensure that new development and redevelopment are compatible with adjacent land uses.](#)
- [Provide direction to update Development Code as needed to ensure that individual developments are consistent with the Master Plan \(including the individual Community or Area Plans\).](#)
- [Consider schools, affordable housing, and open space as factors to determine whether community facilities are available and adequate to serve new development.](#)

[Chapter 7: Agriculture Element \(new\)](#)

[Stakeholders identified agriculture as a key issue for several reasons, including:](#)

- [Its importance to open space and the rural landscape of the county.](#)
- [Its significance as an economic activity and potential to contribute to economic development through expansion value-added agriculture, and](#)
- [The ecosystem benefits it provides, such as flood protection, drainage, and habitat.](#)

Due to the importance of agriculture's value to the community and concerns regarding its future, a new chapter for agriculture is included in the 2006 Master Plan. The Agriculture Element consolidates existing Goals and Policies previously found in other areas of the Plan and establishes new Goals and Policies to encourage agricultural and agricultural related business to continue to operate within the county.

This chapter provides a link between the Growth Management, Land Use, and Economic Elements. It assists with Transfer of Development Rights (TDR) policy by identifying the most important lands to conserve and protect. It also outlines additional strategies to direct growth (concentrating growth in Urban Service Areas and cluster development).

A major component of the Element is the creation of a dedicated staff position to provide leadership, in coordination with public and private entities and with advice from leaders in the agricultural community, to:

- Steward the TDR Program,
- Identify and promote agricultural economic development opportunities,
- Assist with programs and practices to address invasive plants,
- Identify and assist the procurement of funding for programs, and
- Report to the County Commissioners on specific agriculture-related initiatives.

Additional Goals and Policies direct the County to:

- Investigate the creation of a mitigation fee program to fund the purchase of development rights.
- Minimize development of commercially viable agricultural land.
- Update the set of mandatory findings for the conversion of land zoned "Agriculture" or "Forest/Range" to urban uses.
- Limit residential development in intensively farmed areas primarily to housing for farm and ranch families and agricultural workers.
- Allow routine agricultural practices and structures used for agricultural production and processing without restriction (except for compliance with County health laws and Federal and State environmental laws, and except where sensitive environmental resources would not be adequately protected).

Transfer of Development Rights (TDR) Program

The TDR program is included in both the Growth Management and Agriculture Elements. This program is an important tool for growth management. Since Douglas County is the first county in Nevada to develop an Agriculture Element, it will likely be looked at by other areas. It should include discussion of the TDR program since this is an important tool for the protection of agricultural land. In this way, each Element can act as a stand-alone example for other Counties in Nevada.

Specific changes to the TDR program include:

- Recognize that bonus units are offered for sending parcels located in the primary flood plain.
- Goal and Policy language to optimize the balance between sending and receiving zones and coordinate with the establishment of Agriculture, Ecological, and Cultural overlay zones.

Chapter 8: Economic Development Element (updated)

This chapter (previously Chapter 5) has been updated based on stakeholder input and the results of the Northern Nevada Development Authority's 2006 Regional Economic Development Strategy Initiative. Economic development strategies address the following key concerns:

- Diversification employment opportunities are important to withstand short and long term fluctuations. Tourism continues to be important to the county's economy, however the county also wants to attract "green" businesses and promote value-added agriculture.
- Identify areas for future economic development that are consistent with and support the desired quality of life.
- Businesses need qualified workers who want to and can afford to live in the community. Community development, affordable housing, and partnerships with education all serve to attract and retain a qualified work force. Attracting high-wage jobs helps employees to be able to live where they work.
- Provision of goods and services to address the needs of the projected needs of the population, according to projected population growth in different age groups.
- Retain and strengthen our existing business base through addressing needs of businesses, streamlining the approval process.
- Track economic trends in a way that provides a method for measuring success in reaching other economic goals.

Chapter 9: Historic Preservation Element (partially updated)

This chapter (previously Chapter 6) was not intended to undergo a complete update in 2006. Minimal updates include reformatting and minor text corrections. Some historical information was moved to Chapter 1: Perspective.

Chapter 10: Land Use Element (partially updated)

This chapter (previously Chapter 7) identifies land for residential, commercial, industrial, and public uses; and locates these uses appropriately in order to enhance community balance and character; to preserve and protect important natural resources; and to enable the provision of adequate public services to the community.

