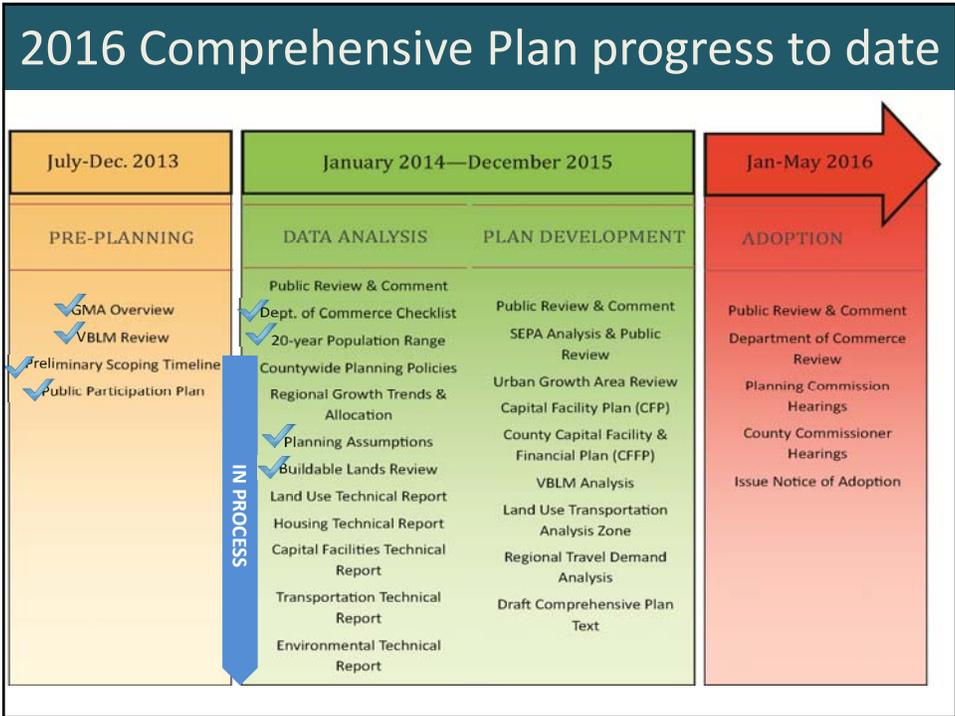


# Clark County 20-Year Comprehensive Management Plan 2015-2035

## COMPREHENSIVE PLAN REVIEW AND PROGRESS UPDATE

Oliver Orjiako, Director, Community Planning
Planning Commission Work Session ~ 6/05/14



## BOCC Decisions to Date

2035 Population projection: 562,207  
(1.12%/year)

BOCC hearing: 01/21/14

Employment projection: 91,100 jobs  
(1.10 jobs to household)

BOCC hearing: 04/01/14

Other planning assumptions  
(Market factor, Persons per household, etc.)

BOCC WS: 05/14/14

## Planning Assumptions - Population

Assumption	1994	2004	2007	2016
<b>OFM Range</b>	356,873 – 416,071	453,280 – 571,061	476,692 – 625,316	<b>459,617-681,135</b>
<b>20-Year Population Projections</b>	416,071	517,741	584,310	<b>562,207</b>
<b>Planned population growth</b>	123,000	147,278	192,635	<b>136,844</b>
<b>Urban/Rural population growth split</b>	81/19	90/10	90/10	90/10
<b>Assumed Annual population growth rate</b>	2.35%	1.69%	2.2% (2004-2010), 2% (2011-2024)	<b>1.12%</b>
<b>Housing type ratio</b>	60% single family, 40% multifamily	75% single family, 25% multifamily	75% single family, 25% multifamily	75% single family, 25% multifamily
<b>Persons per Household</b>	2.33	2.69	2.59	<b>2.66 (Confirmed)</b>

## Planning Assumptions - Employment

Assumption	1994	2004	2007	2016
<b>New jobs</b>	58,100	84,203	138,312	<b>91,200 (Confirmed)</b>
<b>Average jobs to population ratio</b>	1:2.11	1:1.75	1:1.39	N/A
<b>Jobs to households</b>	N/A	N/A	N/A	<b>1.10 (Confirmed)</b>
<b>Infrastructure deduction</b>	~25%	~25%	27.7%	27.7%
<b>VBLM (definition of vacant)</b>	<ul style="list-style-type: none"> <li>• \$10,000 - vacant residential</li> <li>• \$50,000 - Commercial/ industrial</li> </ul>	<ul style="list-style-type: none"> <li>• \$13,000 - vacant residential</li> <li>• \$67,500 - Commercial/ industrial</li> </ul>	<ul style="list-style-type: none"> <li>• \$13,000 - vacant residential</li> <li>• \$67,500 - Commercial/ industrial</li> </ul>	<ul style="list-style-type: none"> <li>• \$13,000 - vacant residential</li> <li>• \$67,500 - Commercial/ industrial</li> </ul>
<b>Market Factor</b>	<ul style="list-style-type: none"> <li>• 25%, residential and commercial</li> <li>• 50%, industrial</li> </ul>	<ul style="list-style-type: none"> <li>• 0%, residential</li> <li>• 25%, business park /commercial</li> <li>• 50%, industrial</li> </ul>	<ul style="list-style-type: none"> <li>• 10%, residential</li> <li>• 0% commercial, business park and industrial</li> </ul>	<ul style="list-style-type: none"> <li>• 10%, residential</li> <li>• <b>10% for commercial, business park and industrial</b></li> </ul>

## What's next: BOCC Work Sessions/Hearings

June 18

- **BOCC Work Session:** Growth Allocation

June 24

- **BOCC Hearing:** Growth Allocation; Planning Assumptions; Principles & Values; and Suspension of 2015 Annual Reviews/Dockets

## Upcoming Planning Commission Work Sessions/Hearings

June 5

- **PC Work Session:** Massage parlor ordinance; Concurrency; Principles & Values; and Planning assumptions

June 19

- **PC Work Session:** Growth allocation and Issue paper #4
- **PC Hearing:** Massage parlor ordinance

## NEXT STEP: Supplemental Environmental Impact Statement

### ELEMENTS OF THE ENVIRONMENT STUDIED

#### Natural Environment:

- Earth
- Water
- Fish and Wildlife Habitat
- Energy and Natural Resources



#### Built Environment:

- Land and Shoreline Use
- Transportation
- Public Services and Utilities
- GMA Conformance



## NEXT STEP: Supplemental Environmental Impact Statement

**What is a SEIS?**

A SEIS reviews findings in an existing Environmental Impact Statement (in this case, the *2007 Comp Plan FEIS*) and considers new or additional environmental impacts, i.e. new land use options; major changes in the natural environment or communities.

**What will be analyzed in the SEIS?**

The SEIS will analyze the environmental impacts of the “Preferred Alternative” – which is chosen from 3 different growth alternatives. The 3 alternatives consider the future growth options in the County over the next 20 years.

**What are the opportunities for the public to be informed and get involved?**

1. Scoping Open House - opportunity to comment on scope of the SEIS (i.e. growth alternatives, mitigation measures, probable significant adverse impacts, or other relevant issues)
2. Draft Supplemental Environmental Impact Statement (DSEIS); public review

