



Enterprise Town Advisory Board

February 24, 2016

To: Commissioner Steve Sisolak
To: Commissioner Susan Brager
To: Commissioner Larry Brown
To: Commissioner Marilyn Kirkpatrick
To: Commissioner Lawrence Weekly
To: Commissioner Chris Giunchigliani
To: Commissioner Mary Beth Scow

Subject: Land Use Planning Redesign

The Enterprise Town Advisory Board, (TAB), has reviewed the input from our representatives to the Community Plan Working Group and we have been briefed by County Staff and held public meetings regarding the redesign effort. The Town Board's conclusions are that the proposed revised Consolidated Land Use Categories and Plan Design would not improve the existing planning and zoning process.

The County tried a process, in the 1990's, which was substantially similar to the current proposal. It was discontinued because it was considered too vague to be workable. It was referred to as the "Bubble System" and it lacked the level of detail needed to make legally supportable decisions. This resulted in contention and confusion because developers usually requested the most intense zoning regardless of location. The abandonment of that system, in 1998, led to the development of the current system. The existing system gives more control to the County Commissions through more detailed categories.

The TAB feels that the Proposed Land Use Categories are going in the wrong direction. The proposed land use categories are too subjective and vague. The Plan should be more specific rather than broader. The effort did not follow the normally accepted process of developing Goals, Policies and Evaluation of Strategic Alternatives. Based on our discussions and statements made by the Staff it appears that this effort would turn the Land Use Planning process into the development of a Master Plan Concept. We are not in a position to develop a Master Plan Concept. Too much has already been developed or planned for development. What we need now is a detailed plan for providing infrastructure services and opportunities for job creation, not general concepts.

Therefore, it is our Board's recommendation that the Board of County Commissioners reject the Consolidated Land Use Categories and the proposed planning process and direct the Staff to reconvene the Community Planning Working Group to define the problems with the existing process and develop strategic alternatives.



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Members of the Enterprise TAB developed more detailed documents which we used to develop our recommendations and a complete summary of our findings which are attached.

Enterprise TAB members are ready to meet with or answer questions that the Commissioners or staff may have.

Frank Kapriva
Chair, Enterprise Town Advisory Board

Attachments:

1. Proposed Land Use Categories Notes
2. Land Use Categories matrix – TAB comments
3. Rural Low Residential Recommendations
4. Arterial Edge Concept
5. Bubble Land Use System Notes
6. Analysis of Enterprise and Spring Valley NZCs revised
7. Response to Director of Comprehensive Planning
8. Enterprise NZC from 2012 to Nov 2015
9. Spring Valley NZC from 2012 to Nov 2015

CC: Nancy Amundsen, Director Comprehensive Planning
CC: Sami Real, Planning manager, Current Planning
CC: Mario Bermudez, Planning Manager, Advance Planning
CC: Tiffney Hesser, Liaison
CC: Michael Shannon, Liaison