This chapter supports the overall vision for growth management by providing land use designations that allow higher density in selected areas that is consistent with community values and character. This type of development allows more open space, agricultural lands, and natural resources to be protected in other areas, while meeting needs for sustainable economic development and provision of attainable housing.

Specific changes include:

- New land use designation for Single--Family Residential- Traditional (SFR-T)
 - Limited to specified portions of the Urban Service Areas
 - Density ranges from 5 – 17 DU / AC
 - Promotes infill and the development of underutilized parcels.
 - Promotes traditional development styles and historic architecture.
- Changes to Multiple-Family Residential (MFR) Designation
 - Density ranges from 6 – 25 DU / AC
 - Provides opportunities for mixed-use projects
 - Downtown revitalization
 - Efficiency in public services and facilities
 - Provides a range of housing types at a range of prices to meet the needs of wage-earners.

Goal and Policy updates include:

- [Maintain a land use plan that provides ample room for growth while maintaining the treasured qualities of the county. Determine the growth projections on a regular basis and use as a basis for updates to the land use plan.](#)
- [Allow higher densities than shown in land use plan in receiving areas if significant densities are being transferred from the Sending Areas and if development character is consistent with the overall residential area.](#)
- [Use flexible community design techniques within Urban Service Areas to establish or revitalize neighborhoods.](#)
 - [Mixed-Use Commercial projects](#)
 - [High-density Traditional design](#)
 - [Planned Development](#)

[Chapter 11: Population and Housing Element \(not updated\)](#)

[This chapter \(previously Chapter 8\) was not intended to undergo a complete update in 2006. However, the County is scheduled to begin updating this Element in 2007.](#)

[Chapter 12: Public Services and Facilities Element \(partially updated\)](#)

[This chapter \(previously Chapter 10\) was not intended to undergo a complete update in 2006. Although comments were not solicited for this chapter, updated information for some sections of this chapter was received from County Departments and has been incorporated.](#)

[Chapter 13: Regional and Community Plans Element \(partially updated\)](#)

[This chapter \(previously Chapter 11\) was not intended to undergo a complete update in 2006. Minor changes, however, are included to update information where it has been provided. Changes primarily include making the Plan consistent with the Town of Minden and Town of Gardnerville Plans for Prosperity.](#)

[Chapter 14: Implementation Element \(partially updated\)](#)

[This chapter \(previously Chapter 12\) was not intended to undergo a complete update in 2006. It includes a prioritized list of implementation strategies that shows the steps necessary to implement the most critical components of the Plan.](#)

[Implementation](#)

[Existing and proposed programs and regulations serve to implement the Master Plan's Goals and Policies and are used to evaluate specific development proposals. To ensure that these implementation measures are effective and warrant a high degree of public trust and confidence, the regulations must be equitable, reasonable, and responsibly administered. The programs and regulations to implement the Master Plan are discussed in Chapter 14 and include:](#)

- [Consolidated Development Code](#)
- [Zoning Modifications](#)
- [Subdivision and Land Division Regulations](#)

- [Minimum Service Standards](#)
- [Development review process to ensure adequacy of Public Services and Facilities](#)
- [Development Agreements](#)
- [Intergovernmental Cooperation](#)
- [County Capital Improvement Program](#)

Monitoring Plan Effectiveness

Effectively serving the public requires continuous monitoring of growth trends, development patterns, and economic change and growth. The rate and location of growth directly affect the timing, location, and extent of demands for public facilities and services. Fiscal and employment trends provide additional guidance in planning for the public's needs. In addition to these numerical indicators of growth and change, the community will monitor quality of life indicators to determine whether the qualitative aspects of growth are improving Douglas County as a place to live, work, and play. These indicators include natural resources, economy, public services, fiscal conditions, and community character. Monitoring these diverse trends will help the County determine whether the growth which occurs is consistent with the desired amount, type, and location of growth as described by the Plan. The Public Facilities and Services Element provides direction for this monitoring effort and it should be coordinated with the budget and CIP process.

Monitoring is vital in determining the effectiveness of County policies and programs in achieving the community's stated goals. Over time, methodology may change as new techniques become available, funding sources come and go, and some programs prove to be more effective than others. Regular Plan reviews are designed to give Douglas County the ability to examine its policies and make the appropriate refinements or revisions through a regularly scheduled public review process. In this way, the Master Plan can continue to reflect the community's best assessment of its goals and the actions required to achieve them.

