

# **GARDNERVILLE RANCHOS COMMUNITY PLAN**

*GRGID ADHOC COMMITTEE DRAFT 2/27/2020*

## **LOCATION AND GENERAL DESCRIPTION**

The Gardnerville Ranchos Community lies in the south central portion of the Carson Valley. Historically used as ranching land, the community now maintains both rural and urban areas. The residents of the Gardnerville Ranchos community enjoy the picturesque agricultural fields and the panoramic views of the Carson Range of the Sierra Nevada Mountains to the west and the Pinenut Mountains to the east.

The Gardnerville Ranchos Community Plan includes the Gardnerville Ranchos General Improvement District (GRGID) and areas that are designated as Receiving Areas for future development within the Urban Service Boundary. GRGID was created by Douglas County in 1965 as a NRS 318 GID and is one of the oldest GIDs in the County.

Right behind agriculture as its predominant use, the Gardnerville Ranchos is primarily a residential community supplying over one-third of the total housing for the Carson Valley and represents more than 25% of the County's entire population. The area provides the County's most diverse housing market, ranging from apartment complexes to 5-acre single-family lots with custom-built homes. The East Fork of the Carson River traverses the northeast area of the community.

The Gardnerville Ranchos consists of 6,680 acres, or about 10 square miles, of which agricultural lands make up 2,856 acres of the total land usage within the GRGID boundaries. Current and future residential, commercial and industrial lands compose a large majority of the balance of the area. Urban uses total approximately 1,605 acres of the Gardnerville Ranchos area.

The Gardnerville Ranchos is the largest community in the county and is positioned to become even larger in the future.

## **GARDNERVILLE RANCHOS COMMUNITY PLAN ISSUES AND OPPORTUNITIES**

### **2020 MASTER PLAN UPDATE**

There are five primary focus areas for Gardnerville Ranchos residents: 1) Maintaining our low-cost, superior quality and quantity of groundwater for existing and new development; 2) Roadway maintenance, additional capacity and more efficient circulation patterns; 3) Provision of passive and active recreational open-space; 4) Retention of the community's rural character and aesthetics; and 5) Prevent the over-development of designated Receiving Areas in the community.

### **Other Comments Identified in this Master Plan Update and GRGID Workshops**

Establishing permanent public access to neighboring Forest Service and BLM lands  
Limitations on commercial/industrial development  
Preservation of mountain views  
Provision of senior services

## **ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES AND WORKSHOPS**

Retention of the community's rural character—With areas of the community already developed for more urban uses, it will be important to use techniques that separate the rural and urban uses effectively. Adequate and timely provision of community services—Establishing distinct guidelines for urban and rural areas will aid the community in enhancing its image and defining the boundaries.

Roads, access and circulation patterns--Collector roads should be identified and improved. Additional capacity and more efficient circulation patterns are needed on several roads to serve the growing transportation needs of the community.

Edna-Wilsef Ditch—Identify ways of protecting the Edna-Wilsef Ditch from the impacts of urban development that border the ditch.

### **Other Comments Identified in Previous Master Plan Updates and Workshops**

Infrastructure—roads, connecting water/sewer lines for more cohesive functional system  
The existing MP is a very good document. If any changes, should make it more difficult to amend  
Improve roadways from the Ranchos to Gardnerville. Add pedestrian/bike trail from Ranchos to Gardnerville. Underground transmission lines when possible. Prohibit light pollution (nighttime lighting).  
Quality of life to be preserved in our community. Safety most important.

## **EXISTING AND FUTURE LAND USES**

Current land uses in the Gardnerville Ranchos Community Plan are predominantly agricultural in the southwestern and extreme west and north portions, and primarily residential in the northern and eastern portions. There is a range of residential densities in the Gardnerville Ranchos. About 550 acres are developed with lot sizes between 1 and 10 acres. Over 500 acres of land have densities of 1 to 3.5 dwelling units per acre, approximately 219 acres of residential development have 3.5 to 8 dwelling units per acre, and 38 acres have been developed at densities over 8 units per acre.

