



CLARK COUNTY COMPREHENSIVE
MANAGEMENT PLAN:
WHAT ABOUT THE RURAL AREAS?

TOWN HALL MEETING

Meeting Agendas by the Door

Meeting Starts at 7 pm

3045

THE EVOLUTION AND CONTENT OF THE CURRENT PREFERRED ALTERNATIVE

of the
Clark County Comprehensive Management Plan
Update for 2016 - 2036

Donald O. McIsaac, Ph.D.

THE COMPREHENSIVE MANAGEMENT PLAN UPDATE PROCESS

- Required Every 10 Years
- A Reasonable Range of Alternatives is Selected
 - A draft analysis is prepared
- A Preferred Alternative is Selected
 - Additional analysis added and the draft analysis is finalized
 - Full Adoption Package is Completed
- A Final Alternative is Adopted

PAST HISTORY

1960, 1977, 1988 County Plans

1994: First Plan Under State GMA

2004 : Plan Update

2016: Plan Update

2014 – 2016 UPDATE PROCESS: SELECTING A REASONABLE RANGE OF ALTERNATIVES

- **October 22, 2014: Three Alternatives Put Forward by County Staff**
 - **Alternative 1: Pure Status Quo**
 - No Changes whatsoever
 - **Alternative 2: Miscellaneous Changes**
 - Urban Zoning Changes; Create Public Facilities Zone; Re-configure Commercial Zones; Minor Changes in Rural Area Zoning
 - **Alternative 3: Changes Requested by Cities**
 - Increases to the Urban Growth Areas Surrounding Four Cities
- **Early 2015: A Fourth Alternative Added by Board of Councilors**
 - **Alternative 4: Changes in Zoning for Rural Areas**

WHAT IS IN THE PREFERRED ALTERNATIVE? A BLEND OF ALL FOUR ALTERNATIVES

- **Alternative 4, Four Rural Elements:**
 - All 4 elements adopted
- **Alternative 3, Requests from 4 Cities:**
 - All four elements adopted
- **Alternative 2, Eighteen Miscellaneous Elements:**
 - 15 of 18 elements adopted
- **Alternative 1, No-Change, Status Quo:**
 - Anything not changed by the above elements was adopted into the Preferred Alternative. (By far, most of the acreage of the County was not involved in Alternatives 4, 3, or 2 and thus most of the Preferred Alternative involves no changes from the status quo.)

THE 2016 – 2036 COMPREHENSIVE MANAGEMENT PLAN UPDATE PROCESS

A Reasonable Range of Alternatives is Selected	√	(early 2015)
A draft analysis is prepared	√	(August 2015)
A Preferred Alternative is Selected	√	(Nov 24, 2015)
• Additional analysis added and the draft analysis is finalized		on-going
• February 16, 2016 Reconsideration Interjection		(Feb 16, 2016)
• Full Adoption Package is Completed		on-going
• A Final Alternative is Adopted		(late May/early June)
• Completed New Plan Submitted to the State		June 30, 2016

WHAT ARE THE RURAL AREA POLICY CHANGES IN ALTERNATIVE 4?

- **4a. Rural Land Zoning Changes.**
 - Eliminate R-20 and R-10 zoning unless publically owned; Maintain R-5 zoning; Create R-2.5 and R-1 Zoning for already existing 2.5 and 1 acre lots and some areas of 2.5 acre predominate lot size.
- **4b. Agricultural Land Zoning Changes.**
 - Add AG-10 and AG-5 zones to existing AG-20 zone and apply new zoning to areas where predominate neighborhood lot size is 10 or 5 acres.

WHAT ARE THE RURAL AREA POLICY CHANGES IN ALTERNATIVE 4?

- **4c. Forest Land Zoning Changes**

- Add FR-10 and FR-20 zones to existing FR-40 and FR-80 zones, in areas where predominate neighborhood lot size is 10 or 20 acres.

- **4abc. Cluster Options.**

- Provide for the option of subdividing larger parcels, constrained by the 70% open space principle and a 1 acre minimum lot size.

REASONS FOR ALTERNATIVE 4 ELEMENTS

OVER-ARCHING REASON: TO ADOPT A POLICY TO MANAGE FOR AT LEAST SOME GROWTH IN RURAL AREAS FOR THE FIRST TIME IN 20 YEARS, IN A MANNER CONSISTENT WITH GMA PRINCIPLES AND OTHER COUNTIES IN THE STATE

Alternative 4 Element

Primary Rationale

- Rural Zoning Changes
 - Formally recognize existing lot sizes and allow some additional growth in areas of predominate 2.5 acre lots
- 4b. Agriculture Zoning Changes
 - Allow some additional growth for small farm types in areas of predominate 10 and 5 acre farms
- 4c. Forest Zoning Changes
 - Allow some additional growth in forest lots where the predominate lot size has been 20 or 10 acres since 1996
- 4abc. Cluster Options
 - Provides for a variety of rural densities while maintaining a high level of open space

HOW MUCH CHANGE IS REALLY IN ALTERNATIVE 4?

Alternative 4 Element

Number of Potential New Lots

- 4a. Changes in Rural Zoning Designation. • (Number ?) of New Lots Possible
- 4b. Changes in Agriculture Land Zoning • (Number ?) of New Lots Possible
- 4c. Changes in Forest Land Zoning • (Number ?) of New Lots Possible
- 4abc. Providing for Cluster Options • (Number ?) of New Lots Possible

HOW MUCH CHANGE IS REALLY IN ALTERNATIVE 4?

Zoning Type

Number of Potential New Lots

- **Rural** • **2,000 – 4,200 ?** **New Lots Possible**
- **Agriculture** • **400 – 1,000 ?** **New Lots Possible**
- **Forest** • **100 – 900 ?** **New Lots Possible**



**SHOULD THERE BE ANY
CHANGES TO THE
PREFERRED ALTERNATIVE
AT THIS TIME?**