Goals and Policies related to monitoring the effectiveness of the Master Plan are included in Chapter 14.

Updating the Master Plan

The County reviews the Plan on an annual basis and produces many of the results in the Master Plan Annual Report, which includes the assessment of quality of life indicators established by the Board of Commissioners in 1997. This annual process allows for assessment of the effectiveness of the Plan's Goals and Policies by measuring against identified quality of life indicators. This review provides an opportunity to address the implementation process and the successes and failures of the Plan, along with recommendations for revision. In this way, the Plan can be annually measured against the values it is designed to promote.

A more comprehensive look at the Master Plan's Goals and Policies is completed every five years. More information on the Master Plan Update process is contained within Chapters 1 and 14.

Chapter 3 of the Master Plan has been structured in a manner that will allow for periodic updates without revising the language contained within each element. The format is based on the Master Plan Annual Report prepared by the County staff. This information can then be used to update Chapter 3 as needed.

Amendments to the Master Plan

In order for the Plan to serve its purpose, the goals, objectives, and implementation tools must be allowed to work consistently over time. Frequent amendments -- particularly significant ones -- will undermine the Plan's effectiveness and create internal inconsistencies between and within different elements in the Plan. Two factors that will help the Plan to operate with some consistency are requirements for thoughtful review prior to amendment and requirements that amendments only be considered on a fixed periodic schedule.

Plan Amendments include those that would:

- A. Alter land use designations or the Land Use Element.
- B. Alter the Transportation Element or the size or functional designation of any master planned roadways.
- C. Change the boundaries of Urban Service Areas or Receiving Areas.
- D. Increase the rate of use of groundwater resources.
- E. Change the recommended implementation strategies for the Plan, including the TDR system, the building permit allocation system, the open space acquisition system, the minimum service standards, requirements for adequate public facilities or any Element of the Plan.
- F. Change the Goals, Policies, or implementation strategies.
- G. Change minimum standards or quality levels.
- H. Clarify text within the document where appropriate.

Amendments should only be approved after public notice and a hearing before both the Planning Commission and the Board of Commissioners, and after a super majority vote of the Planning Commissioners and a majority vote of the Board. Amendments will be considered during the Plan review process up to twice per year.

Amendments should be considered on the basis of whether they promote the overall goals and objectives of the Master Plan or whether there has been a demonstrated change in circumstances since the adoption of the Plan that makes it appropriate to reconsider one or more of the goals and objectives or land use designations. In addition, any request for an amendment for land use must be reviewed on the basis of the following findings:

- A. The proposed amendment is consistent with the policies embodied in the adopted master plan and the applicant has demonstrated the amendment promotes the overall goals and objectives of the master plan and has demonstrated a change in circumstances since the adoption of the plan that makes it appropriate to reconsider one or more of the goals and objectives or land use designations.
- B. The proposed amendment is based on a demonstrated need for additional land to be used for the proposed use, and that the demand cannot be reasonably accommodated within the current boundaries of the area.
- C. The proposed amendment would not materially affect the availability, adequacy, or level of service of any public improvement serving people outside of the applicant's property and will not be inconsistent with the adequate public facilities policies contained in chapter 20.100 of Title 20.

D. The proposed amendment is compatible with the actual and master planned use of the adjacent properties and reflects a logical change to the boundaries of the area in that it allows infrastructure to be extended in efficient increments and patterns, it creates a perceivable community edge as strong as the one it replaces, and it maintains relatively compact development patterns.

Support for the Master Plan

The Planning Commission and Board of Commissioners recognize the importance of a sound planning process in determining the future of Douglas County. They support the 2006 Master Plan and its use as a planning tool to provide a framework for decision-making. More than a guide, the Plan's Goals and Policies provide specific direction by establishing the government intent against which individual actions and decisions are evaluated.

The Planning Commissioners and Board of Commissioners have included their signatures below in support of the Plan.

Planning Commission

Robert S. Conner, Chairperson

Matt McKinney, Vice Chairperson

Lawrence W. Howell

James R. Madsen

Michael Olson

Margaret A. Pross

Rick D. Ross

Board of Commissioners

Doug Johnson, Chairman

[David J. Brady, Vice Chairman](#)

[James L. Baushke](#)

[Timothy D. Smith](#)

[Kelly D. Kite](#)