

CORE VALUE 6: SUSTAINABLE AND RESILIENT GROWTH AND DEVELOPMENT

Where are we today?

Over the past decades, Clark County has grown at a very rapid pace, with residents occasionally expressing the sentiment that the only constant is change and expansion. There have been “bumps in the road,” such as the Great Recession of 2008, which had particularly severe effects in the region and resulted in an extended recovery period, and the Coronavirus Disease of 2019 (COVID-19) pandemic, which had especially significant economic impacts on tourism-, hospitality-, and service-related businesses in 2020 and 2021.

The pace of growth in recent years has led some to express concerns that the pressure to build seems to outweigh concerns about the quality, intensity, location, and type of development. As a result, there is a perception by many that the quality of development occurring in unincorporated areas is lower than that occurring in the incorporated cities. This has translated into a general desire to “raise the bar” on county development. In addition, requests for exceptions to adopted plans are frequent, and development that is approved is sometimes markedly different from that recommended by adopted plans. This has led to frustration on the part of residents that development processes lack predictability.

Leaving aside exceptional events like recessions, the regular pace of growth is forecast to slow over the coming decades. With diminishing growth pressures, there is an opportunity to consider more carefully the physical shape the county’s future should take. Slower growth can afford the opportunity to focus more on the details of our surroundings and put tools and procedures in place to guide new development. That is what a core value emphasizing sustainability in growth and development is about.

In 2050, Clark County is a place where...

- Both residents and the development community share a common understanding of what kinds of development—in terms of intensity, uses, and amenities— is supported in different locations;
- Growth has been managed to accommodate a growing population while balancing competing needs to become a more urban, healthy, and prosperous community;
- Adopted plans have offered the flexibility to adapt to near-term changes in the market, but have maintained consistency in implementing goals relevant to different parts of the county;
- Adopted plans have guided decision-making to produce more predictable outcomes; and
- Mitigation efforts have reduced the potential severity of natural or manmade hazard events.





CV 6: SUSTAINABLE AND RESILIENT GROWTH AND DEVELOPMENT

Countywide Goals and Policies

Goal 6.1: A coordinated pattern of development in unincorporated Clark County

POLICY 6.1.1: GROWTH CAPACITY

Continue to work with regional and state agencies and service providers to ensure that the water supply, water treatment and distribution capacity, sewage treatment, school capacity, and transportation network is capable of serving present and future demand within the Las Vegas Valley and in outlying communities in Clark County.

POLICY 6.1.2: BALANCED MIX OF USES

Plan for a mix of residential and non-residential uses in unincorporated Clark County to support a balance of jobs and housing within the Las Vegas Valley, as well as in outlying communities. Consider development constraints when evaluating future land use plans to ensure proposed uses can be implemented without creating unintended conflicts. [See also, Policy 5.5.1, *Designated Employment Areas*]

POLICY 6.1.3: VARIED DENSITY AND INTENSITY

Continue to plan for a mix of urban, suburban, and rural development based on the needs of different areas and communities within unincorporated Clark County. Clearly articulate these intended distinctions through adopted land use categories and supporting regulations to increase predictability for residents, property owners, and investors about intended future land use patterns in a given location. [See also, Core Value 1, *Unique Communities, Neighborhoods, and Lifestyles*]



POLICY 6.1.4: COMPACT DEVELOPMENT

Encourage compact and efficient development patterns within the disposal boundary to maximize the use of available infrastructure, land, and other resources, and support existing and future transit service while considering community compatibility, airport overlay zones, and other factors that may limit development intensity in some areas. [See also, Goals 1.5, 5.1, and 5.2 and supporting policies.]



POLICY 6.1.5: TRANSIT-ORIENTED DEVELOPMENT

Continue to plan for and support the implementation of higher-density, transit-oriented development projects along the Maryland Parkway corridor and other transit corridors within unincorporated Clark County in collaboration with RTC, the City of Las Vegas, and other partners. [See also, Policy 5.1.4, *Regional Opportunity Sites*]

POLICY 6.1.6: INFILL, REDEVELOPMENT, AND ADAPTIVE REUSE

Encourage infill, redevelopment, and the adaptive reuse of vacant or underutilized buildings—both public and private—as a means to encourage reinvestment, expand housing options, and encourage sustainable development patterns. Prioritize the use of development incentives in areas where high capacity transit exists or is planned. [See also, Policy 6.1.5, *Transit-Oriented Development*]



POLICY 6.1.7: DISPOSAL BOUNDARY

Coordinate with the BLM on any changes to the extent of the disposal boundary, acquisition of lands for local public purposes, and identifying public lands appropriate for privatization within existing and future disposal boundaries.

