APPENDIX 3
APPLICABLE GOALS AND POLICIES - DOUGLAS COUNTY COMPREHENSIVE PLAN
Applicable Goals and Policies –
Douglas County Comprehensive Plan

3.4.1 General Land Use Goals & Policies

Goal: Maintain and improve the quality of life, attitude, and character of Douglas County by encouraging the long-term public commitment to the stewardship of historical/cultural resources, natural resources, critical areas and the full range of land uses desired by the public.

Policies

G-9 Rural developments should only occur where adequate access to transportation systems, rural levels of utilities and facilities are available. Appropriate facilities/services may include domestic water, sewage disposal, fire and police protection, schools, and power, etc. depending on the scale and impact of the development.

G-11 Impacts to fire and police protection, school(s) and other public services/utilities should be considered during the development review process for proposals within urban growth, rural, and agricultural areas.

G-12 Establish siting and design criteria to provide buffering or other mechanisms that will protect adjacent land uses from potential conflicts between incompatible uses.

G-14 Promote public access to lakes, rivers, creeks and other water bodies through signage, maps, public information programs, trails, scenic overlooks, picnic areas and other mechanisms.

G-15 Encourage efforts to maintain scenic open space, cultural, historic and heritage resources.

4.1.1 Rural Lands Goals and Policies

GOAL: Provide a balance between maintaining the existing, traditional pattern of uses in the rural areas of Douglas County, including agricultural activities, while still providing opportunities for future, compatible development.
Policies:

R-1. Rural areas are those areas not designated for urban growth, agriculture, forest, or mineral resources. However, agricultural activities, farming/ranching, forestry, mineral and other similar activities are inherent within this designation.

R-2. Continue to provide for the projected rural population growth through MPRs, family farm development, rural clustering and rural service centers.

R-4. Concentrations of development will be encouraged in designated Master Planned Resorts (MPRs), fully contained communities, cluster developments and/or in designated rural service centers.

R-5. Encourage a diverse choice of housing types for all economic levels.

R-7. All plats, short plats, development permits and building permits issued for development activities within five hundred feet of lands designated agriculture and/or mineral resource lands must contain a notice that the subject property is adjacent to, designated resource land on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration.

4.4.1 Master Planned Resort Goals and Policies

GOAL: Provide opportunities for Master Planned Resorts (MPRs) that will provide a mixture of recreational, commercial, lodging and resort-residential land uses that are appropriate for the site.

Policies:

MPR-1. Encourage MPRs, which do not conflict with existing adjacent land uses, and in those cases where conflicts may be created, ensure that appropriately planned buffers are provided.

MPR-2. Provide a process that will encourage MPRs to be high quality developments that are shown to be beneficial to the overall economy of the area and Douglas County, as well as being environmentally sound and appropriate for the site.
MPR-3. Plans developed for MPRs will be consistent with the other elements of this comprehensive plan, particularly the designated Resource Lands Element.

MPR-4. MPRs will be separated physically and aesthetically from the nearest existing developed areas.

MPR-5. New urban or suburban type land uses, including commercial activities, not associated with a MPR will be prohibited in the surrounding vicinity, except in areas otherwise designated for urban growth.

MPR-7. MPRs will avoid, whenever possible, any critical areas or at a minimum will mitigate possible impacts to those critical areas, as directed in the Resource and Critical Areas Conservation element of this plan.

MPR-8. Necessary infrastructure for the resort development will be provided by the proponent at the time of development, and will be consistent with the size of the development. Actual improvements may be phased in concurrent with phased development, provided the overall size of the project is planned for.

MPR-9. Development plans will seek to blend the site development and architecture with the natural character and features of the land, including but not limited to topography, vegetation, geology, slope, soils, etc. The Master Plan will take all of these features and other considerations, such as cultural heritage and the nature of the resource use, into consideration to keep the facility compatible with the surrounding area.

MPR-10. Encourage site planning that emphasizes cluster developments with low impact site design that reflects the natural land characteristics wherever practical, and define these clusters with surrounding open space areas.

MPR-11. Encourage the MPR to employ local citizens and provide affordable housing for its employees where appropriate for a given MPR site.

MPR-12. The MPR will seek to internalize and provide needed facilities, services and utilities which avoid, where feasible, impacts on existing public systems such as transportation, water, sewer, power, etc.