Commercial and office land use in the Gardnerville Ranchos is currently about 14 acres, however existing commercial zoning allows for 81 acres. A neighborhood commercial area is centered at the intersection of Kimmerling Road and Tillman Lane and smaller commercial uses are present at entries to the community at Riverview Drive and Dresslerville Road. The major industrial use is the Bing Materials facility, with neighboring smaller industrial uses that include a mini-storage facility. A few public facilities are located in the Gardnerville Ranchos.

Three areas are designated for future development as Receiving Areas. The first is the area surrounding the Bing Pit. As the pit operation nears the end of its current use, urban or neighborhood commercial and multi-family residential uses would be compatible with the area. A comprehensive Specific Plan that specifies densities and uses and mitigates planning and environmental issues must be prepared and adopted prior to approving this area for development. Transferred Development Rights (TDRs) are required for this area.

The second area, which is commonly referred to as Ranchos 8 and 9 is located to the east and south of the Ranchos community. TDRs are also required for this area. It is anticipated that development densities will be consistent with densities that are compatible with existing neighborhoods and Washoe Tribe lands. Multi-family residential development in this Receiving Area is not compatible with adjacent land uses.

Finally, the Receiving Area east of Rubio is anticipated to be developed at more rural densities with lot sizes generally in the one-acre range utilizing Single-Family Estates land use provisions. This area will also require TDRs.

## **PURPOSE OF THE COMMUNITY PLAN**

The purpose of the Gardnerville Ranchos Community Plan Goals and Policies is to protect the future public health and safety of the community and preserve the predominant agricultural and rural character of the community, while recognizing the urban character of the community served by the Gardnerville Ranchos General Improvement District. Our long-term vision is one of collaboration between Douglas County, the Minden-Gardnerville Sanitation District and local Towns to assure an integrative approach to water, sewer, roadway and community improvement projects.

## **GOALS, POLICIES, ACTIONS AND INTENTIONS**

**GR Goal 1: To preserve, protect and enhance the rural aesthetics of the Gardnerville Ranchos community while establishing urban development within the Urban Service Boundary that is compatible with the character and existing development in the community.**

GR Policy 1.1: Douglas County shall utilize its Master Plan, land use policies, zoning, project review process, and design criteria improvement standards to advocate development that will enhance the character, aesthetics and property values of the Gardnerville Ranchos.

GR Policy 1.2: Multi-family residential development adjacent to existing single-family residential neighborhoods shall be strongly discouraged. Multi-family residential projects proposed adjacent to existing single-family residential neighborhoods shall be designed to assure compatibility in scale, bulk, building height and design. Project sites shall be designed with substantial open-space buffers between single-family residential land uses.

GR Policy 1.3: Douglas County shall encourage the preservation of open-space and wildlife habitat by incorporating parkway and greenbelt areas that assist in providing buffers from development while preserving the views of the Sierra Mountains to the west and Pinenut Mountains to the east.

GR Policy 1.4: Douglas County shall require a Specific Plan be prepared by the property owner(s) for each Receiving Area located within the Gardnerville Ranchos. Topics to be addressed, but not limited to, include land use compatibility, on-site roadways and traffic modalities, necessary off-site roadway improvements to include increased capacity improvements, design aesthetics, water, sewer, drainage, storm water management, environmental issues and provision of open space.

GR Policy 1.5: When street lighting is included in a development proposal within the Gardnerville Ranchos, Douglas County shall require low intensity lighting focused downward with minimal spill to mitigate nighttime light pollution while assuring public safety.

**GR Goal 2: To preserve, enhance and provide recreational opportunities and open-space areas within the Gardnerville Ranchos.**

GR Policy 2.1: Douglas County shall work with GRGID and other entities to ensure adequate provision of park and open-space areas to meet the needs of the growing urban community consistent with the County's Parks and Recreation Element.

GR Policy 2.2: Douglas County shall work with BLM and the USFS to identify areas to be included as permanent, publicly accessible open-space with emphasis along the southern boundary of the Gardnerville Ranchos.

