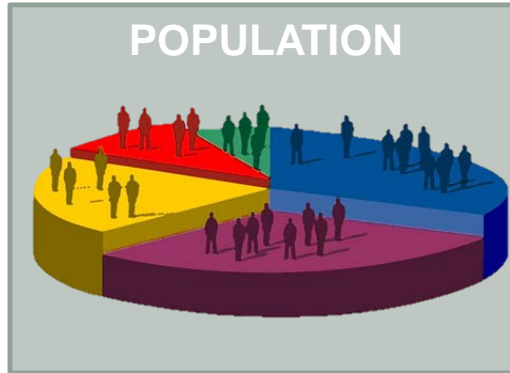


Clark County 20-Year Comprehensive Plan Management Plan Update Alternative 4

RURAL LANDS



POPULATION



URBAN LANDS



TRANSPORTATION



EMPLOYMENT



PUBLIC FACILITIES



Board Work Session, March 11, 2015

011635

Purpose of Alternative 4

- Provide a more reasonable range of alternatives to be analyzed in the SEIS.
- Provide affordable options to better accommodate future growth and environmental stewardship.
- Update policies to adapt to the USDA farm census recognizing the trend toward more farming economies on smaller rural parcels.
- Provide improved economic opportunities in the rural areas

Alternative 4 Guiding Principles and Goals

1. No de-designation of Resource Lands (AG or FR).
2. Correct fundamental discrepancies between the actual predominant lot sizes and the existing zoning map.
3. Respect the actual rural character in each local area to provide better compatibility and consistency with adjacent properties.
4. Add clustering options to better aggregate parcels and preserve resource land and open space for agricultural, forestry, and non-residential use.
5. Allow a wider range of affordable lot size choices to fill obvious market gaps and provide a better balance.
6. Add flexibility needed to convert fallow land to more manageable economically viable agricultural and forest land.

Zoning Map Discrepancies

- 92% of lots in FR-40 zones are less than 40 acres
- 84% of lots in FR-40 zones are less than 20 acres.
- 42% of lots in FR-40 zones are less than 5 acres.
- Similar statistics for AG and R zones.

The Problem: The perpetual nonconforming status of most lots is caused by out of date zoning that does not reflect the predominant lot sizes of the actual environment.

The Solution: Recognize and correct the obsolete zoning of the past that does not reflect reality. Provide smaller zoning options to meet the needs of the future as indicated by the federal census.

Alternative 4 Options to be Analyzed

- Forest zones: Include 20 and 10 acre minimum lot size areas where appropriate (considering the existing rural nature and predominant lot sizes)
- Agriculture zones: Include 5 acre minimum lot size areas where appropriate (considering the existing rural nature and predominant lot sizes)
- Rural zones: Include 1, 2.5, and 5 acre minimum lot size areas where appropriate (considering the already developed lots, the existing rural nature, and predominant lot sizes)
- Clustering Options to aggregate and preserve 70% of R, AG, and FR land into open space for agriculture, forest, or other non-residential uses.

Note: Smaller Forest, Agriculture, and Rural lot sizes and clustering options are already recognized in a variety of other counties.

Urban Reserve and Urban Holding Policy Corrections

Problem: Some Rural property in current Urban Reserve and Urban Holding Areas have been frozen for many years with no progress and leaving them in limbo.

Solution: Adopt policy that sets reasonable timeframes for review and possible action.