

DATE: February 14, 2019
TO: Clark County Buildable Lands Project Advisory Committee
CC: Jose Alvarez, Clark County
FROM: Bob Parker, Becky Hewitt, and Margaret Raimann, ECONorthwest
SUBJECT: Overview of Updated Topic List and Tentative Meeting Dates and Topics

Clark County contracted with ECONorthwest and AHBL to assist in identifying and addressing needed updates to the County's Vacant Buildable Lands Model (VBLM) and prepare the 2021 Buildable Lands Report in collaboration with the Clark County Buildable Lands Team, a Buildable Lands Project Advisory Committee (BLPAC) and other key stakeholders. The goal of the process is to ensure that the County's methodology is consistent with state law (including recent legislative changes); reasonably accurate in estimating land capacity for each Urban Growth Area; and supported by the available evidence and a broad base of stakeholders.

Updated Topic List

We have refined the initial list of topics for consideration based on input received at the first BLPAC meeting. In brief, the topics identified for discussion with the BLPAC include:

1. **Land Classifications** (i.e. criteria used to determine whether land is vacant, underutilized, built, etc.)
2. **Accounting for Redevelopment** (assumptions used to project capacity from redevelopment)
3. **Modeling Mixed-Use Areas** (development assumptions applied to areas designated for mixed use and commercial areas that allow residential development)
4. **Infrastructure Gaps** (e.g. accounting for any gaps in transportation, water, sewer, and stormwater infrastructure that may preclude areas reaching target densities)—*required per new legislation*
5. **Market Factor** (ensuring the County's market factor assumptions are adequately justified)—*required per new legislation*
6. **Capacity on Rural Lands** (approach to estimating capacity on land outside Urban Growth Areas)
7. **Infrastructure Set-Asides** (the amount of land that assumed to be dedicated to streets, stormwater facilities, etc.)—*related to new legislation*
8. **Population Capacity** (assumptions for residential density)—*related to new legislation*
9. **Employment Density** (assumptions for job density on commercial and industrial land that develops, in the absence of spatially-specific data from the state)
10. **Data Collection Methods** (use of building permit vs. assessor's data in reporting and analysis)

The Project Team shared this list of topics with the County Council and invited questions and discussion. The Council asked a number of clarifying questions but did not identify any modifications to the list of topics.

Proposed Meeting Topics and Dates

The BLPAC will meet a total of eight times. The proposed meeting topics and tentative meeting dates are listed below. (These are subject to change.)

Proposed BLPAC Meeting Dates and Topics

Mtg #	Date	Topics
1	12/6	<ul style="list-style-type: none"> • Project Introduction & Preliminary Issue List (complete)
2	2/21	<ul style="list-style-type: none"> • Identifying Land Suitable for Development: <ul style="list-style-type: none"> ○ Land Classifications ○ Redevelopment ○ Introduction to GMA land uses/Mixed Use
3	3/20	<ul style="list-style-type: none"> • Identifying Land Suitable for Development: <ul style="list-style-type: none"> ○ Follow up on topics from Meeting 2 ○ Market Factor ○ Infrastructure Gaps
4	5/1	<ul style="list-style-type: none"> • Identifying Land Suitable for Development: wrap up & preliminary recommendations
5	6/5	<ul style="list-style-type: none"> • Estimating Land Capacity: <ul style="list-style-type: none"> ○ Population Capacity ○ Employment Capacity ○ Infrastructure Set-Asides ○ Modeling Mixed Use Areas ○ Rural Land Capacity
5	7/10	<ul style="list-style-type: none"> • Estimating Land Capacity: Follow up on topics from Meeting 5
7	8/14	<ul style="list-style-type: none"> • Estimating Land Capacity: wrap up & preliminary recommendations
8	9/18	<ul style="list-style-type: none"> • VBLM results report out • Review draft PAC recommendations summary to Council • Confirm or refine recommendations

Bold indicates where the BLPAC will be asked to make decisions or recommendations.

Following the conclusion of the BLPAC process, staff and the consultant team will bring the BLPAC's recommendations to Council for consideration. The Council directed the Project Team to ensure that all viewpoints would be shared with the Council as part of the BLPAC report.

Updated Protocols

- The committee protocols have been updated slightly since the draft presented at the first meeting. Revised protocols are attached. Updates include providing guidance on quorum and when it is required, handling of testimony, and meeting documentation.