



**Proposed Work Program  
Employment Zones Streamlining Task Force (EZSTF)  
April 18, 2011**

**Background:**

The Clark County Board of Commissioners have discussed the need to review the employment districts that include Office Campus (OC), Business Park (BP) and Light Industrial (ML) to better reflect the Comprehensive Growth Management Plan, and how to attract and foster business growth in Clark County. The Comprehensive Growth Management Plan contains 20-year plan purpose and intent of OC, BP, and ML. This update will explore the following questions:

- Does the county have too many overlapping employment districts?
- Are the current employment uses distinguished well-enough between districts?
- How should employment districts function?

Clark County is seeking recommendations from the Employment Streamlining Task Force Committee on the items identified in the Mission and Specific Charge below.

Mission

The Clark County Employment Zones Streamlining Task Force will assess the County's employment zones to ensure that the current zoning promotes economic development. The Task Force will concentrate on providing opportunities for manufacturing and industrial facilities that create sustainable, high-paying jobs. Using the Clark County Comprehensive Growth Management Plan, land use element (Chapter 1) and the economic development element (Chapter 9), the group will create recommendations to the Board of Clark County Commissioners through the Planning Commission.

Specific Charge:

1. Review models that have been used in comparable counties to simplify codes and zones to ensure more flexibility, the guiding purpose being to diversify and enhance business retention and expansion in Clark County.
2. Assess the suitable mix of employment zones that foster economic development growth and high-paying jobs in Clark County.

3. Evaluate the appropriateness of the purpose statements and uses in employment land (OC, BP, ML) CCC Section 40.230.030 (A) and 40.230.080(A), and in the Comprehensive Growth Management Plan.
4. Inventory existing employment zones, properties, and constraints which impede jobs-producing development. Gather information regarding size, access, and compatibility with other uses.
5. Re-assess development standards. Create and recommend standards that would not burden the County's ability to promote business vitality and economic well-being.
6. Develop recommendations by December 2011 that will serve as a revised employment zone(s) for Clark County. The goal of these recommendations will be to structure the zone(s) in a manner that enhances development while safeguarding manufacturing areas in our community.

The Task Force is limited up to thirteen (13) meetings. It is expected that the group will complete as many of the tasks as possible within a nine-month period.

The desired objective is for the Task Force to develop recommendations consistent with the mission. Task Force Committee recommendations will be presented to the Planning Commission for its consideration.

### **Role of Staff:**

County staff will support the Task Force Committee by providing professional staffing during meetings, including identification of issues, advice, technical information, policy guidance, etc. Staff is responsible for the information task force members will need and is responsible for providing information requested as time permits. Staff will receive the Task Force Committee recommendation and will assure its accurate transmittal to appointed and elected officials.

### **Role of the County Planning Commissioners:**

The Planning Commission (PC) will consider the Task Force Committee work and make a formal recommendation to the Board of Clark County Commissioners for consideration.

### **Timeline:**

The Task Force will meet for 1 ½ hours two times per month beginning in March 2011.

## **Preliminary Work Program:**

### **Meeting #1, Week of April 18, 2011**

Introductions; Elect Chair and Vice-Chair; Review work program/mission and charge; Overview of GMA requirements related to employment and industrial lands; set meeting date and times.

### **Meeting #2 Week of May 2 - 6, 2011**

Overview of the comprehensive plan elements: land use and economic development. Overview of public input and staff input about current employment and industrial development conditions

### **Meeting #3 Week of May 16 - 20, 2011**

Discuss appropriate number of employment center and light industrial districts

### **Meeting #4 Week of May 30 - June 3, 2011**

Review employment center code 40.230.030 (A) purpose, and use table 40.230.030-1

### **Meeting #5 - #7 (TBD)**

Review light industrial code 40.230.080 (A) purpose, and use table 40.230.080-1

### **Meetings #8 - #10 (TBD)**

Review employment center code 40.230.030 and light industrial code, 40.230.080

### **Meetings #11 - #13 (TBD)**

Review development standards

Adequate resources for the project, given this scope of work, are available. A possible constraint is moving through a considerable volume of work in a narrow time frame. If the role of the Task Force committee changes or the criteria available for their use or the scope of work expands, this work plan and its budget and time line will not be possible. In addition to the 19.5 hours of meetings between the next 6 to 9 months, members will need to spend a considerable amount of time preparing for each meeting to keep this time line.