MPR-13. The MPR must have a primary focus on visitor accommodations, including short-term visitors and second homes, as opposed to full time residential subdivisions. Some short-term visitor accommodations will be included in the initial phases.
MPR-14. Where the scale and location of the MPR makes it economically feasible, the MPR may also provide basic convenience goods and services to resort guests to reduce off-site traffic demands. Commercial activities will be encouraged to serve and focus primarily on the MPRs resort market, and will be located in the interior of the development rather than on the perimeter.

MPR-15. All on-site and off-site infrastructure, utility and public service impacts will be appropriately mitigated. Capital facilities, utilities and services can be provided in phases to meet the needs of different development phases. To avoid over-sizing, it may be appropriate for these improvements to be designed by total loads rather than peak demands.

MPR-16. It is incumbent upon the MPR to provide environmental and archaeological protection of the site.

MPR-17. When feasible the MPR will emphasize internal transit-oriented site planning to provide resort guests with convenient linkages between recreational activity areas and housing/lodging facilities through such means as mini-shuttles, bike paths, hiking paths, equestrian trails that minimize an extensive, paved automobile circulation system.

MPR-18. Community sewer, water, police and fire facilities may be provided on-site, but will be sized to meet only the needs of the development. Existing public service purveyors may provide services as long as costs related to service extensions and any capacity increases generated by the development are borne by the development. MPR sewer and water facilities will not serve intervening uses, except those specifically designated in the comprehensive plan.

MPR-19. School facility, solid waste service, emergency medical service, storm drainage facility, parks and recreation and any other public service impacts will be addressed and appropriately mitigated by the MPR.

MPR-20. Coordinate the transportation/circulation system, emergency services plan, signage and general access provisions to assure quick response in case of emergency.

5.2.3 Agriculture Goals and Policies

GOAL: Agricultural uses will be preserved, enhanced and maintained to the greatest extent possible feasible outside of Urban Growth Areas (UGA).
Policies:

A-1. The County will encourage the retention of agricultural lands of long-term commercial significance, including rangelands and will prevent haphazard growth into these areas.

A-3. Protect agricultural lands and activities from conflicting non-farm uses and influences.

A-4. Douglas County will encourage continued agricultural activities within areas designated as agricultural and preserve right-to-farm policies as set forth by the County. Ensure that public policies minimize disruption of agricultural activity.

A-6. Designate "commercially significant agricultural resource lands" based on the U.S. Soil Conservation Service classification for farmland soils, identified lands of statewide importance, and other guidelines.

A-8. In the event of a conflict between residential uses and the normal agricultural activities of a preexisting agricultural use, County support will be in favor of the agricultural use.

A-9. Facilitate resource-based economic activities throughout Douglas County in areas that have poor soils, or are not otherwise suitable for agriculture and that minimize conflicts with agriculture and adjacent agricultural resource lands.

A-17. Consider use of the National Resource Conservation Service's Land Evaluation and Site Assessment (LESA) system to aide in evaluating the appropriateness of changes in land use from agricultural to non-agricultural (e.g. when siting a cluster development or MPR).

A-18. Encourage the control of noxious weeds in all affected areas of construction and development projects.

6.1.1 Transportation Goals and Policies

GOAL: Provide efficient use of existing and future transportation facilities through a systematic approach of monitoring and maintaining the road system, integrating all types of transportation systems and facilities, by coordinating transportation facilities planning with other elements of the comprehensive plan, and coordination with other federal, state and local agencies.
Spanish Castle Resort  Master Plan

Policies:

T-4. Provide appropriate standards for private roads that assure adequate access not only the residents utilizing the road, but also for emergency and other needed public services.

T-7. Ensure that alternative transportation modes, particularly trails for pedestrians and non-motorized users, airport and rail facilities, are identified and considered in the transportation element.

T-8. In reviewing development proposals, and as new and existing roadways are improved and built, safe bicycle and pedestrian systems as well as protection of airport runways and operations will be considered.

T-10. Work in partnership with other service providers to identify and invest in transit facilities, operations and road and pedestrian improvements that support the reliability and safety of the public transportation system, and to provide linkages between Urban Growth Areas and Rural Service Centers throughout the County.

T-11. Encourage access management techniques on arterial and collector roadways and promote public road intersections to increase efficient/cost effective access to multiple properties.