Southern Nevada Public Land Management Act

Land use patterns within the Las Vegas Valley are generally more intense and more varied than those found in outlying areas of Clark County. The Las Vegas Valley is defined by a congressionally-designated boundary (the disposal boundary) established in the Southern Nevada Public Land Management Act of 1998 (SNPLMA) and amended from time to time by Congressional action. The disposal boundary defines an area roughly encompassing the Las Vegas Valley, within which the Secretary of the Interior is authorized by the SNPLMA to sell land for private development, reserve for local public purpose use/development, or other uses outside of federal management.





Goal 6.2: Enhance the quality of development in unincorporated Clark County

POLICY 6.2.1: CONTEXT-SENSITIVE DESIGN

Ensure the design and intensity of new development is compatible with established neighborhoods and uses in terms of its height, scale, and the overall mix of uses.

POLICY 6.2.2: SUSTAINABLE SITE DESIGN AND DEVELOPMENT PRACTICES

Encourage the use of sustainable site design and development practices in new construction projects. [See also, Goal 3.6, *Focus on incorporating enhanced sustainability and resilience practices into the built environment*, and supporting policies]

POLICY 6.2.3: NEIGHBORHOOD TRANSITIONS

Determine transition zones, between rural and more urban areas, between developed areas and sensitive open space or conservation areas, between commercial and residential areas, and establish regulations that support appropriate transitions in character of development and neighborhood compatibility in these areas. [See also, Section 4: *Growth Framework*]

POLICY 6.2.4: CONNECTIVITY

Consider development standards to reduce impediments to pedestrian access, such as block walls, cul-de-sacs, fencing, and long distances between intersections/crosswalks that require the unnecessary use of a vehicle to travel short distances to otherwise adjacent uses, or consider including pedestrian access in the subdivision approval process. [See also, Goal 1.2, *Expand the number of long-term affordable housing units available in Clark County*, and supporting policies]



Goal 6.3: Proactively plan for safer and more resilient infrastructure, development patterns, and County operations

POLICY 6.3.1: INTEGRATED PLANNING, DECISION-MAKING, AND RESPONSE

Continue to facilitate periodic updates to—and the implementation of—the *Clark County Multi-Jurisdiction Hazard Mitigation Plan* (HMP) to encourage coordinated planning, decision-making, and responses to potential natural or manmade disasters, including climate hazards and impacts.

POLICY 6.3.2: NATURAL HAZARDS MITIGATION

Increase awareness of the associated risks and costs, identify strategies to minimize threats for existing development in high-risk areas, and facilitate informed decision-making when future development within high risk areas is proposed for consideration. Mitigate the potential cost and destructive impacts of natural hazard events such as floods, seismic disturbance, or subsidence by integrating hazard mitigation considerations into planning area land use plans and supporting regulations.

POLICY 6.3.3: MANMADE HAZARDS PLANNING

Develop plans to address foreseeable manmade hazard impacts identified in land use plans, including the Airport Environs Overlay District (AEOD) and Airport Airspace Overlay District (AAOD), and support any necessary training or preparation for implementation of the *2020 Hazardous Materials Plan* response.

POLICY 6.3.4: YUCCA MOUNTAIN

Continue to monitor the development of the Yucca Mountain Program and possible impacts of radioactive waste shipments on the transportation system in Clark County.



Multi-Jurisdictional Hazard Mitigation Plan

In accordance with federal law, Clark County prepares a HMP in collaboration with state, tribal, and local entities. A key component of the HMP is the identification of natural and human-made hazards that pose the greatest threat, based on the nature of the hazard, disaster history, the location and extent/severity of the hazard, and the probability of future events. Hazards identified as posing the greatest risk for unincorporated Clark County include:

