

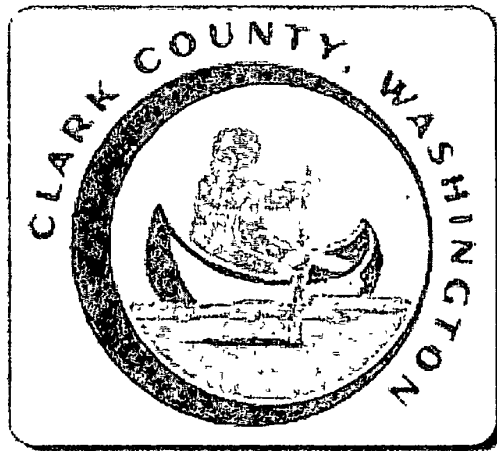
# Revised Alternative 4 and proposed new planning assumptions

What do you think about the revised Alternative 4 and proposed new planning assumptions for the 2016 Comprehensive Plan update?

All Statements sorted chronologically



As of November 24, 2015, 7:34 AM



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# Revised Alternative 4 and proposed new planning assumptions

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As of November 24, 2015, 7:34 AM, this forum had:

Attendees: 43

All Statements: 6

Minutes of Public Comment: 18

This topic started on November 17, 2015, 1:10 PM.

This topic ended on November 24, 2015, 7:33 AM.

## Revised Alternative 4 and proposed new planning assumptions

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zoned' (versus opening the program to those who purchased knowing their established zone limits) If population numbers need to be increased then we should file a supplemental or amended plan later in the year

### 1 Attachment

[https://pd-oth-s3.amazonaws.com/production/uploads/attachments/13lnimkbk6tc523/GMA\\_LIST.xls](https://pd-oth-s3.amazonaws.com/production/uploads/attachments/13lnimkbk6tc523/GMA_LIST.xls) (127 KB)

### 2 Supporters

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Name not available (unclaimed)

November 18, 2015, 4 22 PM

The most recent changes are totally inappropriate. They are the result of direction from Councilor David Madore to GIS staff telling them to change the underlying assumptions used in determining the Available, Buildable Lands Inventory. Without extensive review prior to their use, there is no way to tell whether the directions given by Councilor Madore were based in any scientific best practices.

Altering the population forecast is particularly disconcerting. If the Council is going to tamper with the most basic of all building blocks for a comprehensive plan, they should begin again and the beginning and have a broad discussion with the entire community. I personally believe the Council's initial population forecast was too low to be realistic. But changing that forecast at the last minute and without any opportunity for the public to comment first is irresponsible and shows a stunning disregard of citizen and jurisdictional determined plans. It's very possible one or more of those cities would like to have had that population added to their own urban growth boundaries instead of adding it all to the rural areas.

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November 18, 2015, 4 16 PM

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## Revised Alternative 4 and proposed new planning assumptions

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Name not shown inside Clark County (on forum)

November 23, 2015, 8 12 PM

Having tracked this process from the beginning mid-2013, the last 9 months have been absolutely ridiculous, off-process, with no continuity or predictability---deadlines for public comment, comments made--then significant changes made then the process moves along This is not good public involvement, and results in lack of trust, and legal risks on a grand scale

Alternative 4 from introduction to latest (as of 11 23.15) contributes to excessive sprawl, resource land impacts, transportation gridlock and/or budget-busting costs to mitigate, water-quality & water availability at an affordable cost impacts, public safety service providers spread too thin, and most importantly continued and enhanced LACK OF JOB LANDS yet the key promoter and author wears a "JOBS" pin during many public appearances---alternative 4 is a job killer except for construction workers and lawyers!

Alternative 4 (latest version) is all about property owners trying to milk their "value" from the taxpayers in the rest of the county. It is not about fairness, it is not about doing the best thing, it is very selfish and is being promoted by one county councilor regardless of facts being presented to the contrary of the consequences. Having lived & worked in Clark County for almost 30 years, this is THE WORST example of governance I have ever seen This needs to get back to reviewing alternatives 1 through 3, and forgetting the ridiculous versions of alternative 4----and quit wasting time and resources chasing alternative 4's pot-of-gold at the end of the rainbow

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Linda Tubbs inside Clark County (on forum)

November 19, 2015, 6 08 PM

The GMA should be based on professional vs political assumptions No on 4, or 4A, or 5, or whatever the politician(s) have cooked up

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Jim Malinowski inside Clark County (on forum)

November 18, 2015, 10 03 PM

The revised Alternative 4 provides an alternative that meets the requirements of the GMA to balance the 13 GMA goals It is the only alternative that significantly reduces the number nonconforming lots that resulted from the massive downzoning of the 1993 comp plan. Judge Poyfair's decision ruled that that plan violated the terms of the GMA in significant ways Alternative 4 provides a route to correct the many flaws of the 93 plan.

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Bridget McLeman inside Clark County (on forum)

November 18, 2015, 4:27 PM

The process is flawed - - Parameters are constantly changing and we have no information on costs of infrastructure for implementation of increased numbers, no assessment of sufficient water rights to sustain farms and added small lots many of which will become unproductive/large estate homes; no analysis of transportation investment needed nor feedback on school districts of projected population changes The majority of testimony is also now rendered moot by additional changes in assumptions, the VBLM and the Public Outreach process that violate adopted Council resolutions. Let's adopt Alternative 1 Adopt an ADU zoning/permit process, create a TDR plan for those who owned land prior to the last GMA whose were 'up