

Clark County

2016 Comprehensive Growth Management Plan Update



CHECKING IN ON OUR FUTURE

Work Session Presentation

Proposed policy updates

November 9, 2015

Comp Plan Update Goal

- Advance an evidence based county-wide GMA compliant Comprehensive Plan that will accommodate the foreseeable growth of our community for the next 20 years.
- County policy makers, by law, are responsible for selecting a 20-year GMA plan based on the most reasonable assumptions achievable to realistically plan for the most likely future scenario.

Realistic Evidence Based Assumptions

- The actual historical GIS, Assessor database records, and parcel maps provide the most accurate and reliable basis for each assumption used to tally parcel and population totals.
- Realistic evidence based assumptions yield realistic totals that truthfully equip policy makers with the basis for making planning decisions for the future. Unrealistic and false assumptions yield fallacious totals that misguide policy makers. The totals, which can vary wildly, are only as realistic as the assumptions that establish the facts.
- For those reasons, policy makers must exercise due diligence to select and adopt the most realistic assumptions used to establish those facts.

Vacant Buildable Lands Model - VBLM

- These assumptions are used in a software accounting tool called a Vacant Buildable Lands Model (VBLM). A VBLM using those assumptions crunches the parcel-level data of zoning maps to calculate the capacity of that map to accommodate future population growth.
- An urban VBLM has been accepted by the city representatives for many years. They have communicated that they are satisfied with the urban assumptions and encourage the county council to accept them as is.
- However, the rural VBLM has two proposed sets of assumptions not yet thoroughly vetted, that yield very different totals for rural parcels. Those assumptions along with the related rural population assumptions are presented as choice A and choice B.

What Changes?

- These rural choices do not affect the urban VBLM assumptions, any urban parcels, or the urban population numbers. They remain unchanged.
- Integrated with this policy decision, is the proposal to adopt the updated Alternative 4 maps (posted October 20) that incorporate the practical recommendations and mitigations received throughout the public process. The revisions fall well within the impacts considered in the DSEIS.