GR Policy 2.3: When new development is proposed adjacent to Federal lands, Douglas County shall ensure adequate public access to Federal lands as determined by the Board of County Commissioners. Consideration should include access that permits recreational vehicles, public parking areas and buffer zones when adjacent to existing residential neighborhoods.

GR Policy 2.4: Douglas County shall place a high priority on preserving and maintaining floodplain areas recognizing their value as agricultural, drainage, wetland, parkway and greenbelt assets.

GR Policy 2.5: When new development is proposed within a designated Receiving Area, Douglas County and GRGID shall ensure inclusion of recreational open-space and/or public park areas to meet the needs of the growing urban community within the Gardnerville Ranchos.

**GR Goal 3: To protect the health and welfare of Gardnerville Ranchos residents and provide necessary public safety services and infrastructure.**

GR Policy 3.1: Douglas County shall work with USGS and GRGID to monitor the quality and quantity of groundwater in the Gardnerville Ranchos and to identify and mitigate negative impacts of human activities and development on groundwater and surface water quality and quantity.

GR Policy 3.2: In cooperation with East Fork Fire and Paramedic District, Douglas County shall provide adequate fire and emergency medical response times and facilities for the Gardnerville Ranchos.

GR Policy 3.3: In cooperation with GRGID, East Fork Fire & Paramedic District, Douglas County shall ensure sufficient fire flow to meet the needs of the growing Gardnerville Ranchos community.

GR Policy 3.4: Douglas County shall require development in wildland fire-prone areas to provide sufficient wildland fire buffer zones and appropriate access for emergency vehicles. Any new development adjacent to wildland areas shall be required to utilize fire-resistant building materials as determined by the Wildland Urban Interface codes.

GR Policy 3.5: Douglas County shall require development of land within areas of identified fault zones to conform with existing seismic development policies.

GR Policy 3.6: Douglas County shall encourage and support the development of senior services facilities and providers to meet the special needs and housing requirements of this large and growing segment of the Gardnerville Ranchos population.

GR Policy 3.7: Douglas County and GRGID shall encourage and support the creation and implementation of xeriscape programs as an opportunity to promote water conservation for all end users. All new residential and commercial development within a designated Receiving Area of the Gardnerville Ranchos shall include a xeriscape program that minimizes the use of turf. This policy shall not be interpreted to circumvent Policy 2.5 requiring the inclusion of recreational open-space and park sites within a project site.

**GR Goal 4: To provide adequate, safe and convenient transportation routes within the Gardnerville Ranchos.**

GR Policy 4.1: Douglas County shall provide for an adequate system of arterial, major and minor collector streets to create efficient traffic circulation patterns.

GR Policy 4.2: Douglas County shall require that all arterial, major and minor collectors, and local streets which are the responsibility of the County within the Gardnerville Ranchos be paved and include drainage improvements. Streets in urban areas shall be improved to defined urban standards as defined in Douglas County Code. Streets in rural areas shall be improved to defined rural standards as defined in Douglas County Code.

GR Policy 4.3: Douglas County and GRGID shall ensure timely and proactive maintenance of streets and drainage within the Gardnerville Ranchos.

GR Policy 4.4: Douglas County shall ensure a minimum Level of Service C at all key intersections within the Gardnerville Ranchos. Future design modifications to improve traffic flow shall provide for the safety of pedestrians, bicyclists and alternative transportation modes, and include bike lanes and traffic-calming measures as necessary and appropriate.

GR Policy 4.5: Douglas County shall require expanded traffic studies for all development proposals within designated Receiving Areas within the Gardnerville Ranchos recognizing that local development creates regional traffic impacts. Such studies shall include an impact analysis of construction-generated traffic.

GR Policy 4.6: Douglas County shall actively pursue traffic capacity improvements on Riverview Drive near the eastern boundary of the Gardnerville Ranchos with particular emphasis on increasing capacity at the Riverview Drive/US 395 intersection.

GR Policy 4.7: Douglas County shall actively pursue roadway, sidewalk, bike lane and drainage improvements to all of Tillman Lane from its northern origination to its southern terminus.