T-12. Discourage direct access from individual lots to present and planned future arterials wherever possible. Access from these sites should be provided through local or collector roadways that connect to arterials.

T-13. Promote coordinated bicycle, equestrian, and pedestrian way improvements, emphasizing access to schools, parks, employment and service centers, and shorelines.

T-15. Recognize the connection between economic development opportunities and an adequate transportation system, and take proactive steps to capitalize on these connections in a way that minimizes impacts and is sensitive to the existing County residents.

T-18. As development occurs it shall comply with the applicable road standards, and off-site improvements to existing County roads may be required where those existing roads do not currently meet the adopted road standards.

7.11 Capital Facilities Goals and Policies

GOAL: Ensure that adequate capital facilities and services are planned, located, designed and maintained in an economical, efficient and equitable manner, according to the future development
of the County demonstrated in the other elements of the comprehensive plan.

Policies:

CF-1. Coordinate land use and public works planning activities with an ongoing program of long range financial planning to conserve fiscal resources available to implement the elements of the comprehensive plan.

CF-2. Assure that capital improvements necessary to carry out the other elements of the comprehensive plan are provided when they are needed, including those for public and private projects.

CF-3. Ensure that public facilities are provided for in a manner that protects investments and maximizes the use of existing facilities.

CF-6. Plan for and provide, when feasible, capital improvements to correct existing deficiencies, to replace worn out or obsolete facilities and to accommodate desired future growth.

CF-8. Require developments to pay for their fair share of impacts to capital facilities, and condition their approval to not allow a lowering of adopted levels of service standards.

CF-11 Design surface water systems to handle peak runoff flows and provide storm water storage during high flow periods.

8.3 Utilities Goals and Policies

GOAL: Development in Douglas County will only occur in conjunction with the availability of adequate, cost effective provision of utilities. The installation and expansion of utilities will be coordinated to minimized cost and disruption of normal activities.

Policies:

U-4. Require that development take into account the timely and concurrent provision of adequate and efficient utility systems.

U-5. Provide utilities at service levels that are appropriate for the specific land uses and areas, thereby avoiding excess capacities that may encourage growth beyond the desired densities of an area.

U-9. The cost of on-site utility improvements or site preparation for developments will be the responsibility of the development benefiting from the improvement.
9.1.1 *Economic Development Goals and Policies*

GOAL: Preserve the strength of the existing agricultural industry while diversifying the economy by strengthening a wide spectrum of economic activity throughout the County in both rural and urban growth areas and maximize the positive economic impact of tourism and recreational development.

Policies:

ED-1 Increase the efforts to support the retention and expansion of existing local business, and recruitment of new businesses that provide family-wage jobs and promote other opportunities for economic development in the County.

ED-9 Encourage the promotion of tourism and implement measures to maximize visitor spending during peak seasons.

ED-9 Promote the development of entertainment and recreational facilities that to attract and capture tourism dollars within the County.

10.6.1 *Geologically Hazardous Areas Goals & Policies*

GOAL: The County will provide appropriate measures to either avoid or mitigate significant risks that are posed by geologic hazard areas to public and private property and to public health and safety.

Policies:

CA-43 Potential impacts and alternative mitigation measures to eliminate or minimize the impacts in identified geologic hazard areas shall be documented during the review of development applications.

CA-44 Development proposals should be evaluated to determine 1) whether the proposal is located in a geologic hazard area, 2) the project’s potential impact on geologic hazard areas, and 3) the potential impact of geologic hazards on the proposed project.

CA-49 Applications for development within or in close proximity of a geologically hazardous area shall include preliminary information to assist the County in determining the need for any specialized reports from a geologist or geo-technical engineer. Review criteria will be established to assist county staff in making said determination.

CA-50 All proposed development projects located within a geologic hazard area, or that have the potential to adversely affect the stability of one of these areas, may be required to provide studies performed by qualified consultants describing the existing nature of the hazard.
and necessary safety precautions. The subsequent report from the geo-technical engineer and/or geologist should clearly identify the risk of damage from the project, both on-site and off-site, whether the proposal increases the risk of occurrence of the hazard, and whether the proposal has incorporated measures to eliminate or reduce the risk of damage due to the hazard.

CA-51 Any new residential subdivision or short plat that is determined to be in a geologically hazardous area shall have a note placed on the face of the plat and on the title report stating that the hazard is present.