

Introduction

The purposes of this RFP are (1) to invite the consultant community to suggest various approaches to help Clark County implement development regulations to allow Freight Rail Dependent Uses along the County's short line railroad; and (2) to provide a review of the numerical output of the Vacant Buildable Lands Model (VBLM) related to employment.

Consultant help is requested to:

1. Provide a public engagement process on proposed development regulations along the rail line; and
2. Provide planning assistance through the legislative process culminating in an adopting ordinance for development regulations along the rail line within the FRDU Overlay.
3. Review the 2023 VBLM output related to employment capacity to verify calculations.

Background

The Vacant Buildable Lands Model (VBLM) is a planning tool developed to analyze residential, commercial, and industrial lands within urban growth areas. The model serves as a tool for evaluating urban area alternatives during Comprehensive Growth Management Plan updates and for monitoring growth patterns during interim periods. The VBLM analyzes potential residential and employment capacity of each urban growth area based on vacant and underutilized land classifications. This potential capacity is used to determine the amount of urban land needed to accommodate projected population and job growth for the next 20 years during plan updates and to analyze land consumption or conversion rates on an annual basis for plan monitoring purposes.

Scope of Project

The scope of this project is to help Clark County complete the implementation of development regulations that would allow Freight Rail Dependent Uses along the short line railroad.

The scope of work includes the following tasks:

- Task 1: Review the 2023 VBLM employment capacity output to verify calculations were accurate.
- Task 2: Public engagement process: (3) public meetings
- Task 3: Non-Project SEPA Checklist
- Task 4: Review of Draft development regulations
- Task 5: Draft adopting Ordinance
- Task 6: Legislative process: Work Session and public hearing with Planning Commission and Work Session and public hearing with County Council.

Project Funding (Council – we will be asking next week if you prefer to keep the not to exceed \$100,000 or not refer budget at all – we originally put in the not to exceed)

The anticipated cost for the services described herein is not to exceed \$100,000.

The Proposers proposal shall include the Proposers true estimated cost to perform the work irrespective of the budgeted funds for this work.

or

Allocation of funds for this RFP will be established based on the funds requested in the selected proposal.

Required Services

Clark County is seeking a consultant to:

1. Review the 2023 VBLM employment capacity output to verify calculations were accurate.
2. Provide a public engagement process on proposed development regulations along the rail line; and
3. Provide planning assistance through the legislative process culminating in an adopting ordinance for development regulations along the rail line within the FRDU Overlay.

Deliverables and Schedule

The project timeline is approximately 6 months from inception to ordinance adoption.

Task 1. VBLM Review

- Review the 2023 VBLM employment capacity output, provided by County GIS, to verify calculations were accurate.
- Provide written analysis of review and findings.
- Present findings to Council in a work session.

Task 2. Public outreach.

- Facilitate and coordinate up to three (3) public meetings to gather input on draft development regulations.
- Provide written summary of the feedback.

Task 3. Utility Consultation

- Consult utility providers and determine feasibility of service provision in overlay area.

Task 4. Phased SEPA for non-project action

- Complete an environmental checklist including Part D, Supplemental Sheet for nonproject activities.

Task 5. Draft Ordinance

- Amend development regulations, as necessary.

Task 6. Legislative Process

- Draft Staff report and presentation including a recommendation on proposed development regulations.
- Present information to Planning Commission at Work Session and Public Hearing
- Draft Planning Commission recommendation and Ordinance
- Present Planning Commission recommendation and Ordinance to Council at work session and public hearing

County will be responsible for all public meeting notices and Planning Commission/Council meeting minutes,