GR Policy 4.8: Douglas County shall determine the appropriate routes, plan for and implement a secondary access connecting SR 88 to US 395 at or near the southern boundary of the Gardnerville Ranchos, as identified in the 2017 Douglas County Transportation Plan.

GR Policy 4.9: Any extension to Bluerock Road and Long Valley Drive necessary to accommodate development within the Receiving Area in the Gardnerville Ranchos Unit 8 and Unit 9 shall be consistent with the existing roadway widths and provide adequate bicycle lanes and on-street parking.

GR Policy 4.10: Douglas County shall promote and encourage the creation of a bicycle/pedestrian nature path connecting the Gardnerville Ranchos to the Douglas County Community and Senior Center. Strong consideration should be given to creating a route through the Hussman Ranch Conservation Area.

**GR Goal 5: To designate areas for commercial development in the Gardnerville Ranchos where commercial centers are already established and can reasonably be expanded.**

Policy 5.1: Douglas County shall use its Master Plan, land use policies, zoning, project review process and design criteria to promote commercial development where appropriate. Industrial uses are inconsistent with the Gardnerville Ranchos community vision.

Policy 5.2: For commercial development in the Kimmerling/Tillman corridor and the Bing Pit designated Receiving Area, Douglas County shall require the scale and design of commercial development blend with the area's predominantly residential character.

Policy 5.3: Douglas County shall encourage and support a boutique/niche style grocery use within the Bing Pit designated Receiving Area to better serve the needs of the Gardnerville Ranchos community. Consideration shall also be given to utilizing the Bing Pit as a surface water collection pond with potential recreational uses.

Policy 5.4: Douglas County shall prohibit the cultivation of marijuana or creation of dispensary facilities within the Gardnerville Ranchos.

Policy 5.5: Douglas County shall encourage only long-term rentals within the Gardnerville Ranchos and not allow short-term or vacation home rentals.

Below are suggestions to incorporate Bob's comments.

Edit Policy 3.2 to read:

GR Policy 3.2: In cooperation with **Douglas County Sheriff's Department and** East Fork Fire and Paramedic District, Douglas County shall provide adequate fire, **and** emergency **and** medical response times and facilities for the Gardnerville Ranchos and encourage active participation in Neighborhood Watch Programs.

Add a sentence to the end of Policy 4.2 that reads:

GR Policy 4.2: Douglas County shall require that all arterial, major and minor collectors, and local streets which are the responsibility of the County within the Gardnerville Ranchos be paved and include drainage improvements. Streets in urban areas shall be improved to defined urban standards as defined in Douglas County Code. Streets in rural areas shall be improved to defined rural standards as defined in Douglas County Code. **The District shall strive to assure a minimum street maintenance condition rating of 70 as defined by the \_\_\_\_\_.** (Michael Bennett will know the appropriate citation.)

Edit Policy 5.3 to read:

GR Policy 5.3: Douglas County shall encourage and support a boutique/niche style grocery use within the Bin Pit designated Receiving Area to better serve the needs of the Gardnerville Ranchos community. Consideration shall also be given to utilizing the Bing Pit as a surface water collection pond with potential recreational **and wildlife preservation** uses.

For the purpose of consistent formatting, all of the Policies listed under GR Goal 5 are missing the prefix "GR".

Adding Goal 6 with accompanying Policies:

**GR Goal 6: To preserve and enhance a sense of community that ensures the Gardnerville Ranchos continues to be a desirable place to live.**

**GR Policy 6.1: The District shall develop and promote Low-Impact Development policies in coordination with Douglas County to assure environmental protections that sustain optimal air quality, water quality and quantity, minimize noise, odor and visual nuisances.**

**GR Policy 6.2: The District shall coordinate with the County to minimize visual blight of signage through regulations that address sign size, style and location.**

**GR Policy 6.3: The District shall work with the County to develop and implement County Code(s) that will limit the number of vehicles permitted at a residence and regulate the storage of non-operational vehicles upon residential properties to prevent visual blight.**