- **Climate Change.** The extent and severity of impacts from climate change are expected to increase over the next century. These risks include an increase in severe weather patterns, more frequent one hundred-plus degree days, droughts that last longer and monsoon rainstorms becoming more intense. Scientists predict that the average temperature in the region is expected to rise between 2.5 and 8°F.
- **Dam Failure.** There are 67 high-hazard structures in Clark County. The “high-hazard” designation does not reflect a dam’s condition, but rather its potential for destruction in the event of an actual failure. As of February 2017, the the Nevada Division of Water Resources (NDWR) stated that approximately 90 percent of the high-hazard dams in Nevada are in satisfactory condition, the highest rating state inspectors give.
- **Drought.** From 2000-2016, Clark County experienced “extreme” drought conditions over five periods. As the climate becomes hotter and drier, there is an 80 to 90 percent chance of another ten-plus year drought occurring this century, with a realistic threat of an epic 30- to 40-year dry spell or “mega-drought.”
- **Wildfire.** In Clark County, there are four extreme wildfire hazard communities and three high wildfire hazard communities. Based on historical events, multiple wildfires are expected to burn within Clark County each year. However, large wildfires (i.e., fires greater than 200 acres) tend to occur every few years.
- **Earthquake.** The Las Vegas Valley has a roughly one in ten chance that a magnitude six earthquake—one large enough to cause significant damage—will strike the valley in the next 50 years.
- **Flood.** Intense rainfall in the county can produce subsequent flash floods, most frequently between July and September, though floods can and have occurred in almost every month of the year. According to the Clark County Emergency Management Plan – Basic Plan, a severe flash flood will occur in the Las Vegas Metropolitan Statistical Area (MSA) every two to 12 months.
- **Infectious Disease.** Infectious diseases constitute a significant risk to the population of Clark County. Minor outbreaks occur an estimated 30 times per year. Based upon past history, a major infectious disease outbreak occurs about once every ten years.
- **Subsidence and Fissures.** Land subsidence and the creation of fissures will continue to occur in Las Vegas Valley as long as the net annual groundwater withdrawal continues to exceed the net annual recharge. Even if the region can reduce the net annual groundwater withdrawal to the level of net annual recharge, subsidence may continue for years after equilibrium is achieved because of a lag in sediment response.
- **Hazardous Materials.** Based on previous known occurrences, there is approximately one significant occurrence of a hazardous material event on a highway within Clark County each year.



Goal 6.4: Collaborate with service providers and adjacent jurisdictions in the provision of adequate public facilities

POLICY 6.4.1: INFRASTRUCTURE

Monitor implementation progress on current CIP and consider future capital investments in the logical expansion of County infrastructure facilities, to include water and sewer systems, roads, and other public facilities, for ensuing five-year CIP cycles.

POLICY 6.4.2: PUBLIC SAFETY

Base the provision of services of fire protection needs, population, land use, and funding, and support efficient response times for public safety, fire, and emergency response personnel through planned orderly development, standard addressing, and compliance with standards for emergency vehicle access.

POLICY 6.4.3: POLICE AND FIRE ACCESS

Ensure that all development provides adequate access for police, fire, and other emergency vehicles, along with sufficient equipment such as fire hydrants, through proactive participation in the development review process.

POLICY 6.4.4: RURAL FIRE SUPPRESSION

All development located outside the Clark County Fire Service District and Moapa Valley Fire Protection District must provide adequate emergency medical and fire protection services, including demonstration of additional water storage for new development in rural areas of the County.

POLICY 6.4.5: INTERAGENCY RESPONSE

Continue to work with federal and state agencies to establish reciprocal agreements for emergency service provision in Wildland Interface Areas, and to develop alternative response plans and funding sources for responding to incidents on federal and state highways and lands.



POLICY 6.4.6: SHARED FACILITIES

Encourage the Las Vegas Metropolitan Police Department (METRO) to participate with other County Departments and Agencies in planning and developing multiple use public service facility sites, where possible, especially with other emergency service providers.

POLICY 6.4.7: SCHOOL FACILITIES

Work with the Clark County School District to provide school facilities through actions such as:

- Sharing information and informing the School District of development and population trends;
- Using most recent version of the Clark County Schools Map on the Clark County School District website to coordinate location and timing of future facilities;
- Considering school facilities in updating land use plans and during development review; and
- Developing school and park sites jointly wherever possible.

POLICY 6.4.8: ABOVEGROUND UTILITY CORRIDORS

Support increasing the capacity of existing utility corridors over establishing new ones. If established corridors cannot meet utility demand, support the development of new multi-use utility corridors that ensure safe siting of transmission lines to minimize impacts on existing development.

Relationship to the County’s All-In Sustainability and Climate Action Plan

The goals and policies of Core Value 6 support a more sustainable and resilient Clark County by:

- Encouraging more sustainable development patterns;
- Supporting the integration of sustainable site design and development practices into new development;
- Focusing on planning for resilience to natural and manmade hazards; and
- Improving coordination with service providers in the region.

GOALS	GHG Reduction Potential	INCREASED RESILIENCE			Equity
		Social	Economic	Built Environment	
Goal 6.1: A coordinated pattern of development in unincorporated Clark County					
Goal 6.2: Enhance the quality of development in unincorporated Clark County					
Goal 6.3: Proactively plan for safer and more resilient infrastructure, development patterns, and County operations					
Goal 6.4: Collaborate with service providers and adjacent jurisdictions in the provision of adequate public facilities					